

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

**PLANNING & DEVELOPMENT
COMMITTEE
4 JANUARY 2018**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.6
INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS	

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 27/11/2017 and 15/12/2017.

Planning and Enforcement Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.
Overview of Enforcement Cases.
Enforcement Delegated Decisions.

2. RECOMMENDATION

That Members note the information.

APPEALS RECEIVED
(04/01/2018)

APPLICATION NO: 17/0667
APPEAL REF: A/17/3188472
APPLICANT: CTIL
DEVELOPMENT: Installation of a 12.5m mast with 3No antennas and 2 300mm dishes and 2 equipment cabinets 1No meter cabinet within 2.1m stock proof fenced enclosure plus ancillary development.

LOCATION: LAND AT DINAS ISAF FARM OFF PEN DARREN, EDMONDSTOWN CF39 9AX

APPEAL RECEIVED: 03/11/2017
APPEAL START DATE: [04/12/2017](#)

APPLICATION NO: 13/1361/10
APPEAL REF: A/17/3190340
APPLICANT: Mr Anthony Ponsford
DEVELOPMENT: Erection of four bungalows (Additional ecological information received 26/03/15 and 09/02/15 and amended plans received 08/06/16 showing revised site access, additional footway on Garth Wen, re-located turning head and reduced front patio area to plot 3).

LOCATION: LAND ADJACENT TO "GARTH WEN", GARTH ROAD, TREALAW.

APPEAL RECEIVED: 01/12/2017
APPEAL START DATE: [07/12/2017](#)

Rhondda Cynon Taf County Borough Council Development Control Enforcement – November 2017

Cases

Received	22
Cases investigated	34 (95%)
Cases resolved	27 (52%)
Complainant acknowledged	100%
Site visit	95%
Case priority	0 (Priority 1) 12 (Priority 2) 10 (Priority 3)

Source

Anonymous	5
Councillor	4
Internal/pro-active	3
Public	10
AM/MP	0

Type

Advert	1	Breach of condition	4
Engineering operations	2	TPO	0
Change of use	5	Not in accordance	4
Householder	5	Operational development	0
Listed Building	0	Untidy land	1

Resolution

Remedied	13
No breach	17
Not expedient	1
Planning application submitted	13
Notice served	1

Rhondda Cynon Taf County Borough Council
Development Control Enforcement – Delegated decisions
(November 2017)

EN/16/00076

Location: Former Ynysboeth Hotel, Ynysboeth
Breach: Site condition

Decision: s.215 issued (to remove the overgrown vegetation and litter)
Reason: The condition of the land has an adverse affect on the visual amenity of the area.

EN/17/00375

Location: Ty-Draw Stables, Blaencwm
Breach: Storage container

Decision: Not expedient
Reason: The development has limited visual impact on the area (due to natural screening) and the stables are already characterised by a number of containers and outbuildings.

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

PLANNING & DEVELOPMENT COMMITTEE

4 JANUARY 2018

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel. 01443 494758)**

See Relevant Application File

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Rhigos

17/1207/10 Decision Date: 08/12/2017

Proposal: New 2.4 metre high fence to boundary.

Location: KEVIN JARMAN TRANSPORT, WILLOWS FARM YARD, RHIGOS ROAD, HIRWAUN, ABERDARE, CF44 9UD

Hirwaun

16/0072/15 Decision Date: 14/12/2017

Proposal: Variation of condition 1 of planning permission 09/0962/10 to extend the life of the application by five years.

Location: LAND OFF PENDERYN ROAD, HIRWAUN

17/1119/10 Decision Date: 12/12/2017

Proposal: Replacement and reposition of existing shed rear garden.

Location: 109 SPRINGFIELD GARDENS, HIRWAUN, ABERDARE, CF44 9LQ

Aberdare West/Llwydcoed

17/1158/10 Decision Date: 15/12/2017

Proposal: Proposed first floor extension.

Location: 11 CHURCH ROW, TRECYNON, ABERDARE, CF44 8LH

Aberdare East

17/1054/01 Decision Date: 27/11/2017

Proposal: Proposed hanging sign and window decals.

Location: MANAGERS OFFICE, TAFF VALE BUILDINGS, DUKE STREET, ABERDARE, CF44 7ED

17/1129/10 Decision Date: 14/12/2017

Proposal: Proposed change of use from photographic studio into cafe with internal alterations and external decoration.

Location: PHOTO COLOUR WALES LTD, 33 VICTORIA SQUARE, ABERDARE, CF44 7LB

17/1176/10 Decision Date: 08/12/2017

Proposal: Change of use to first floor and conversion to flat (A1 - C3) existing (A1) retail use to ground floor to be retained. (Amended plans received 02/11/17).

Location: 19 CROSS STREET, ABERDARE, CF44 7EG

Cwmbach

17/0900/10 Decision Date: 06/12/2017

Proposal: Proposed footpath crossover and off street car parking space.

Location: 35 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DN

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Mountain Ash West

17/1128/10 Decision Date: 06/12/2017
Proposal: New first floor extension.
Location: 27 EVA STREET, MOUNTAIN ASH, CF45 3LF

17/1174/10 Decision Date: 08/12/2017
Proposal: Proposed first floor extension to rear
Location: LOW WOOD, ABERDARE ROAD, MOUNTAIN ASH, CF45 3PT

Abercynon

17/0941/10 Decision Date: 15/12/2017
Proposal: Demolish existing rear structures build new single/two storey extensions to provide additional accommodation.
Location: 162 ABERCYNON ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4ND

17/1127/30 Decision Date: 27/11/2017
Proposal: Removal of 150 - 200mm top soil, replace with hardcore to form the 3m wide track. A thin layer of topsoil will be spread alongside the track to give a greater depth of topsoil in this area.
Location: GARTH FAWR FARM, CILFYNYDD, PONTYPRIDD, CF37 4HP

Treorchy

17/1167/10 Decision Date: 30/11/2017
Proposal: Loft conversion with dormer, rear single storey extension and front bay window with canopy above.
Location: 9 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

Pentre

17/1056/10 Decision Date: 28/11/2017
Proposal: Change of use to A3 takeaway. Operating hours Tuesday to Saturday 11am to 4pm and Sunday 11am to 6pm. We operate a cooked lunch business, for takeaway and delivery with seating inside.
Location: SUNSTORM TANNING CENTRE, 213 GELLI ROAD, TON PENTRE, PENTRE, CF41 7AS

17/1106/01 Decision Date: 28/11/2017
Proposal: New signage to front of property, approximately 0.6m high x 3.5m long.
Location: 213 GELLI ROAD, TON PENTRE, PENTRE, CF41 7AS

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Llwynypia

- 16/0522/08** Decision Date: 08/12/2017
Proposal: Creation of two extensions; kitchen extension, footprint of 48.40m2 to replace existing kitchen facilities, and extension to nursery class, demolition of existing extension 6.54m2 and creation of new extension 17.72m2 to
Location: PONTRHONDDA PRIMARY SCHOOL, PONTRHONDDA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SZ
-
- 17/1115/10** Decision Date: 06/12/2017
Proposal: Erection of pre-fabricated timber garden shed to side of property to facilitate safe and secure storage of mobility scooter. (Retrospective)
Location: LAND TO SIDE OF 31 BERW ROAD, TONYPANDY, CF40 2HD

Cwm Clydach

- 17/0364/10** Decision Date: 29/11/2017
Proposal: Proposed Detached Bungalow (amended plans received 15/08/17, amended ownership certificate received 23/10/17).
Location: LAND OFF BRYNHYFRYD STREET, CLYDACH VALE, TONYPANDY, R.C.T.
-
- 17/1082/10** Decision Date: 27/11/2017
Proposal: Proposed development of three 3 bed link houses with off road parking (re-submission).
Location: LAND ADJACENT TO 35 HOWARD STREET, CLYDACH VALE, TONYPANDY, CF40 2BP

Cymmer

- 17/1065/09** Decision Date: 05/12/2017
Proposal: Certificate of lawful development for a proposed single storey extension.
Location: 13 WOODFIELD TERRACE, TREHAFOD, PONTYPRIDD, CF37 2NR

Ferndale

- 17/1022/10** Decision Date: 30/11/2017
Proposal: Pipe Bridge crossing river Rhondda Fach consisting of four 400mm diameter pipes supported on four pilecaps.
Location: ADJACENT TO SUB STATION AND ADJACENT TO EXISTING PEDESTRIAN BRIDGE (NORTH EAST OF THE CIVIC AMENITY SITE, FERNDAL) OVER THE RIVER RHONDDA FACH
-
- 17/1064/10** Decision Date: 28/11/2017
Proposal: New dwelling house and garage.
Location: LAND ADJACENT TO 13 MAXWELL STREET, FERNDAL, CF43 4RT

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Town (Pontypridd)

- 17/1013/10** Decision Date: 28/11/2017
Proposal: Proposed change of use of outside seating area to the sale of fruit, veg, flowers and associated goods from a stall.
Location: CAFE ROYAL, PONTYPRIDD BUS STATION, MORGAN STREET, PONTYPRIDD, CF37 2DS
-
- 17/1122/10** Decision Date: 06/12/2017
Proposal: Demolish existing front porch/extension and rebuild and attic conversion.
Location: 18B LANPARK ROAD, PONTYPRIDD, CF37 2DH

Rhondda

- 17/1086/08** Decision Date: 28/11/2017
Proposal: Erection of a steel framed canopy over existing main entrance.
Location: YSGOL GYNRADD GYMRAEG EVAN JAMES, RHONDDA ROAD, PONTYPRIDD, CF37 1HF

Treforest

- 17/1078/15** Decision Date: 27/11/2017
Proposal: Variation of Condition 1 of planning permission 14/0215/15 to extend the permission for a further 3 years (Three bed detached house with garage - outline).
Location: ASHGROVE HOUSE, GLYNTAFF ROAD, GLYNTAFF, PONTYPRIDD, CF37 4AT

Rhydyfelin Central

- 17/0937/10** Decision Date: 11/12/2017
Proposal: Rear single story extension with a pitched roof and garden works. Amended plans received 19/10/17).
Location: 19 HOLLY STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DB

Ffynon Taf

- 17/0895/10** Decision Date: 29/11/2017
Proposal: Retention of stables extension, associated parking, access and construction of menage (Amended description of development and additional information - cross section received 08/09/17).
Location: BRAMBLE COTTAGE, CAERPHILLY ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7TP
-
- 17/0911/10** Decision Date: 29/11/2017
Proposal: Portal steel framed building to be used for the stabling of horses.
Location: LIVERY STABLES, CRAIG YR ALLT FARM, UPLANDS, NANTGARW, TAFFS WELL, CAERPHILLY, CF15 7TP
-
- 17/0988/10** Decision Date: 13/12/2017
Proposal: Proposed 2 storey extension to rear to include proposed dormer and internal alterations.
Location: 25 MOY ROAD, TAFFS WELL, CARDIFF, CF15 7PW

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Llantwit Fardre

17/1109/10 Decision Date: 11/12/2017
Proposal: First floor side extension to provide extra toilet facilities.
Location: 4 YSTRAD BARWIG COTTAGES, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HA

17/1121/10 Decision Date: 06/12/2017
Proposal: Rear single storey extension and rear dormer extension.
Location: 5 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

17/1185/10 Decision Date: 08/12/2017
Proposal: Replacement PVC cladding to the exterior of existing Efail Isaf Village Hall. Rosewood ship lap cladding to the areas currently wood painted brown. White PVC to the areas currently painted white. Like for like replacement
Location: EFAIL ISAF COMMUNITY HALL, HEOL-Y-PARC, EFAIL ISAF, PONTYPRIDD, CF38 1AN

Church Village

17/1004/19 Decision Date: 29/11/2017
Proposal: The proposed work to TPO trees within application 17/1004/19 will consist of the crown reduction of all trees along my land boundary, removing branches no greater than 100-150mm diameter in size and performed to
Location: LAND PLOT, REAR OF STATION ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1AH

17/1081/19 Decision Date: 27/11/2017
Proposal: Proposed two meter reduction of horizontal lateral branches (oak, ash and alder) overhanging western boundary of property back to strong growth points.
Location: 8 LLYS Y FRAN, CHURCH VILLAGE, PONTYPRIDD, CF38 2AZ

17/1225/10 Decision Date: 08/12/2017
Proposal: Single storey rear extension and conversion of existing garage into habitable room.
Location: 3 WAKELIN CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GA

Tonyrefail West

17/0943/10 Decision Date: 15/12/2017
Proposal: Change to B8 for use as a self storage facility. Siting of up to 70 shipping containers and/or storage for caravans and motor vehicles.(Amended description 30/10/17).
Location: FORMER COUNCIL YARD, TYNBYRYN ROAD, TONYREFAIL, PORTH, CF39 8DA

17/1125/08 Decision Date: 08/12/2017
Proposal: Proposed substation and associated hardstanding, new drop kerb to existing footway, to serve the Tonyrefail School Redevelopment.
Location: TONYREFAIL COMPREHENSIVE SCHOOL, GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HG

17/1182/10 Decision Date: 15/12/2017
Proposal: Proposed loft conversion with pitched roof rear dormer.
Location: 63 MOUNTAIN VIEW, TONYREFAIL, PORTH, CF39 8JG

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Beddau

17/0669/10

Decision Date: 06/12/2017

Proposal:

Proposed change of use from agricultural land to equestrian manège arena.

Location:

CASTELLAU FACH FARM, ROAD TO CASTELLAU FAWR FARM, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LP

Town (Llantrisant)

17/0705/10

Decision Date: 11/12/2017

Proposal:

New garage to side of house (amended plans received 19/10/17).

Location:

32 SUMMERFIELD DRIVE, LLANTRISANT, PONTYCLUN, CF72 8QF

Pontyclun

17/1117/23

Decision Date: 27/11/2017

Proposal:

Prior notification of demolition of Pontyclun Public Conveniences.

Location:

PONTYCLUN PUBLIC CONVENIENCE, CAR PARK RCT, LLANTRISANT ROAD, PONTYCLUN, CF72 9EA

Llanharry

16/1338/10

Decision Date: 29/11/2017

Proposal:

Demolition of existing warehouse and erection of two single storey adapted flats and associated works (Bat Survey and Amended Plan received 04/10/2017) (Additional Information received 10/10/17) .

Location:

LLYS JOSEPH, LLANHARRY, PONTYCLUN, CF72 9FJ

Llanharan

17/1170/10

Decision Date: 15/12/2017

Proposal:

Two storey extension to the side of the property. (Amended plans received 23/11/17).

Location:

9 ARGOED AVENUE, LLANHARAN, PONTYCLUN, CF72 9PJ

Brynna

17/1080/10

Decision Date: 15/12/2017

Proposal:

Proposed extension and roof conversion including an annex (amended description received 13/11/17).

Location:

BRYN GLAS, GELLIFEDI ROAD, BRYNNA, PONTYCLUN, CF72 9QG

17/1148/10

Decision Date: 15/12/2017

Proposal:

The demolition of the Existing Garage and the construction of a new Garage with useable space within the roof.

Location:

1 HILLCREST, BRYNNA, PONTYCLUN, CF72 9SJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions (Permissions) between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Total Number of Delegated decisions is 46

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Penygraig

17/1131/10 Decision Date: 15/12/2017

Proposal: Proposed two storey extension.

Location: 57 MIKADO STREET, PENYGRAIG, TONYPANDY, CF40 1EH

Reason: 1 The proposed extension, by virtue of its scale and siting, would form a discordant and incongruous feature and have a detrimental impact on the character and appearance of the existing dwelling and wider area. It would also have an overbearing impact on surrounding properties contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Rhydyfelin Central

17/0720/10 Decision Date: 06/12/2017

Proposal: Back to back building to contain 4 flats with 2 bedrooms (amended site location plan received 11/10/17).

Location: LAND ADJACENT TO UNIT 1 AND FLATS 82A/B, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

Reason: 1 The development would have a detrimental impact upon highway safety, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

The proposed development would result in the creation of vehicular reversing movements onto Dynea Road and the creation of increased traffic hazards to the detriment to highway safety and the free flow of traffic. The lack of segregated footway facilities along the existing access would result in a significant risk of conflict between vehicles and pedestrians to the detriment of highway safety.

The shortfall in off-street parking provision would result in the creation of on-street parking demand to the detriment of safety for all highway users.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Llantwit Fardre

17/1074/10 Decision Date: 27/11/2017

Proposal: 1) Alteration to garage roof, extension of parking area and garden room under as authorised by Planning Permission 08/0972/10. 2) Modifications made to permitted works during construction. 3) Garage to be constructed over parking area 4) Roof structure extended over wood storage area (Re-submission of 17/0034)

Location: 14 BRYN TERRACE, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ER

Reason: 1 The proposed garage, by virtue of its excessive length and height, would represent a visually incongruous and un-neighbourly form of development which would have a detrimental and overbearing impact on both the character and appearance of the surrounding area and the residential amenity of surrounding properties. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance (SPG) relating to Householder Development.

17/1184/10 Decision Date: 08/12/2017

Proposal: Loft Conversion of existing annex building to create a study and gamesroom. Construction of new dormer windows and extension to form car port. Increase ridge height by 1 metre.

Location: CWM MILL, HEOL FFRWD PHILIP, EFAL ISAF, PONTYPRIDD, CF38 1AT

Reason: 1 By virtue of its size, scale and design, the building would have a detrimental impact on the curtilage of the dwelling and on the visual character of the area, which is identified as being part of a Special Landscape Area. The development would therefore be contrary to Policies AW5, AW6 and SSA23 of the Rhondda Cynon Taf Local Development Plan, and the Council's Supplementary Planning Guidance for Householder Development.

Church Village

17/1226/10 Decision Date: 08/12/2017

Proposal: Construction of new double garage.

Location: 3 WAKELIN CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GA

Reason: 1 By virtue of its position and scale, the proposed garage would appear unacceptably prominent and, on account of the site layout and its relationship with the existing built environment, would appear incongruous. The development would therefore be detrimental to the appearance of the street scene.

Furthermore, the garage would be of insufficient internal size to be considered capable of providing two standard parking spaces, whilst the existing driveway would require modification to provide access, for which no details are provided.

Consequently the application is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Householder Development.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Tonyrefail West

17/0580/10

Decision Date: 29/11/2017

Proposal: Demolition of existing store & construction of 1 nr pair semi detached dwellings

Location: FORMER WORKSHOP & STORE, 85-A PENRHIWFER ROAD, TONYREFAIL, CF39 8EY

Reason: 1 The proposed development will lead to on-street car parking in an area where there is already considerable demand, thus narrowing the available width of carriageway on a bus route (B4275) to the detriment of safety of all highway users and free flow of traffic. Furthermore, it is considered that the three storey town house design would not be in keeping with the character of the surrounding development, and would detract from the privacy and outlook of neighbouring residents. Therefore the application is considered not to comply with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Tonyrefail East

16/0855/13

Decision Date: 15/12/2017

Proposal: Construction of a detached single storey 3 bed dwelling (outline). (Amended Block Plan rec. 19/05/17) (Traffic Survey Rec. 21/11/17)

Location: WESTWIND, COLLENNA ROAD, TONYREFAIL, PORTH, CF39 8YT

Reason: 1 The proposed development is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan as it would result in an adverse impact upon highway safety in the vicinity of the application site for the following reasons:

The proposed development will generate additional vehicular turning movements to and from the public highway increasing hazards to the detriment of safety for all highway users

The existing shared access lacks adequate geometry such as vertical alignment, width, turning area and further intensification of use would increase harm to all users of the private shared access that also incorporates a Public Right of Way.

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

Development Control : Delegated Decisions - Refusals between: 27/11/2017 and 15/12/2017

Report for Development Control Planning Committee

Brynna

17/0993/10

Decision Date: 06/12/2017

Proposal: Change bungalow to a day care centre for children.

Location: 37 WILLIAMS STREET, BRYNNA, PONTYCLUN, CF72 9QJ

Reason: 1 The proposal is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan in respect of the impact it would have on highway safety in the vicinity of the site for the following reasons:

The proposed shortfall in off-street parking provision will result in the creation of on-street parking demand to the detriment of safety for all highway users and the free flow of traffic;

The proposal has no provision for dropping off/picking up and servicing resulting in them taking place on the public highway to the detriment of highway safety and the free flow of traffic;

Reason: 2 The proposal would result in an adverse impact upon the amenity of the occupiers of surrounding neighbouring dwellings arising from the dropping off and picking up nature of the proposed use as well as the intention to utilise the rear garden as an outdoor play area. This would result in unacceptable levels of noise and disturbance to surrounding residential properties and the proposal would therefore be harmful to the residential amenity of properties in the immediate vicinity. As such, the proposal would be contrary to Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Total Number of Delegated decisions is 8