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Cynulliad Cenedlaethol Cymru
National Assembly for Wales

Eich cyf . Your ref:
Ein cyf . Our ref: A-PP0158-07-017
Dyddiad . Date: 31 January 2006

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990:SECTION 77
CALLED-IN APPLICATION BY MRS R C SULLIVAN FOR RESIDENTIAL
DEVELOPMENT ON LAND FORMERLY KNOWN AS THE BOTANICAL BEER
BOTTLING STORE, EAST OF THE PADDOCKS, ABERAMAN, ABERDARE**

1. Consideration has been given to the report of the Inspector, Anthony H Vaughan BSc CEng MICE MRTPI, who reported on the outline application by Mrs R C Sullivan for residential development on land formerly known as The Botanical Beer Bottling Store, East of the Paddocks, Aberaman, Aberdare. The application was dealt with by a hearing.
2. On 6 April 2005 the National Assembly for Wales directed, under Section 77 of the Town and Country Planning Act 1990 (the 1990 Act), that the application be referred to it rather than being determined by the local planning authority. On 24 January 2006 the Assembly resolved that a committee, to be known as Planning Decision Committee (2)2006/1 be established, in accordance with Standing Order 17 to discharge the functions of the Assembly under Section 77 of the 1990 Act in respect of the application by Mrs R C Sullivan as described above. Accordingly, the Planning Decision Committee has considered the application and has resolved under Standing Order 17.16 to adopt this letter.
3. The Inspector's appraisal and conclusions are set out in paragraphs 8.1-8.13 of his report, a copy of which is enclosed. The Inspector recommended that planning

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permission be refused and the Planning Decision Committee accept that recommendation.

4. The Planning Decision Committee agree with the Inspector, for the reasons given by him, that there are no exceptional circumstances that would permit inappropriate development in the Green Wedge and no justification for a departure from policies restricting development in a C2 zone. While the Committee accept the Inspector's conclusion that the provision of an access would not be harmful to highway safety they agree with him that this factor would not outweigh the objections to the development relating to the Green Wedge and the matter of flooding. Accordingly, the Planning Decision Committee dismiss your client's application and hereby refuse to grant planning permission for the proposed residential development on land formerly known as The Botanical Beer Bottling Store, East of the Paddocks, Aberaman, Aberdare.

5. A copy of this letter has been sent to the Planning, Conservation and Building Control Manager, Rhondda Cynon Taff County Borough Council and to those persons and organisations who appeared at the hearing.

Yours faithfully

Carwyn Jones AM
Chair, Planning Decision Committee (2)2006/1

Enc: Leaflet "HC" & "H"