

Report for Development Control Planning Committee

Ynyshir

21/1195/10 Decision Date: 21/10/2021

Proposal: Five lock up garages (Re-submission of 20/1458/10).

Location: LAND OPPOSITE 25 - 27 STANDARD VIEW, YNYSHIR PORTH

Reason: 1 The proposed development would have a harmful impact upon the character and appearance of the area, contrary to Policy AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 Insufficient information has been provided to assess the potential impact upon ecology on and around the site, contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Tonyrefail East

21/0777/10 Decision Date: 18/10/2021

Proposal: Increase storage in open area from 6 cars to 15 and extend opening hours of site for cars sales.

Location: UNIT 1, 116 MILL STREET, TONYREFAIL, PORTH, CF39 8AF

Reason: 1 The increased intensification of the use and extension of opening hours in close proximity to the rear of residential dwellings would result in noise and disturbance to the detriment of residential amenity. As such the proposal would not accord with Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The private access lane is sub-standard to withstand the increase in traffic and pedestrian movement generated by the proposed resulting in increased hazards to the detriment of safety of all highway users and free flow of traffic. As such the proposal would not accord with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

Town (Llantrisant)

20/1105/10 Decision Date: 18/10/2021

Proposal: 3 detached 4-bed houses with integral garages, served by a private access road.(CMRA received 30/10/20. Revised location and site plan/topographical survey received 22/02/21. Revised tree removal and planting plan, landscape mitigation plan and PEA addendum [bat and bird surveys] received 12/8/21).

Location: LAND AT THE LAURELS, HIGH STREET, LLANTRISANT, CF72 8PB

Reason: 1 The proposed development would represent a sprawling, incoherent and incongruous feature within the southern approach to Llantrisant Town that would have a detrimental and harmful impact and would, therefore, fail to either preserve or enhance the character and appearance of the Conservation Area. The proposal would therefore be contrary to LDP Policies AW6 and AW7 and the Council's SPG: The Historic Built Environment.

Pontyclun

21/1160/10 Decision Date: 13/10/2021

Proposal: Restoration and conversion of an existing barn for use as a new detached dwelling.

Location: MAENDY FARM, LLANTRISANT ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NJ

Reason: 1 It has not been demonstrated that there are any viable alternative uses and there is no overriding architectural or historic merit that would warrant the buildings retention. As such the proposal conflicts with Policy AW 9 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The access leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement visibility with Llantrisant Road (A4119), sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, no street lighting to serve the increase in vehicular and pedestrian traffic generated by the proposed development. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The applicant has no control over land required to provide a safe and satisfactory access to the proposed development site and therefore the existing access cannot be improved to provide a safe and satisfactory access. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
