

**Report for Development Control Planning Committee**

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**Aberdare West and Llwydcoed**

**23/0207/13**

Decision Date: 31/05/2023

**Proposal:** Application for outline planning permission with all matters reserved for the construction of one detached dwelling and garage, creation of new access road off Lon Las.

**Location:** TYN COED HIR, LON LAS, LLWYDCOED, ABERDARE, CF44 0UP

**Reason: 1** The proposed development would be contrary to Policies AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan in that it would represent backland development that would fail to integrate positively with the existing pattern of development in the immediate area.

**Reason: 2** Insufficient information has been received to fully assess the impact of the proposed development on the ecological status of the site and the proposal is therefore contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** Insufficient information has been received to fully assess the impact of the proposed development on protected trees within and adjacent to the site. The proposal therefore does not comply with Policies AW8 or NSA12 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 10: Tree Preservation Orders.

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**Pontyclun West**

**23/0421/10**

Decision Date: 09/06/2023

**Proposal:** New Detached house

**Location:** LAND TO THE REAR OF 1 LLWYNFEN ROAD, PONT-Y-CLUN, CF72 0TW

**Reason: 1** The principle of the development is unacceptable as the proposal represents unjustified residential development outside of settlement limits. Consequently, the proposed development fails to comply with the key sustainable development objectives of Policies CS2, AW1, AW2 and SSA13 of the LDP and those set out in Planning Policy Wales Edition 11 and is therefore unacceptable in principle.

**Reason: 2** The proposal would be poorly related to existing development, to the detriment of the character and appearance of the area and contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions - Refusals between:**  
**Report for Development Control Planning Committee**

**29/05/2023 and 09/06/2023**

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Ystrad

**23/0239/10**

Decision Date: 01/06/2023

**Proposal:** Agricultural barn

**Location:** LAND TO THE REAR OF RAVENHILL STREET, GELLI, PENTRE

**Reason: 1** The site is located outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan and the proposed development has not been justified as necessary for the purposes of agriculture. As such the proposal conflicts with policy AW 2 of the Rhondda Cynon Taf Local Development Plan and it would amount to unjustified and unsustainable development into the countryside.

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Total Number of Delegated decisions is 3