

**Report for Development Control Planning Committee**

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**Cymer**

**23/1222/10** Decision Date: 22/12/2023

**Proposal:** Rear single and two storey extension (Amended plans received 08/12/2023)

**Location:** 20 PINEWALK DRIVE, GLYNFACH, PORTH, CF39 9NL

**Reason: 1** The proposed development, by virtue of its first floor side elevation window placement, would result in an unneighbourly form of development that will directly overlook and adversely impact upon the amenity and privacy standards of neighbouring occupiers. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance 'A Design Guide for Householder Development'.

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**Ferndale and Maerdy**

**23/0296/10** Decision Date: 11/01/2024

**Proposal:** Change of use from commercial shop to a ground floor flat

**Location:** 8 CERIDWEN STREET, MAERDY, FERNDALE

**Reason: 1** Insufficient evidence has been submitted to demonstrate that the retention of the existing premises for business purposes has been fully explored without success by the way of marketing for appropriate retail purposes at reasonable market rates for a minimum of 12 months. As such, there is no justification for allowing the loss of a commercial unit in the retail centre of the village. The proposal is therefore contrary to Policy AW 11 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed residential use, in the form of a single two-bedroom flat is considered to represent an inappropriate development that would result in the creation of poor quality living accommodation contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversion and New Build and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**23/0900/13** Decision Date: 20/12/2023

**Proposal:** Outline for residential development

**Location:** CAPEL NAZARETH, GEORGE STREET, BLAENLLECHAU, FERNDALE, CF43 4PN

**Ferndale and Maerdy**

**Reason: 1** The submitted Preliminary Roost Assessment concludes the building has a moderate bat roost potential and identifies that two bat emergence / return surveys are required. Requests have been made to the applicant to provide this information however they have rejected. Consequently, insufficient information has been submitted to demonstrate that the proposal will not adversely affect bats and their roosts and the absence of the necessary surveys means that no mitigation schemes can be devised. Therefore the development fails to comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan and is not in accordance with paragraph 6.4.22 of Planning Policy Wales Edition 11.

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**Graig and Pontypridd West**

**23/1133/10**

Decision Date: 22/12/2023

**Proposal:** Change of use from public house to dwelling along with a single storey extension and detached double garage

**Location:** QUEENS HEAD INN, LLANTRISANT ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PY

**Reason: 1** Insufficient information and marketing evidence has been provided to demonstrate that the use of a public house at the site is unviable and insufficient information has been provided to justify the loss of a public house at this location. Furthermore, insufficient information and evidence has been provided to demonstrate that, other than residential use, there are no other viable alternative uses to secure the retention of the building. As such, the policy is contrary to Policy AW9 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales (Ed.11)

**Reason: 2** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species to be undertaken. The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

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**Llanharry**

**23/1121/10**

Decision Date: 10/01/2024

**Proposal:** Proposed 3 Bedroom Low Carbon Bungalow

**Location:** The Paddock (Former Fan House Land), Llanharry Lane, Llanharry, CF72 9LL

**Reason: 1** By virtue of its location the proposal represents unjustified residential development outside of settlement limits that would harm the open nature of site and surrounding land which is designated as green wedge. In this regard it would also constitute inappropriate development as defined by Planning Policy Wales.  
 In addition, In the absence of continuous pedestrian facilities leading to the site and the formation of an access which lacks adequate visibility in close proximity to the nearby road bend, the proposed development would create hazards to the safety of all highway users.  
Furthermore, in the absence of Ecological Reports, insufficient information has been submitted to demonstrate that the risks and consequences associated with impacts upon ecology at the site can be adequately managed.  
As such, the proposal conflicts with Future Wales, PPW 11 and Policies AW2, AW5, AW6, AW8, SSA13, SSA22 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

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**Llwyn-y-pia**

**23/1272/13**

Decision Date: 12/01/2024

**Proposal:** 12 flat roof garages

**Location:** LAND ADJ TO TYNTYLA PARK, LLWYNYPIA, TONYPANDY

**Reason: 1** The proposal would result in the erection of two large, utilitarian garage block at the centre of a traditional residential street. Such features would be at complete odds with their surroundings forming highly prominent and alien features in the street scene, to the detriment of the character and appearance of the area. The scheme therefore fails to comply Policies AW 5 and AW 6 of the Rhondda Cynon Taff Local Development Plan.

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**Trealaw**

**23/0957/10**

Decision Date: 15/12/2023

**Proposal:** Change of use from storage to commercial retail units.

**Location:** TREALAW CONVENIENCE STORE, 253-259 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2NZ

**Reason: 1** The proposal would give rise to a greater intensity of short-term on-street parking along Brithweunydd Road (B4278) and nearby adjoining streets and affect the safety and free flow of traffic to the detriment of highway and pedestrian safety.

The proposal will result in additional on-street parking in an area where there is already substantial demand, to the detriment of highway safety.

The proposed development will generate additional on-street parking by commercial service vehicles in an area where there is already considerable demand impacting on free flow of traffic along Brithweunydd Road (B4278) increasing hazards to the detriment of highway safety.

The proposed development will result in reversing movements to and from Brithweunydd Road (B4278) by service delivery vehicles with restricted vision due to high on-street car parking demand to the detriment of safety of all highway users.

As such, the application is considered contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Treforest**

**23/0702/12**

Decision Date: 08/01/2024

**Proposal:** Change front door and change front windows to PVC (application for Listed Building Consent - LBC).

**Location:** 163 BROADWAY, TREFOREST, PONTYPRIDD, CF37 1BH

**Reason: 1** The proposed replacement door and windows, by virtue of their materials and appearance are considered to be detrimental to the special architectural and historic significance of the Listed Building contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan and the Historic Environment (Wales) Act 2023.

**Reason: 2** The proposal would be detrimental to the character and appearance of the Broadway Conservation Area contrary to Policy AW7 of the Rhondda Cynon Taf Local Development Plan and the Historic Environment (Wales) Act 2023.

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