

Dewiswch iaith a diwyg eich dogfen | Available in alternative formats and languages

Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi.

Rhowch wybod inni beth yw'ch dewis iaith e.e Cymraeg neu'n ddwyieithog.

We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay.

Let us know your language choice if Welsh or bilingual.



To: Llanharry Community Council
Community Councillor

Date: 23rd June 2026
Our Ref: 26/0548/AGR
Please ask for: James Emery
Telephone: 01443 281130
Email: james.emery@rctcbc.gov.uk

Dear Councillor,

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995, SCHEDULE 2, PARTS 6 & 7
PRIOR NOTIFICATION PROCEDURE FOR SITING, DESIGN AND EXTERNAL
APPEARANCE OF AGRICULTURAL AND FORESTRY BUILDINGS, MEANS OF
CONSTRUCTION OF PRIVATE WAYS, THE APPEARANCE OF FISH TANKS AND
CARRYING OUT OF CERTAIN EXCAVATIONS AND WASTE DEPOSITS REASONABLY
NECESSARY FOR AGRICULTURE**

Fy Nghyf/My Ref: 26/0548/AGR
Datblygiad Arfaethedig / Proposal: Prior Notification for Agricultural Storage,
Covered Lagoons and Associated Works.
Lleoliad / Location Land At Elms Farm, , ,

CONSULTATION - COMMENTS TO BE RECEIVED BY: 14.07.2026..

I have received this application for permission to develop under the above act. I should be grateful if your Council would return any observations you may have concerning the application to me by the above date.

Please bear in mind that any observations received may be disclosed to the applicant or otherwise made public in the normal course of the Council's business.

Yours faithfully

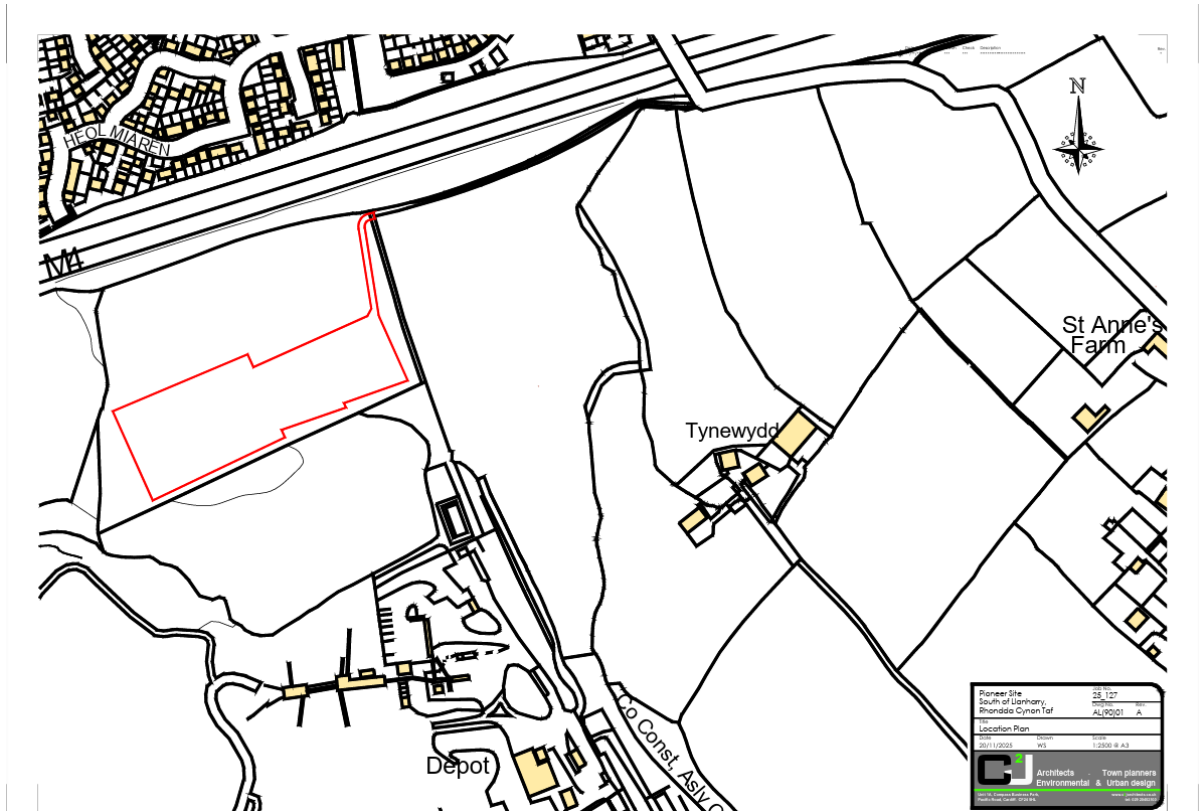
Simon Gale
Cyfarwyddwr Materion Tai ac Adfywio
Director of Housing and Regeneration
Cyngor Bwrdeistref Sirol Rhondda Cynon Taf
Rhondda Cynon Taf County Borough Council
Llawr 2, 2 Llys Cadwyn, Stryd y Taf,
Floor 2, 2 Llys Cadwyn, Taff Street,
Pontypridd, CF37 4TH

Dylid cyfeirio pob goheblaeth at/All correspondence should be addressed to
Cymorth I Fusnesau, Ty Elai, Ystad Ddiwydiannol Dinas Isaf, Trewiliam, Tonyrpanyd, CF40 1NY
Business Support Unit, Ty Elai, Dinas Isaf Industrial Estate, Williamstown, Tonyrpanyd, CF40 1NY



MAE EICH DATA O BWYS www.rctcbc.gov.uk/diogeludata
YOUR DATA MATTERS www.rctcbc.gov.uk/dataprotection





List of Correspondence – July 2026

Appendix 1

Items marked with an * have been sent to each member.

RCT Together

Venue required for meeting 23rd July

Kids Cancer Charity

Letter of thanks for grant.

Planning Aid Wales

Network event – Engaging and empowering local communities – 8th July

One Voice Wales

Biodiversity packages 2026/2027

Wales Nature Week 2026 - 4th – 12th July - Join the celebration of nature 'In your Neighbourhood'

Upcoming Age Cymru Lunch & Learn Session

Invitation to Community Flood Volunteer Events 2026

Cost of Living Crisis Project Small Grants Scheme - Now Open: £500 grants for councils taking a first step

National Conference & Awards Ceremony 1.7.26
Cost of Living Crisis Project - Information and Resources
New digital training modules

ICCM – Summer Journal 2026
Conference 26: Speaker Announcement

***Democracy and Boundary Commission Cymru**

(DBCC) has been asked to explore attitudes and perceptions of Town and Community Councillors with particular consideration to their views on the size and structure of such councils and how they vary according to local circumstances.

This online questionnaire forms one part of a review and will ask for information about your area, and your views and experiences of being a Councillor. The questionnaire is being carried out on DBCC's behalf by Opinion Research Services (ORS), an independent research company and will take around 15 minutes to complete.

Lloyds Bank - Our latest business savings accounts rates

RCTCBC

*PROPOSAL TO DELETE FOOTPATH 25 LLANHARI

Response to objection below:

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FAO: Mrs Gill Lewis

Clerk to Llanhari Community Council

llanharrycc@live.co.uk

Fy Nghyf / My Ref:

RRY 25 00085

Eich Cyf/ Your Ref:

Dyddiad / Date:

24 June 2026

Dear Gill

RE: PROPOSAL TO DELETE FOOTPATH 25 LLANHARI

Thank you for your detailed submission and for setting out the basis of the Community Council's objections to the proposed extinguishment of Footpath 25, Llanharry ("the Footpath").

Rhondda Cynon Taf County Borough Council ("the Council") acknowledges and has carefully considered all of the points raised. For clarity, each of the grounds of objection is addressed below.

1. Historic and Cultural Significance

The historic nature of the Footpath and its contribution to the local landscape is acknowledged. However, the statutory test under Section 118 of the Highways Act 1980 ("Section 118") requires the Council to determine whether the route is needed for public use at the present time.

In this case, the Footpath has been inaccessible for a considerable period and no longer reflects historic patterns of movement due to significant changes in land use, including the expansion of the school and wider landscape alterations. The route is not identified as a registered heritage asset, and there is no evidence that its extinguishment would materially diminish the historic environment.

2. Ongoing Public Need and Community Benefit

The Community Council refers to the value of Public Rights of Way in supporting recreation and wider community benefit. While these general principles are recognised, the assessment must relate specifically to this Footpath and whether it is needed for public use at the present time.

Simon Gale

Cyfarwyddwr Materion Tai ac Adfywio
Director of Housing and Regeneration

Cyngor Bwrdeistref Sirol Rhondda Cynon Taf
Rhondda Cynon Taf County Borough Council

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The Footpath has been unavailable for public use for many years, having been obstructed by physical barriers and changes in land use, including its passage through the curtilage of a residential property for at least 25 years. No informal alternative route has been established, nor is there any evidence of attempts to use the Footpath or access the area by alternative means. Searches of Council records have also identified no complaints or enquiries from the public regarding access to this route.

Historic mapping and aerial imagery demonstrate that the wider network of connecting routes has been fundamentally altered. The construction of the M4, along with changes in land use including the expansion of the school and other developments, have resulted in a fragmented and discontinuous network. The Footpath no longer has any meaningful onward connection or destination and does not form part of a coherent or functional network.

3. Environmental and Landscape Impact

The Community Council raises concerns regarding the environmental and landscape value of historic paths. Whilst such considerations can be relevant in diversion proposals, the statutory test under Section 118 is limited to whether the route is needed for public use.

The Footpath lies within a fenced, enclosed and actively managed school environment and is not available for public enjoyment of the environment, nor does it provide access to the wider countryside. No ecological evidence has been submitted to demonstrate any impact on biodiversity or wildlife corridors. The surrounding landscape has also been significantly altered, and the Footpath no longer forms part of a coherent landscape network.

4. Precedent and Long-Term Consequences

The concerns raised regarding precedent are acknowledged. However, an extinguishment under Section 118 does not establish a general precedent and must be determined on the specific circumstances of each case.

In this instance, those circumstances are clear. The Footpath passes through a secure and operational school site where public access is incompatible with safeguarding and security requirements. The route has been inaccessible for many years, with no evidence of public use or demand, and no alternative land is available to accommodate a diversion.

2

All representations received during the informal consultation, including those submitted by the Community Council, will be carefully considered. Should an Order be made under Section 118 to extinguish the Footpath, you will receive formal notice of the making of the Order. This will mark the commencement of a statutory 28-day consultation period during which any formal objections or representations may be submitted.

Thank you again for your engagement in this process.

Cofion Cynnes / Yours sincerely

Jason Bragg