

Report for Development Control Planning Committee

Pontyclun West

23/0903/10

Decision Date: 03/04/2024

Proposal: Part retrospective Engineering works to enable use of land for horticultural / allotment use and vehicular access.

Location: LLYS NEWYDD, COWBRIDGE ROAD, TALYGARN, PONT-Y-CLUN, PONTYCLUN, CF72 9BZ

Reason: 1 The proposed engineering works to form the proposed access would represent a visually incongruous form of development which would have a detrimental impact on the character and appearance of the conservation area and surrounding area. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Design and Placemaking SPG.

Additionally, there is insufficient information to appropriately assess the impact upon the Historic Park and Garden which is contrary to Technical Advice Note 24 and Planning Policy Wales 6.1.19.

Total Number of Delegated decisions is 1