

Report for Development Control Planning Committee

Aberaman

23/0492/10 Decision Date: 04/10/2023

Proposal: Conversion of basement storage room into self contained flat.

Location: 1 POLICE HOUSES, FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NN

Reason: 1 The proposed development is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reason:
Pit Row is not suitable to serve as the principal means of vehicular and pedestrian access for the proposed basement floor flat, its use as such would lead to increased hazards to the detriment of safety of all highway users.

Aberdare East

23/0879/10 Decision Date: 26/09/2023

Proposal: Change of use from offices (B1) to Day care nursery (D1)

Location: FORMER SHEPPARDS OFFICES ROBERTSTOWN INDUSTRIAL ESTATE, ABER-NANT, ABERDARE, CF44 8HD

Reason: 1 The development proposes highly vulnerable development within Zone C2 of the Development Advice Map (DAM) contained in TAN15. The proposed development is considered contrary to National Planning Policy and Section 6 of Technical Advice Note 15: Development and Flood Risk which states at paragraph 6.2 that highly vulnerable development should not be permitted in Zone C2.

Reason: 2 The proposed Development would be located entirely within Zone C2 of the Development Advice Map (DAM) contained in TAN15. The proposal for highly vulnerable development within areas of flood risk are considered contrary to policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed use conflicts with the indicative concept plan and supporting text for Policy NSA 7 of the LDP, which hopes to see the land developed for Employment or leisure purposes. Insufficient marketing information and evidence have therefore been provided to justify the loss of an employment use and office space at this location. The proposal is considered contrary to Policies CS 3 and NSA 7 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 2