

**Report for Development Control Planning Committee**

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**Aberaman North**

**22/0547/10**

Decision Date: 29/06/2022

**Proposal:** Retention of as-built fence and gate enclosing extension of garden into rear lane.

**Location:** 13 ABERGWAWR PLACE, ABERAMAN, ABERDARE, CF44 6YR

**Reason: 1** The resulting character and use of the land, by forming part of the residential curtilage of 13 Abergwawr Place, together with the erection of the fencing that encloses it would have a detrimental impact upon the visual qualities of the area. Furthermore, the approval of the application would likely lead to further similar proposals, the effect of which could result in a cumulatively detrimental impact on the character and appearance of the wider area. As such, the development would not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan

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**Mountain Ash**

**22/0260/10**

Decision Date: 05/07/2022

**Proposal:** Change of use from Class A2 Solicitors to Class A3 fast food take away.

**Location:** 7 OXFORD STREET, MOUNTAIN ASH, CF45 3PG

**Reason: 1** The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:  
(i) The proposed hot food takeaway at the location presented would give rise to a greater intensity of short-term on-street parking along Oxford Street (B4275) to the detriment of safety of all highway users and free flow of traffic.

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Total Number of Delegated decisions is 2