

**Report for Development Control Planning Committee**

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**Abercynon**

**23/0228/13**

Decision Date: 30/11/2023

**Proposal:** 5no. single storey detached properties, parking facilities and turning head (Outline - all matters reserved) (Bat Survey, Preliminary Ecological Assessment and Reptile Mitigation Method Statement Rec. 14/08/23).

**Location:** LAND TO THE REAR OF GLANCYNON TERRACE, ABERCYNON

**Reason: 1** The application is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development in that it would result in an adverse impact upon the character and appearance of the site and the surrounding area for the following reasons:

The application site is positioned in a backland position at the rear of Glancynon Terrace and Alexander Road and the proposed dwellings would fail to integrate with the existing pattern of development in the area.

The layout results in the parking area being sited in a secluded location with no form of natural surveillance being achieved from either the proposed dwellings that they would serve, or existing properties in the area. Furthermore, the lane lacks any form of street lighting with the most southern end of the lane only being accessible on foot and this would increase opportunities for crime and anti-social behaviour to occur in this location.

**Reason: 2** The application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan in that it would result in an adverse impact upon highway safety in the vicinity of the site for the following reasons:

The proposed additional use of the sub-standard lane as a principal means of access to serve the proposed development will create increased traffic hazards to the detriment of highway and pedestrian safety.

The existing lane access lacks an adequate turning area to cater for vehicular turning movements to and from the site and would therefore create hazards to the detriment of highway and pedestrian safety.

**Reason: 3** Insufficient information has been provided to demonstrate that the proposed development would not have an adverse impact upon trees on the site. The loss of urban edge tree cover has also not been mitigated for. As such, the application is contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

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**Graig and Pontypridd West**

**23/1003/10** Decision Date: 24/11/2023

**Proposal:** Proposed storage containers to the rear of car park

**Location:** PONTYPRIDD EX SERVICEMENS CLUB, WOODLAND TERRACE, MAES-Y-COED, PONTYPRIDD, CF37 1DZ

**Reason: 1** The proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan in that it would result in an adverse impact upon highway safety in the vicinity of the site for the following reasons:

The proposal will remove off-street parking facilities which would intensify on-street parking in a location with high on-street parking demand to the detriment of highway and pedestrian safety. There is a lack of information for a full highway and pedestrian safety assessment.

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**Hirwaun, Penderyn and Rhigos**

**23/1013/10** Decision Date: 23/11/2023

**Proposal:** Timber shed/workshop

**Location:** 56 SPRINGFIELD GARDENS, HIRWAUN, ABERDARE, CF44 9LY

**Reason: 1** By virtue of its scale and prominent position the development is considered to be detrimental to the outlook from neighbouring dwellings. The proposal is therefore both unneighbourly and excessive, contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance A Design Guide for Householder Development

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**Llantrisant and Talbot Green**

**23/0866/10** Decision Date: 17/11/2023

**Proposal:** New solar panels to the principal elevation (within conservation area).

**Location:** 57 SWAN STREET, LLANTRISANT, PONTYCLUN, CF72 8ED

**Reason: 1** The proposed, by virtue of their design, appearance and prominent location, would form an incongruous feature within the roofscape of the area that would be detrimental to the visual amenity of the area and would fail to preserve the character and appearance of the Llantrisant Town Conservation Area. The proposal would therefore be contrary to Policies AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan, TAN 24 - Technical Advice Note (TAN) 24: The Historic Environment (2017) and the Historic Environment (Wales) Act 2023.

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

**13/11/2023 and 01/12/2023**

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Total Number of Delegated decisions is 4