



CYNGOR BWRDEISTREF SIROL
RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL

GWŶS I GYFARFOD PWYLLGOR

C Hanagan
Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu
Cyngor Bwrdeistref Sirol Rhondda Cynon Taf
Y Pafiliynau
Parc Hen Lofa'r Cambrian
Cwm Clydach, CF40 2XX

Dolen gyswllt: Jess Daniel - Council Business Unit, Democratic Services (01443 424103)

Bydd cyfarfod rhithwir y PWYLLGOR CYNLLUNIO A DATBLYGU yn cael ei gynnal ar
DYDD IAU, 2AIL GORFFENNAF, 2020 am 3.00 PM.

MAE MODD I AELODAU NAD YDYN NHW'N AELODAU O'R PWYLLGOR AC AELODAU O'R CYHOEDD OFYN I ANNERCH Y PWYLLGOR YN YSTOD Y CYFARFOD SY'N YMWNEUD Â'R MATER SYDD WEDI'I NODI. RHAID GOFYN I ANNERCH Y PWYLLGOR TRWY E-BOSTIO GWASANAETHAUCYNLLUNIO@RHONDDACYNON-TAF.GOV.UK ERBYN 5PM, DDYDD MAWRTH, 30 MEHEFIN 2020.

MAE'N BOSIB BYDD TREFN YR AGENDA'N NEWID ER MWYN HWYLUSO BUSNES Y PWYLLGOR.

AGENDA

Tudalennau

1. DATGAN BUDDIANT

Derbyn datganiadau o fuddiannau personol gan Aelodau, yn unol â gofynion y Cod Ymddygiad.

Nodwch:

1. Mae gofyn i Aelodau ddatgan rhif a phwnc yr agendwm mae eu buddiant yn ymwneud ag ef a mynegi natur y buddiant personol hwnnw; a
2. Lle bo Aelodau'n ymneilltuo o'r cyfarfod o ganlyniad i ddatgelu buddiant sy'n rhagfarnu, mae **rhaid** iddyn nhw roi gwybod i'r Cadeirydd pan fyddan nhw'n gadael.

2. DEDDF HAWLIAU DYNOL 1998 A PHENDERFYNIADAU RHEOLI DATBLYGU

Nodi y dylai Aelodau o'r Pwyllgor, wrth benderfynu materion rheoli

datblygu ger eu bron, roi sylw i'r Cynllun Datblygu ac, i'r graddau y bo hynny yn berthnasol, i unrhyw ystyriaethau perthnasol eraill. Rhaid i Aelodau, wrth ddod i benderfyniadau, sicrhau nad ydyn nhw'n gweithredu mewn modd sy'n anghyson â'r Confensiwn Ewropeaidd ar Hawliau Dynol fel y'i hymgorfforwyd mewn deddfwriaeth gan Ddeddf Hawliau Dynol 1998.

3. DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Nodi bod Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar gyrff cyhoeddus i gynnal datblygiadau cynaliadwy yn unol â'r egwyddor datblygu cynaliadwy, ac i weithredu mewn modd sy'n anelu at sicrhau y caiff anghenion y presennol eu diwallu heb amharu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion hwythau.

4. COFNODION

Cadarnhau cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 5 Mawrth 2020.

5 - 10

CEISIADAU A ARGYMHELLIR AR GYFER EU CYMERADWYO GAN Y CYFARWYDDWR MATERION FFYNIANT A DATBLYGU

5. CAIS RHIF: 19/0060

Adeiladu Annedd Newydd (Derbyniwyd Gwybodaeth Bellach ym mis Ionawr 2020)

TAIR LEVEL, HEOL FFYNNONBWLA, GLAN-BAD, FFYNNON TAF, CAERDYDD, CF15 7UU

11 - 24

6. CAIS RHIF: 19/0680

Trosi hen westy yn 9 fflat un, dwy a thair ystafell wely. (Derbyniwyd y cynlluniau diwygiedig sy'n lleihau nifer yr unedau o 11 i 9 ar 29/5/20).
HEN WESTY CWRT GLANDŴR (GLANDWR COURT HOTEL), HEOL YSTRAD, PENTRE, CF41 7PY.

25 - 34

7. CAIS RHIF: 19/0882

Ffermdy dros dro, cabanau gwerysyla moethus, storfa a gwaith datblygu cysylltiedig (Derbyniwyd y cynllun safle diwygiedig, disgrifiad o'r cabanau gwerysyla moethus a'r storfa a'r newidiadau o ran eu lleoliad ar 10 ac 16 Mawrth 2020)

FFERM FERNHILL, STRYD CAROLINE, BLAENRHONDDA, CF42 5RY

35 - 60

8. **CAIS RHIF: 19/1180**
Byngalo newydd.
MAES-Y-DDERWEN, PANT-Y-BRAD, TONYREFAIL, PORTH, CF39 8HX.
- 61 - 70**
9. **CAIS RHIF: 19/1296**
Dymchwel Capel ac Adeiladu 2 Annedd Ar Wahân (Derbyniwyd Cynlluniau Diwygiedig ar 12/02/2020).
CAPEL BETHEL, HEOL ABER-NANT, ABER-NANT, ABERDÂR
- 71 - 82**
10. **CAIS RHIF: 20/0091**
Adeiladu 3 Garej (Derbyniwyd cynlluniau diwygiedig ar 28/05/2020).
TIR CYFERBYN Â STRYD JAMES, CWMDÂR, ABERDÂR
- 83 - 90**
11. **CAIS RHIF: 20/0285**
Estyniad dau-lawr a garej sengl ar wahân arfaethedig (derbyniwyd cynlluniau diwygiedig ar 14/05/2020).
40 LAUREL CLOSE, CWMDÂR, ABERDÂR, CF44 8RS
- 91 - 98**
12. **CAIS RHIF: 20/0322**
Adeiladu canolfan chwaraeon.
COLEG Y CYMOEDD, HEOL Y COLEG, NANTGARW, CF15 7QY
- 99 - 118**
13. **CAIS RHIF: 20/0375**
Adeiladu dwy uned B1/B2/B8 a'r cyfleusterau parcio cysylltiedig.
UNED 14 AC 15, PARC BUSNES HEPWORTH, TONYSGUBORIAU, CF72 9DX.
- 119 - 130**
14. **CAIS RHIF: 20/0425**
Gardd ben to ar ben estyniad presennol.
50 STRYD ALBANY, GLYNRHEDYNOG, CF43 4SL
- 131 - 136**
- CEISIADAU A ARGYMHELLIR AR GYFER EU GWRTHOD GAN Y CYFARWYDDWR MATERION FFYNIANT A DATBLYGU**
15. **CAIS RHIF: 20/0306**
Estyniad dau-lawr y tu blaen i'r eiddo ac i ochr yr eiddo.
17 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JD
- 137 - 142**
16. **CAIS RHIF: 20/0336**
4 annedd preswyl newydd gyda garej a gwaith cysylltiedig. Ailgyflwyno

caniatâd cynllunio 17/1224/13.

GLAN YR AFON, FARM ROAD, ABERAMAN, ABERDÂR, CF44 6LJ

143 - 152

ADRODDIAD ER GWYBODAETH

17. GWYBODAETH I AELODAU SY'N YMWNEUD Â'R CAMAU GWEITHREDU WEDI'U CYMRYD O DAN BWERAU DIRPRWYEDIG

Rhoi gwybod i'r Aelodau am y canlynol, ar gyfer y cyfnod 24/02/20 – 19/06/20.

Penderfyniadau Cynllunio a Gorfodi – Apeliadau a Dderbyniwyd
Penderfyniadau Dirprwyedig – Ceisiadau wedi'u cymeradwyo a'u gwrthod gyda rhesymau.
Trosolwg o Achosion Gorfodi.
Phenderfyniadau Gorfodi Dirprwyedig.

153 - 206

18. MATERION BRYD

Trafod unrhyw faterion sydd, yn ôl doethineb y Cadeirydd, yn rhai bryd yng ngoleuni amgylchiadau arbennig.

Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu

Cylchrediad:-

Aelodau o'r Pwyllgor Cynllunio a Datblygu:

Cadeirydd ac Is-gadeirydd y Pwyllgor Materion Rheoli Datblygu
(Y Cynghorydd S Rees a Y Cynghorydd G Caple)

Y Cynghorydd J Bonetto, Y Cynghorydd P Jarman, Y Cynghorydd D Grehan,
Y Cynghorydd G Hughes, Y Cynghorydd J Williams, Y Cynghorydd W Owen,
Y Cynghorydd R Yeo, Y Cynghorydd D Williams ac Y Cynghorydd S Powderhill

Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu

Cyfarwyddwr Materion Ffyniant a Datblygu

Pennaeth Datblygu Mawr a Buddsoddi

Pennaeth Cynllunio

Rheolwr Datblygu Priffyrdd a Mabwysiadu Priffyrdd

Pennaeth y Gwasanaethau Cyfreithiol

hymgorfforwyd mewn deddfwriaeth gan Ddeddf Hawliau Dynol 1998.

190 DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

PENDERFYNWYD nodi bod Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar gyrff cyhoeddus i gynnal datblygiadau cynaliadwy yn unol â'r egwyddor datblygu cynaliadwy, ac i weithredu mewn modd sy'n anelu at sicrhau y caiff anghenion y presennol eu diwallu heb amharu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion nhw.

191 COFNODION

PENDERFYNWYD cadarnhau'r cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 23 Ionawr 2020 yn rhai cywir.

192 NEWID I DREFN YR AGENDA

Cytunodd y Pwyllgor y byddai'r agenda yn cael ei hystyried mewn trefn wahanol yn unol â'r manylion yn y cofnodion isod.

193 CAIS RHIF: 19/0829

PENDERFYNWYD gohirio'r cais er mwyn cynnal ymweliad safle gan y Pwyllgor Cynllunio a Datblygu i ystyried yr effaith negyddol bosibl y gallai'r datblygiad ei chael ar y gymuned leol a phroblemau ar y priffyrdd mewn perthynas â pharcio.

194 CAIS RHIF: 19/1214

Siaradodd yr Aelod Lleol, Cynghorydd y Fwrdeistref Sirol A. Roberts, nad yw'n aelod o'r Pwyllgor, am y cais gan fynegi ei chefnogaeth i'r datblygiad arfaethedig.

Cyflwynodd Pennaeth Materion Cynllunio yr adroddiad i'r pwyllgor ac yn dilyn trafodaeth, roedd yr aelodau o blaid cymeradwyo'r cais uchod yn groes i argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu gan eu bod o'r farn bod y newid i faint yr estyniad y gwnaed cais amdano yn dderbyniol. Nododd yr aelodau hefyd nad oedd y cymdodion wedi gwrthwynebu'r cais. O ganlyniad i hynny, caiff y mater ei ohirio tan y cyfarfod priodol nesaf o'r Pwyllgor Cynllunio a Datblygu fel bod modd derbyn adroddiad gan y Cyfarwyddwr Materion Ffyniant a Datblygu, a gaiff ei lunio drwy ymgynghori â Chyfarwyddwr y Gwasanaethau Cyfreithiol yn ôl yr angen. Bydd yr adroddiad yn tynnu sylw at y cryfderau a'r gwendidau posibl sydd ynghlwm â gwneud penderfyniad yn groes i argymhelliad swyddog, neu unrhyw reswm arfaethedig neu reswm cynllunio dros wneud penderfyniad o'r fath. Caiff yr adroddiad yma ei ystyried cyn dod i benderfyniad ar y mater.

195 CAIS RHIF: 19/0660

Yn unol â'r gweithdrefnau a gafodd eu mabwysiadu, derbyniodd y Pwyllgor Mr Simon Thrussel (Ymgeisydd). Cafodd bum munud i gyflwyno'r cais uchod i'r

Aelodau.

Siaradodd yr Aelod Lleol, Cynghorydd y Fwrdeistref Sirol G. Thomas, nad yw'n aelod o'r pwyllgor, am y cais ac amlygodd bryderon ynglŷn â llygredd sŵn, cyfyngiadau cyflymder a mynediad i'r ffordd, gan ofyn i'r pwyllgor ystyried llwybr mynediad amgen.

Cyflwynodd Pennaeth Materion Cynllunio yr adroddiad i'r pwyllgor a nododd bryderon yr aelod lleol ynghylch mynediad i'r ffordd. Rhoddodd Pennaeth Materion Cynllunio wybod i'r Aelodau nad oedd adran y Priffyrdd wedi gwrthwynebu'r cais oherwydd bod Gorchymyn Rheoli Traffig a gwelliannau o ran gwelededd yn eu lle.

Nododd yr aelodau yr hwb posibl i dwristiaeth a allai ddod yn sgil y cais, ac er bod rhai wedi lleisio pryderon ynglŷn â gorfodi cyfyngiadau cyflymder, roedd yr Aelodau o'r farn fod cais yn un cyfrifol ac o fudd i'r ardal.

Yn dilyn trafodaeth **PENDERFYNODD** y Pwyllgor gymeradwyo'r cais yn unol ag argymhellion y Cyfarwyddwr Materion Ffyniant a Datblygu.

196 CAIS RHIF: 19/1272

Yn unol â'r gweithdrefnau mabwysiedig, derbyniodd y Pwyllgor y siaradwyr cyhoeddus canlynol. Cafodd bob un bum munud i annerch yr Aelodau ynglŷn â'r cynnig uchod:

- Ms Dassy Jones (Ymgeisydd)
- Mrs Trudy Aspinwall (Cefnogwr)
- Mr Henry Mochan (Cefnogwr)
- Mr Peter Baines (Cefnogwr)

Siaradodd yr Aelodau lleol, Cynghorwyr y Fwrdeistref Sirol G. Thomas a K. Morgan, nad ydynt yn aelodau o'r Pwyllgor, am y cais gan nodi eu gwrthwynebiad yn seiliedig ar bryderon ynghylch diogelwch ar y priffyrdd a phroblemau mynediad.

Amlinellodd Pennaeth Materion Cynllunio gynnwys un llythyr 'hwyr' oddi wrth Gyngor Cymuned Hirwaun a Phenderyn a oedd yn amlygu pryderon ynghylch diogelwch ar y priffyrdd.

Parhaodd Pennaeth Materion Cynllunio trwy gyflwyno'r cais i'r Pwyllgor ac amlinellu cefndir y cais.

Roedd yr Aelodau'n cydymdeimlo â'r sefyllfa a amlinellwyd gan y siaradwyr cyhoeddus ond fe nodon nhw brofiadau personol mewn perthynas â diogelwch ar y ffordd yn yr ardal gan amlygu pryderon am y problemau sydd wedi'u nodi yn yr adroddiad ynglŷn â'r priffyrdd.

Yn dilyn trafodaeth **PENDERFYNODD** y Pwyllgor wrthod cais yn unol ag

argymhellion y Cyfarwyddwr Materion Ffyniant a Datblygu.

197 CAIS RHIF: 20/0006

Yn unol â'r gweithdrefnau mabwysiedig, derbyniodd y Pwyllgor y siaradwyr cyhoeddus canlynol. Cafodd bob un bum munud i annerch yr Aelodau ynglŷn â'r cynnig uchod:

- Mr Randell (Ymgeisydd)
- Ashley Rees (Cefnogwr)
- Mrs Williams (Gwrthwynebydd)

(NODWCH: Gadawodd Cynghorydd y Fwrdeistref Sirol J. Williams, sy'n aelod o'r Pwyllgor, y cyfarfod ar y pwynt hwn.)

Arferodd Mr Randell (Ymgeisydd) ei hawl i ymateb i sylwadau'r gwrthwynebydd.

Siaradodd yr Aelod lleol, Cynghorydd y Fwrdeistref Sirol S. Pickering, nad yw'n aelod o'r Pwyllgor, gan fynegi ei chefnogaeth i'r cais ac awgrymodd y byddai'n fuddiol i'r Aelodau ymgymryd ag Ymweliad Safle cyn dod i benderfyniad ar y cais hwn.

Cyflwynodd Pennaeth Materion Cynllunio y cais i'r Pwyllgor a chafodd yr aelodau wybod bod ceisiadau o natur debyg wedi'u gwrthod yn yr ardal yn ddiweddar.

Trafododd yr aelodau fanteision cynnal ymweliad safle i ystyried y cais hwn i ddeall daearyddiaeth yr ardal.

Yn dilyn trafodaeth **PENDERFYNWYD** gohirio'r Cais er mwyn i'r Pwyllgor Cynllunio a Datblygu gynnal Ymweliad Safle i gael dealltwriaeth glir o safle a lleoliad y datblygiad arfaethedig a'r rhesymau dros wrthod ceisiadau blaenorol cyn trafod y cais cyfredol.

198 CAIS RHIF: 18/1384

Cyflwynodd Pennaeth Materion Cynllunio y cais i'r Pwyllgor. Gofynnodd y Cadeirydd a fyddai angen mynediad i Stryd Meirion i gyflawni'r cais yma, gan fod pryder y gallai hyn achosi problemau i drigolion lleol. Eglurodd Swyddog y Priffyrdd fod y cynlluniau'n dangos ei fod yn annhebygol y byddai angen mynediad trwy Stryd Meirion gan fod y gyffordd wedi'i lleoli ger Ffordd Osgoi Aberdâr.

Yn dilyn trafodaeth **PENDERFYNODD** y Pwyllgor gymeradwyo'r cais yn unol ag argymhellion y Cyfarwyddwr Materion Ffyniant a Datblygu.

199 CAIS RHIF: 19/0973

Cyflwynodd Pennaeth Materion Cynllunio y cais i'r Pwyllgor. Ar ôl trafod y cynnig, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y

Cyfarwyddwr Materion Ffyniant a Datblygu.

200 CAIS RHIF: 19/1223

Cyflwynodd Pennaeth Materion Cynllunio y cais i'r Pwyllgor. Ar ôl trafod y cynnig, **PENDERFYNWYD** cymeradwyo/gwrthod y cais yn unol ag argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu.

201 CAIS RHIF: 20/0046

Siaradodd yr Aelod Lleol, Cynghorydd y Fwrdeistref Sirol G. Thomas, nad yw'n Aelod o'r Pwyllgor, am y cais gan fynegi ei gefnogaeth i'r cais.

Cyflwynodd Pennaeth Materion Cynllunio y cais i'r Pwyllgor. Ar ôl trafod y cais, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu.

202 GWYBODAETH I AELODAU SY'N YMWNEUD Â'R CAMAU GWEITHREDU WEDI'U CYMRYD O DAN BWERAU DIRPRWYEDIG

PENDERFYNODD yr Aelodau dderbyn adroddiad Cyfarwyddwr Gwasanaeth – Materion Cynllunio – mewn perthynas â Phenderfyniadau Apeliadau Cynllunio a Gorfodi a oedd wedi dod i law, Ceisiadau wedi eu Cymeradwyo a'u Gwrthod gyda rhesymau trwy'r drefn Penderfyniadau wedi'u Dirprwyo, Crynodeb o'r Achosion Gorfodi a Phenderfyniadau Gorfodi trwy'r drefn Ddirprwyo ar gyfer y cyfnod 27/01/2020 hyd at 21/02/2020.

Daeth y cyfarfod i ben am 6.30 pm

**Y Cynghorydd S Rees
Cadeirydd.**

tudalen wag



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0060/10 (CA)
APPLICANT: Ms Gillford and Mr Jones
DEVELOPMENT: Construction of Replacement Dwelling
(Further Information Received January 2020)
LOCATION: TAIR LEVEL, FFYNNONBWLA ROAD, UPPER BOAT,
TAFFS WELL, CARDIFF, CF15 7UU
DATE REGISTERED: 08/04/2019
ELECTORAL DIVISION: Hawthorn

RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS.

REASON: The principle of residential development at the site has already been established. Further, the application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact, its impact upon the amenity and privacy of the neighbouring properties, and its impact upon highway safety.

In addition, the existing dwelling is of poor quality design and is not considered to form a positive feature within the landscape. The proposed development is considered to improve the overall appearance of the site, as well as providing a family home that meets modern day standards.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to the Planning and Development Committee for final determination as three or more objections have been received and the application is recommended for approval.

APPLICATION DETAILS

Full planning permission is sought for the development of a replacement dwelling on a parcel of land off Ffynnonbwla Road, Upper Boat.

The proposed dwelling would be sited in the northern corner of the application site, orientated south west, with its front elevation facing towards Ffynnonbwla Road.

The dwelling would be built into the natural slope of the land, so that it appears as two storeys from the front elevation and as one storey when viewed from the rear. To achieve this, land excavation works would be undertaken and retaining walls built. The

dwelling would have maximum measurements of approximately 15.5 metres in length and 9.5 metres in width. From the existing ground level, it would reach of a height of approximately 5.5 metres to the highest point. Internally, the proposed dwelling would incorporate three bedrooms, a cinema room, WC, laundry room, utility room and storage areas on the ground floor, a master bedroom and open plan kitchen/living area on the first floor and a study within the roof space, which features a roof lantern.

The proposal would be finished in larch cladding under a concrete roof. The ground floor front elevation and retaining walls would be of sandstone construction and all fenestration would be framed with aluminium.

Access to the dwelling would be provided off Ffynnonbwla Road via a driveway in the southern corner of the application site. Leading off the driveway, a garage measuring approximately 6 metres in length and 6 metres in width is proposed. Like the dwelling, the garage would be built into the slope of the land.

The application has been amended since its original submission to remove the glazing on the north facing side of the roof lantern.

The application is accompanied by a Coal Mining Risk Assessment and a Bat Survey.

SITE APPRAISAL

The application site is a roughly rectangular parcel of land, amounting to approximately 1400 square metres. It is located outside of the settlement boundary within the open countryside and is surrounded by land which is predominantly used for agricultural purposes.

The site currently contains a residential dwelling consisting of a single storey structure that has been constructed in an L-shaped configuration. The existing dwelling has a mono-pitched roof and is finished in green sheet cladding externally with white UPVC windows. The building is set within a sloping, south westerly facing curtilage which appears to have been used as ancillary garden space and incorporates a small storage shed and an entrance off Ffynnonbwla Road.

The site is located within both the Low and High Coal Mining Risk Development Areas, a Sandstone Resources Region and within a Special Landscape Area.

PLANNING HISTORY

15/1452/09	Lawful Development Certificate for a dwellinghouse	Granted	09/02/2017
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PUBLICITY

The original application was advertised by direct notification letter to neighbouring properties and a site notice was displayed. Eight letters of objection were received from four objectors.

The objections are summarised below:

- There is an old mine shaft located directly below the application site and there are concerns that it may be hit with machinery or collapse during the construction of the development.
- Concerns regarding the structural integrity of the application site – there is a lack of detail within the application documents regarding this point.
- Excavation of the site would cause a landslide.
- Queries how the new dwelling would be supplied with water and how foul waste would be disposed of – a septic tank could cause contamination.
- The development could cause flooding in the local area.
- The development could contaminate Westwinds' private water supply.
- The large windows on the proposed dwelling overlook Westwinds and its grounds, adversely impacting upon existing levels of privacy.
- The new dwelling is larger than the existing dwelling.
- Concerns that local wildlife, including bats, badgers and reptiles would be adversely affected by the development.
- The application should be accompanied by a Tree Survey.
- The site is below large electric pylons.
- Queries whether the existing dwelling benefits from planning permission.
- The development would set a precedent that anyone could construct a 'hut' without planning permission and then replace it at a later date with a permanent dwelling.
- Concerns that cars exiting the site from the proposed development would prejudice highway safety.
- The construction of the development would cause disruption to the local area and the road network is not designed for the large vehicles required to deliver construction materials to the site.

The points raised will be addressed in the main body of the report below.

CONSULTATION

Highways and Transportation:

No objections, subject to conditions.

Drainage:

No objections, subject to conditions.

Public Health and Protection:

No objections, conditions recommended.

Countryside, Landscape and Ecology:

No objections.

The Coal Authority:

No objections, subject to condition.

Natural Resources Wales:

No objection subject to condition.

Dwr Cymru Welsh Water:

No objections.

Wales and West Utilities:

No objections.

South Wales Electricity Board:

No objections.

National Grid:

No objections.

Pontypridd Town Council:

No adverse comments received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

The application site lies outside the defined limits of development.

Policy CS 2 – Development in the South: Places an emphasis on sustainable growth that benefits Rhondda Cynon Taf as a whole.

Policy AW 1 – Supply of New Housing: Provides criteria against which applications for new housing will be considered.

Policy AW 2 – Sustainable Locations: Provides criteria to determine whether a site is located in a sustainable location.

Policy AW 4 – Community Infrastructure and Planning Obligations: This policy provides support to secure planning obligations and contributions.

Policy AW 5 – New Development: This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW 6 – Design and Placemaking: This policy requires development to involve a high quality design and to make a positive contribution to place making.

Policy AW 8 – Protection and Enhancement of the Natural Environment: This policy seeks to preserve and protect Rhondda Cynon Taf's distinctive natural heritage.

Policy AW 10 – Environmental Protection and Public Health: Prohibits development proposals that would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy AW 14 – Safeguarding of Minerals: The policy safeguards resources of sandstone from development which would unnecessarily sterilise them or hinder their extractions.

Policy SSA 13 – Housing Development within Settlement Boundaries: The policy states that only housing development within the defined settlement boundaries will be supported.

Policy SSA 23 – Special Landscape Areas: The policy identifies Taff Vale Eastern Slopes as a Special Landscape Area (SLA) that must conform to the highest standards of design, siting, layout and materials appropriate to the character of the area.

Supplementary Planning Guidance:

Design and Placemaking

Planning Obligations

Access, Circulation and Parking

National Guidance:

In the determination of planning applications, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018. The document aims to incorporate the objectives of the Well-Being of Future Generations (Wales) Act 2015 into Town and Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as stipulated in Chapter 2 People and Places: Achieving Well-Being Through Placemaking, and is also consistent with the following inasmuch as they relate to the development:

1. Chapter 3 (Good Design Making Better Places, Promoting Healthier Places, Sustainable Management of Natural Resources)
2. Chapter 4 (Moving Within and Between Places, Transport, Living in a Place, Housing)
3. Chapter 6 (Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Water and Flood Risk, Air Quality and Soundscape, Lighting)

Other policy guidance considered:

PPW Technical Advice Note (TAN) 12 – Design

PPW TAN 18 – Transport

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development:

The application site is unallocated and located in the Southern Strategy Area, outside the defined settlement boundary. The site is also located in a Sandstone Resources Region and within a Special Landscape Area.

The general principle of new residential development within the open countryside is not normally supported by planning policy, unless special circumstances exist. In this case, it is considered that the residential use of the site has been established by the existing dwelling present. The planning history indicates that the lawfulness of this dwelling has been proven through the granting of a Certificate of Lawful Use or Development. This confirms that the development and use of the building as a single dwelling commenced more than ten years prior to July 2016 and is therefore lawful (Application Reference: 15/1452/09).

Based on the above, the proposal does not represent a new dwelling within the countryside, but rather a replacement. Although the Local Plan does not contain any policies which are specific to replacement dwellings within the open countryside, national planning policy is supportive of the principle of this type of development.

As such, the general principle of the proposal is regarded as acceptable subject to a number of specific criteria as set out below.

Impact on the character and appearance of the area:

The immediate locality is characterised by long stretches of rural hillsides and irregular open fields. There are few residential dwellings in the immediate vicinity, whereby the prevailing land use is agricultural. The site itself does not appear to have been in use for purposes related to agriculture for some time and the land appears unmaintained, as do the structures sited within the plot.

Turning to the design of the proposed dwelling, this is considered to represent a considerable improvement when compared to the low-quality building currently occupying the northern corner of the site. The proposed dwelling is of contemporary, high quality design and utilises both natural and modern materials and local topography to inform its design response. Although a substantial proportion of glazing would be contained within the south west facing elevation of the dwelling, it is considered that much of this would be screened by existing hedgerows which would help limit any additional degree of prominence through glint and glare. A condition requiring a landscaping plan to be submitted and agreed prior to commencement

would provide a suitable degree of control over aspects such as planting and boundary treatments to ensure an appropriate standard of development in this regard.

In addition to the above, the proposed garage would replace the low quality outbuildings at the site to the benefit of general visual amenity.

As per the objections, it is acknowledged that the new dwelling would be larger than the existing, however the existing dwelling could be made larger under permitted development rights, albeit not as per the design of the proposed development. In addition, the dwelling would occupy a similar footprint to the existing dwelling, with the majority of the scale increase due to the addition of separate storeys. Overall, objectors' concerns regarding the scale of the development are not considered to warrant the refusal of the application, however to limit further development at the site, it is considered necessary to remove permitted development rights for any extensions to the dwelling as well as for any domestic outbuildings.

Overall, it is considered that the scheme would undoubtedly result in localised improvement relative to the existing, rather dilapidated condition of the dwelling, outbuildings and site in general. As such, the proposal is considered to have a positive impact upon the openness, character and appearance of the surrounding countryside as well as that of the Taff Vale Eastern Slopes Special Landscape Area.

Impact on residential amenity and privacy:

There are no significant implications arising in respect of residential amenity. The site is located in an isolated position with no immediate neighbours.

The closest residential property, known as Westwinds, would be positioned in excess of sixty metres away from the new dwelling. Notwithstanding this, amended plans have been sought to remove the glazing on the north facing side of the roof lantern in order to avoid any perception of overlooking from this aspect. The objections relating to Westwinds' privacy are noted, however they are not considered to warrant the refusal of the application.

Although the south elevation would contain a high proportion of glazing, this would not result in any significant risk of overlooking whilst also enabling light to reach the rear of the building where daylight would be more limited.

Overall, the proposal is considered to have an acceptable impact on nearby neighbours, as well as on future occupiers of the new dwelling.

Impact on highway safety:

The application has been referred to the Council's Transportation Section. The proposed dwelling would be served via an improved access in the same location as the existing. Given the lack of segregated pedestrian footway facilities, street lighting, adequate highway drainage, vertical and horizontal alignment and structural integrity, Ffynnonbwlá Road is not considered suitable for residential development. However, considering that the proposed dwelling is a replacement dwelling for one that is already present on the site, no highway objection is raised with regard to the use of Ffynnonbwlá Road as the primary means of access. The proposed private access

includes a turning area to facilitate access and egress in a forward gear, this offers significant betterment when compared to the existing access arrangements at the site.

In terms of parking, the proposed dwelling has four bedrooms. As such, it has an SPG off-parking requirement of up to three spaces. The submitted plans indicate a detached garage and a driveway that are sufficient to accommodate up to three vehicles. A standard condition is suggested to ensure that the proposed garage and driveway remain for the purpose of the parking of vehicles.

The objection relating to highway safety is acknowledged, however, overall the proposal is considered to have an acceptable impact upon highway safety subject to suitably worded planning conditions.

Other Matters:

Public Health and Protection: Following consultation with the Council's Public Health and Protection Division no objections have been raised although several conditions have been recommended should planning permission be granted. The conditions relate to construction noise, waste, dust and land contamination.

It is considered that matters relating to noise, dust and waste can be more efficiently controlled by other legislation. The Council's GIS mapping system shows that the application site is potentially contaminated, based on its historic land use. In addition the site is located within 250 metres of a landfill site. As such, it is considered necessary to implement conditions which deal with land contamination, as per the recommendation of the Council's Public Health and Protection Department.

Ecology: The Council's Ecologist has reviewed the proposal in conjunction with the submitted Bat Survey and concluded that there are no ecology issues to raise. The points raised by the objector in relation to local species are acknowledged and given the location of the proposal in the open countryside, it is considered appropriate to seek biodiversity enhancement at the site through the use of a suitably worded planning condition.

Landscaping/Trees: Concerns have been raised by one of the objectors that the application is not accompanied by a Tree Survey. As such, advice has been sought from both the Council's Ecologist and Tree Officer in this regard. The trees are not protected by Tree Preservation Orders and it has been concluded that a Tree Survey is not considered necessary in this instance. The Agent has confirmed that no existing trees are planned to be removed to facilitate the development. A landscaping condition is recommended should permission be granted.

Drainage: The Council's Drainage Department have raised no objections to the proposal but have recommended conditions be placed on any grant of approval in relation to surface water drainage. Given that the construction area of the development would be in excess of 100 square metres, the Applicant would be required to undertake separate SuDS approval which ensures that surface water at the site would be adequately managed. It is therefore not considered necessary to condition surface

water drainage details as part of the planning permission. The Applicant proposes to dispose of foul water via a septic tank. It is a legal requirement for the discharge to be registered with NRW. In addition, the Applicant would be expected to obtain an Environmental Permit from NRW if deemed necessary, however this is separate (and in addition) to the planning permission.

Coal Mining Legacy/Land Stability: The application is accompanied by a Coal Mining Risk Assessment (CMRA) which has been reviewed by The Coal Authority. The CMRA identifies that the application site has been subject to past coal mining related activities. Specifically, the report identifies the presence of a mine roadway which crosses the application site at shallow depth. The report recommends that intrusive site investigations are carried out to determine the position and depth of the roadway and ground conditions of the application site. No objections have been raised by The Coal Authority subject to the imposition of a condition requiring the relevant site investigation works to be undertaken. The objections regarding land stability and the former use of the site are noted and it considered appropriate to investigate these issues further through a suitably worded planning condition should permission be granted. It is also noted that reference to the retaining walls has been made in the objections and it is considered necessary to request further details via condition regarding this aspect of the development.

Public Consultation: The letters of objection are acknowledged, with the majority of the points raised addressed above. The outstanding points are addressed as follows. In relation to the proposal setting a precedent, this is not a material planning condition as each application is determined on individual merit. Likewise, the point regarding potential disturbance arising from the construction of the development is not a material planning consideration. Furthermore, the concerns regarding the private water supply are acknowledged, however the protection of a private water supply is not in itself a material planning consideration, but rather a private matter.

Community Infrastructure Levy (CIL) Liability:

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended. The application lies within Zone 2 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £40/sqm for residential development (including extensions to dwellings over 100 sqm).

The CIL (including indexation) for this development is expected to be £15,744.35.

Conclusion:

Having taken account of all of the issues outlined above, the proposal is considered acceptable and in accordance with the development plan. Therefore, the application is recommended for approval subject to conditions.

RECOMMENDATION: Grant

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan and Proposed Site Plan (Drawing No: 554-08), dated 16/01/2019;
- Sections (Drawing No 554-14), dated 16/01/2019;
- Proposed Elevations and Floor Plans (Drawing Nos: 554.02A, 554.03A, 554.04A, and 554.05A, dated 15/01/2020;

and documents received by the Local Planning Authority (LPA) on 16/01/2019, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. No development shall take place until a site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

Reason: In the interests of health and safety, in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

4. If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation referred to in Condition 3, additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures which shall be retained for the period agreed in the remediation scheme.

Reason: In the interests of health and safety, in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

5. No works shall commence on site, until details and design calculations of the retaining walls have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the

approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of health and safety and visual amenity in accordance with Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall commence until there has been submitted to and approved by the Local Planning Authority, a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

7. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the dwelling and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

8. Notwithstanding the submitted details, prior to above ground works, a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting features and or nesting opportunities for birds shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the designed purpose in accordance with the approved scheme. The scheme shall include, but not be limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
- b) Materials and construction to ensure long lifespan of the feature/measure.
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed and made available.

Reason: To provide biodiversity enhancement, in accordance with Chapter 6 of PPW.

9. The means of access to the proposed development shall be laid out and constructed in permanent materials in accordance with Drawing No. 554-08.

Reason: In the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. The detached garage and driveway shown on Drawing No. 554-08 shall remain for the purpose of the parking of vehicles only.

Reason: To ensure that vehicles are parked off the public highway, in the interest of highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for:

- a) The means of access into the site for all construction traffic;
- b) The parking of vehicles of site operatives and visitors;
- c) The management of vehicular and pedestrian traffic;
- d) Loading and unloading of plant and materials;
- e) Storage of plant and materials used in constructing the development;
- f) Wheel cleansing facilities;
- g) The sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of highway safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. Surface water drainage from the proposed development shall not discharge onto the public highway or connect to any highway drainage system.

Reason: To prevent hydraulic overload of the highway drainage system and in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

13. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved in writing by the LPA. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing.

- i. A desk top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
- ii. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until

a desk top study has been completed satisfying the requirements of paragraph (a) above.

- iii. A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the LPA prior to commencement and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: In the interests of public safety and local amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

14. The development hereby permitted shall not be occupied until the measures approved in the scheme (referred to in Condition 13) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the LPA. Any validation report shall be carried out by a competent person.

Reason: In the interests of public safety and local amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

15. If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to and approved in writing by the LPA prior to the work recommencing. Any revised contamination proposals shall be carried out by a competent person.

Reason: In the interests of public safety and local amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

16. Any topsoil (natural or manufactured), or subsoil, to be imported shall be assessed by a competent person for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Subject to approval of the scheme of investigation, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken by a competent person in accordance with a scheme and timescale to be agreed in writing by the LPA. Only material approved by the Local Planning Authority shall be imported.

Reason: In the interests of public safety and local amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

Reason: To safeguard the rural character and appearance of the area, in accordance with Policy AW 6 of the Rhondda Cynon Taf Local Development Plan.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

Reason: In the interests of the visual amenity of the area and to enable the Local Planning Authority to consider the impact of any extensions or enlargements on the character and appearance of the area, in accordance with Policy AW 6 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0680/10 (GH)
APPLICANT:
DEVELOPMENT: Conversion of hotel into 9 no. one, two and three bedroom flats. (Amended plans reducing number of units from 11 to 9 received on 29/5/20).
LOCATION: OLD GLANDWR COURT HOTEL, YSTRAD ROAD, PENTRE, CF41 7PY
DATE REGISTERED: 29/05/2020
ELECTORAL DIVISION: Ystrad
RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS:

The development would enable the beneficial re-use of a redundant building in a sustainable location. The site is close to a range of services and shops within Ystrad and the surrounding area and has access to bus and rail transport links.

Furthermore, in addition to its contribution to the regeneration of the local area the refurbished building would result in an improvement in the appearance of the street scene, whilst providing a mix of additional housing units.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to the Director of Prosperity and Development.

APPLICATION DETAILS

Full planning consent is sought to convert the former Glandwr Court Hotel, Ystrad Road, Pentre, to provide nine flats.

Members may recall that this application was approved at a previous Committee meeting on 7th November 2019, for conversion of the building to 11 self-contained flats, subject to a Section 106 affordable housing contribution.

However, the S106 process was not completed and in the intervening period the Applicant has advised that he has had to reconsider the financial viability of the project

and this, in particular, has resulted in the scheme having to be amended whereby the basement conversion has been removed.

Therefore the application has been reported back to Committee to allow Members to consider the amended proposals prior to final determination. Furthermore a S106 agreement would not now be required as this would only apply, in the Northern Strategy Area, to developments of 10 units or more.

As now proposed the accommodation would be arranged over three floors to include the following:

Basement:	Storage
Ground Floor:	2 x one-bed flats, 1 x two-bed flat and 1 x three-bed flat
First Floor:	4 x two-bed flats and 1 x three-bed flat (all extending into attic space)

To enable the development there would be a small number of external changes, to include the removal of three small lean-to ancillary type structures, and revisions to fenestration, so that all habitable rooms would benefit from natural light. This includes the attic rooms which would be served by roof lights.

The limited amenity space to the rear of the property would be laid out for the parking of four vehicles and a communal drying area. In addition, a designated bin area would be positioned adjacent to the boundary with Gelli Crossing, where there is an existing vehicular crossover into the site.

The application has been accompanied by a bat survey.

SITE APPRAISAL

The application property is a three storey L-shaped Victorian building, including a basement, which is located mid-way between the settlements of Ystrad and Gelli. Formerly a hotel, it is understood that the building was previously subdivided into four self-contained flats, but is now in a significant state of dereliction.

Occupying a prominent site at the junction of Ystrad Road and Gelli Crossing, the principal elevation of the building, which appears as two-storey, faces north and is immediately adjacent to the highway.

A vehicular crossover provides access to a rear yard on the western side and this is retained by a substantial reinforced retaining wall, on account of the Rhondda River abutting the site to the south.

Other than the existing flats, neighbouring properties include a row of terraced dwellings immediately to the east, further dwellings to the south and north, with Gelli Primary School to the west.

PLANNING HISTORY

The most recent or relevant applications on record associated with this site are:

19/5003/41: Proposed refurbishment of Glandwr Court Hotel into eleven flats.
Decision: 08/02/2019, Raise no objections.

PUBLICITY

Initially the original application was advertised by direct notification to six neighbouring properties and notices were erected on site.

One letter of objection was received from a property on the opposite side of Ystrad Road with the following observations:

- The premises have been decaying for years and require demolition or significant repair. The rear part of the building is a health hazard.
- The building accommodated flats and bedsits from the 1980s into the early part of the 21st century.
- Previous tenants damaged the amenity of other residents with bad language and behaviour at all times, and discarded bottles, cans and needles thrown into neighbouring gardens.
- It would be good to see the property developed responsibly, but not if it allowed the premises to be occupied in the same manner as previously.
- Concerns in respect of parking where that on-street parking is limited by existing demand and a bus stop.

Following receipt of the amended floor plans a full reconsultation was undertaken and although no further comment had been received at the time of writing, any late representations will be reported directly to Members during the Committee meeting.

CONSULTATION

Highways and Transportation

A condition is recommended in respect of the extended vehicular crossover, together with informative notes regarding street naming and numbering, and work within the public highway.

Waste Management

Notes that the bin storage area is inside the property, adjacent to the kerbside collection point.

Natural Resources Wales

An advisory note is recommended with regard to the position of the site partially within C1 Flood Zone. NRW also advises that although they do not consider that the development is likely to be detrimental to the maintenance of the identified bat population, a European Protected Species Licence will be required.

South Wales Police

No objection and a list of safety recommendations has been provided for the benefit of the developer.

Public Health and Protection

Conditions are recommended in respect of noise from construction, dust, waste, demolition and hours of operation.

With the exception of the latter issue, given the proximity of neighbouring dwellings, it is considered that the other matters can best be dealt with by an informative note.

Wales and West Utilities

A plan of underground assets and list of general conditions has been provided for the benefit of the applicant.

Western Power Distribution

A new connection or service diversion will require consent from WPD.

Dwr Cymru Welsh Water

A condition is recommended in respect of additional surface water flow to the public sewer and the marking out of the sewer location on site, together with an informative note.

Drainage

A condition in respect of surface water drainage details is required and the external works would require an application for SuDs approval.

Countryside – Ecologist

No objection, subject to a requirement for a pre-demolition survey for the presence of barn owls.

No other consultation responses have been received within the statutory period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Pentre

Policy AW1 – The policy outlines how the housing land requirement will be met, and includes the development of unallocated sites within the defined settlement boundaries

Policy AW2 – The policy ensures that development proposals are only supported in sustainable locations. This includes sites which: 1) Accord with Policy NSA12; 2) would not unacceptably conflict with surrounding uses; 3) have good accessibility by

a range of sustainable transport options; 4) Have good access to key services and facilities; and 6) support the roles of key settlements.

Policy AW5 – The policy sets out criteria for appropriate amenity and accessibility on new development sites.

Policy AW6 – The policy encourages proposals which are of a high standard of design, and are appropriate in terms of siting, appearance, scale, height, etc.

Policy AW10 – The policy prevents development which could cause or result in a risk of unacceptable harm to health or local amenity due to land instability, contamination, or any other identified risk to local amenity and public health.

Policy CS1 – the emphasis is on sustainable growth in the northern strategy area, and is to be achieved by promoting residential development in locations which support and reinforce the roles of Key Settlements.

Policy NSA10 – The policy stipulates that the net residential density must be a minimum of 30 dwellings per hectare, and lists criteria where lower density levels are permitted.

Policy NSA12 – The policy permits development within settlement boundaries if they demonstrate that infrastructure and car parking will not be adversely affected.

Policy NSA13 – The conversion of large buildings within the Northern Strategy Area will be permitted where there is no economically viable alternative use for the building.

Supplementary Planning Guidance

- Delivering Design and Place-making
- Access, Circulation and Parking Requirements
- Development of Flats

National Guidance

In the determination of planning applications, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018, and the document aims to incorporate the objectives of the Well-being of Future Generations (Wales) Act into Town & Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking, of PPW10 and is also consistent with the following inasmuch as they relate to the development

Chapter 1 (Managing New Development)

Chapter 2 (Maximising Well-Being and Sustainable Places through Placemaking)

Chapter 4 (Active and Social Places)

Other policy guidance considered:

PPW Technical Advice Note 12 – Design

PPW Technical Advice Note 15 – Development and Flood Risk

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

Policy AW1 supports residential development on unallocated land within the settlement boundary and the conversion of suitable structures to provide housing.

The site is in close proximity to the Key Settlement of Treorchy and accordingly, any application should set out how this residential development would support the role of this Key Settlement, as encouraged by LDP Policies CS1 and AW2. Nonetheless, the location of the site, within the settlement boundary and with good access to sustainable transport, evidences that it would be considered a sustainable location in accordance with Policy AW2.

Currently, the building is in a poor state of repair and does not make a positive contribution to the surrounding streetscape. The development proposal would resolve the degree of dereliction by making beneficial re-use of the site, which is supported by Policies CS1 and NSA13. However, although the latter Policy requires evidence that there are no other viable commercial uses for the site, this is considered unnecessary given the length of time that the building has been vacant.

The plans include provision for four car parking spaces to the rear of the building. Policy NSA12 seeks that residential development does not have an adverse effect on the provision of car parking in the surrounding area, meanwhile Policy AW5 requires development proposals to make car parking provision in accordance with the Council's 'Delivering Design and Placemaking: Access, Circulation and Parking Requirements' SPG. These matters are considered further below.

Impact on the character and appearance of the area

The application details show that save for the three projecting extensions to the rear of the property its main structure and overall form would be unaltered. In addition, the changes to fenestration within all elevations of the property would not be disproportionate in scale or quantity such that its character would be harmed.

Indeed it is considered that the recommissioning of the building and its curtilage would bring about a welcome improvement, since its current state of dereliction is ugly and greatly detracts from the street scene.

Therefore the development would represent an improvement to the appearance of the building as a whole and would be a positive enhancement to the public realm.

Impact on neighbouring occupiers

Most of the properties close to the application site are residential and comprise a mix of older and more traditional dwelling types. In the absence of any significant development the relationship between neighbouring properties, in terms of their built form, has been largely unchanged.

For this reason, since the conversion of the building to flats would involve mostly internal construction work, the development would not be likely to alter the outlook of other residents, except for an evident improvement to the fabric of the property and its curtilage.

Although not an issue identified by the closest residents to the east of the site, there was some concern at the window openings within the side elevation of the former hotel, which directly face the gardens of the adjoining houses. In theory, it might be possible for there to be direct views towards neighbour's habitable rooms.

Nonetheless, whilst the concern is material, the applicant's fall back position is one of a residential land use and the building, together with the windows, could be restored and re-glazed, with the same intrusive views towards neighbouring dwellings.

Furthermore, the current application would represent an improvement to the status quo, since only three would be retained, two of which would serve bathrooms and would thus likely be obscure glazed.

There is sympathy for the problems caused by past occupants of the building and how their behaviour was harmful to the wellbeing of neighbours, as highlighted by a nearby resident during the original consultation period.

However, unless the proposed development would fall into a different residential land use, such as a secure institution for example, neither the behaviour of the likely future occupiers nor the tenure of the accommodation can be considered as relevant to planning.

As a result it is considered that the development would not cause detriment to the amenity and privacy of neighbouring occupiers and is therefore acceptable in this regard.

Highways and accessibility

Access

Primary access for 8 of the flats would be from Ystrad Road (A4058) which, excluding the bus stop lay-by fronting the site, has a carriageway running width of 8.6m. The site is also adjacent to Gelli Crossing which has a carriageway width of 6.1m and would provide primary access to the remaining 1 flat.

There is concern that the 2.4m x 11m visibility to Gelli Crossing on the left is sub-standard, given that off-street car parking would be served from this access. However, taking into account that the critical visibility is to the right and in excess of 2.4m x 40m the additional traffic using Gelli Crossing would be acceptable on balance.

Pedestrian access.

Pedestrian access along Ystrad Road is gained by continuous 1.8m pedestrian footways which are acceptable. Conversely Gelli Crossing, which is to be used for access to the car parking area and rear flats, has 1.5m wide sub-standard footways with the existing vehicular access forming a trip hazard in the footway; especially for partially sighted residents.

The Council's Highways and Transportation Section considered that there is potential to overcome this by providing a standard vehicular crossover, which should be sought by a condition.

Parking

No floor plans of the existing upper floors of the hotel have been submitted to assess the existing car parking requirement for the established use. However, the proposed change of use to 9 apartments requires up-to a maximum of 22 spaces (including visitors) with 4 provided which is of concern.

The Council's SPG for Access, Circulation & Parking advises that the maximum off-street car parking can be reduced where a site is sustainably located. Taking into account the proximity of local facilities, bus stops and train services the proposed car parking can be reduced by 1 space per apartment, with short term visitor parking taking place on-street. On this basis, the total off-street car parking requirement would be 9 spaces with 4 provided.

Therefore there is concern with regard to the shortfall of off-street car parking provision; however, taking into account the proposal brings a derelict building back into use and that the previous use would have generated a greater car parking requirement, the proposal is acceptable on balance.

Flooding

As the consultation response from NRW states, part of the application site lies within an area designated as a C1 flood zone, and where a residential land use would only be supported subject to compliance with a number of qualifying criteria. This relates to a small area of the rear yard and outside of the footprint of the building.

Nevertheless, NRW has recognised that the established use of the building is a residential one and since the proposed conversion does not represent any increase in the vulnerability of use it does not require a Flood Consequences Assessment.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended however, the application site lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable and therefore no CIL is payable.

Conclusion

The development would enable the beneficial re-use of a derelict building in a sustainable location, close to the key services and shops and wider public transport links.

Furthermore, in addition to its contribution of additional housing units the refurbished building would result in a great improvement in the appearance of the street scene, and be a compatible use with the surrounding residential development.

Therefore, being located within the settlement boundary and having benefitted from a previous residential use, the development is considered to be acceptable.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved drawings entitled 'Proposed conversion of Glandwr Hotel to 9no Apartments', and documents received by the Local Planning Authority on 25th June 2019 and 1st June 2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. No development shall commence, including any demolition, until a survey has been undertaken to check for the presence of barn owl(s). Should barn owl(s) be found then no work shall be undertaken until a method statement, detailing appropriate mitigation, has been submitted to and approved in

writing by the Local Planning Authority. Any mitigation measures shall be implemented as approved and maintained in perpetuity.

Reason: In the interests of nature conservation in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

4. The dwellings shall not be occupied until:

i) details for the improvement of the existing vehicular footway crossover have been submitted to and approved in writing by the Local Planning Authority; and

ii) the improved crossing has been implemented in accordance with the approved details

Reason: In the interest of highway and pedestrian safety in accordance with Policies AW5 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. During the construction phase of the development the hours of work shall be restricted to the following:

Monday to Friday	08.00 to 18.00 hours
Saturday	08.00 to 13.00 hours
Sunday and Bank Holidays	Not At All

Reason: In the interests of the amenity of other residents, in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0882/10 (GW)
APPLICANT: Transformahome
DEVELOPMENT: Temporary farmhouse, glamping pods, storage building and associated development (Amended site location plan, description and changes to position of glamping pods and storage building received 10th and 16th March 2020)
LOCATION: FERNHILL FARM, CAROLINE STREET, BLAENRHONDDA, CF42 5RY
DATE REGISTERED: 09/12/2019
ELECTORAL DIVISION: Treherbert

RECOMMENDATION: GRANT

REASONS: Sufficient evidence of a firm intention and ability to develop the rural enterprise has been submitted along with evidence to support the need of a temporary dwelling on site. Therefore a temporary permission of 3 years is recommended.

If a permanent dwelling is required, an application must be made that fully meets the tests in paragraph 4.4.1 or 4.6.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010). If a subsequent application doesn't meet the tests, no further temporary permission can be granted and the temporary dwelling would be required to be removed from the site.

Turning to the glamping pods and related development, this could provide a tourism benefit for the area and lead to further beneficial tourism development for the site and wider area. Concerns were initially raised in relation to the sustainability of the development and its visual impact. Subsequently amended details were submitted, re-locating the glamping pods closer to the proposed farmhouse and closer to the settlement of Blaenrhondda. Whilst some concerns still remain, the amended location reduces them.

On balance, a temporary permission is considered acceptable to enable the rural enterprise to develop and potentially regenerate the surrounding land to a more positive agricultural and tourism use.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to Service Director Prosperity and Development because three or more letters of objection have been received.

APPLICATION DETAILS

This application seeks permission for a temporary farmhouse and glamping pods. It is the long term intention of the applicant to develop the wider site area as a farming and tourism enterprise and an indicative masterplan has been submitted to outline potential future proposals and support the application. Members should note that the 'indicative masterplan' is not proposed as part of this application; and it is only the temporary farmhouse, glamping pods and related development that is the subject of this application. Any other development shown within the indicative masterplan, such as the community garden, visitor centre, stables, café, lake, access road and housing, would need separate planning permission.

Initially, the vision for the site is to develop a farm and supporting temporary dwelling and glamping area. The farm business will look to establish a herd of 30 sows and a flock of 350 ewes and it is detailed the temporary dwelling will be required in order to run this business alongside the glamping. The applicant has provided evidence of some stock already on site and the initial steps being undertaken to start regenerating the ground for agricultural purposes.

The temporary dwelling would be a wooden mobile home type of structure and would have two bedrooms with a kitchen and living area and one bathroom. It would be placed on a concrete base. A landscaping plan has been submitted for the area around the temporary dwelling. Native species shrubs, trees and hedge planting would be provided on and around the site.

Originally four glamping pods were proposed on a plateau in the northern part of the site. Following concerns raised to the applicant with regard the visual impact and sustainability of this siting, an amended location has been received. The four glamping pods would now be placed to the south of the location of the temporary farm house close to the public highway access at the top of Caroline Street.

The glamping pods would be arranged in a line of individual plots. They would have an 'arc' shaped roof covered with green coloured shingles. The front and rear elevations would be finished with wooden boards. A native species hedge would be provided around each plot and the glamping area with some additional trees.

A storage building would also be provided on the opposite side of the access track to the glamping pods. It would be used for general storage and would house a wood pellet boiler. The building would be finished with green coloured box profile sheeting and would have solar panels on its roof. A car parking area would be provided next

to this. A native species hedge would be provided around this area with some trees at the corners.

A 'Biorock' or similar waste water treatment tank would also be provided for foul drainage from the pods.

On a wider scale, and outside of the remit of this application, the plans detail that alongside the sheep and pig farming, the applicant is intending to plant willow trees. These will be harvested for the wood pellet boiler and also sold on for use outside the site.

The application is supported by:

- Planning Statement;
- Planning Appraisal;
- Indicative Masterplan;
- Land Quality Assessment;
- Ecological Appraisal Report;
- Landscape Plan Supporting Report;
- Landscape and Visual Impact Assessment;
- Fernhill Photo Sheets;
- Fernhill Farm Planning Budget;
- Details of houses to buy and rent in the area;
- Evidence of loans undertaken to support the enterprise, receipts for sale and buying of stock, Welsh Government Rural Payments letter detailing County Parish Holding Number and Customer Reference Number; and
- Biomass boiler detail.

SITE APPRAISAL

The site is part of the former Fernhill colliery site and is accessed from the northern end of Blaenrhondda. The road access from Brook Street is surfaced for the first part (Caroline Street), however its condition deteriorates as it changes to a private road and its width reduces closer to the site of the house and glamping pods.

PLANNING HISTORY

19/0147/10	Land at Fernhill Farm, Caroline Street, Blaenrhondda	New dwelling and garden curtilage including car parking.	Withdrawn	14/08/2019
18/0555/10	Land at Fernhill Farm, Off Caroline/Brook Street, Blaenrhondda	Temporary farmhouse and glamping pods.	Withdrawn	19/09/2018

03/0265/10	Fernhill Colliery, Rhigos Road, Blaenrhondda	Development of green waste & wood composting site. Compost to be used for onsite restoration	Granted	18/04/2003
99/6269/15	Former Fernhill Colliery Site, Blaenrhondda, Treherbert	Variation of condition nos. 2, 28, 29 & 33 of 54/93/0323 to landscape disturbed area to amenity and nature conservation purposes not agriculture as originally envisaged and to extend the permission by 2 years	Approved. Notice not issued.	29/09/2000
99/6210/15	Former Fernhill Colliery Site	Variation of Conditions 1,13,30,31 and 32 of 54/93/0323 to amend the extent of working and restored landform	Approved. Notice not issued.	29/09/2000
97/6468/15	Old Fernhill Colliery Site	Land Reclamation and Coal Recovery	Notice not issued	
93/0323	“	“ Coal recovery and land reclamation scheme	Approved. Notice not issued.	05/12/1994
86/1152	“	“ Levelling site, construction of western town buildings, car park, toilets, caravan and camping facilities	Granted	06/02/1987

PUBLICITY

The application was originally advertised by site notice. However, following amended plans being received the Council were unable to display a new site notice due to the current Coronavirus (COVID-19) situation and the restrictions placed on movement. It is not considered the amended scheme would result in any further comments from the existing objectors but in light of this situation both local Members, Councillors Davies and Jones, have been reconsulted and have confirmed that they are happy for the application to be reported to Committee for final determination without the posting of a second site notice.

At the time of writing this report four letters have been received (all from before the amended plans were submitted). The planning related objections are summarised below. Comments on non-material planning considerations have not been included:

- There is still no public showing of the land owned by the applicant and where the public right of way is.
- Work has started on the glamping pods despite this not being approved.
- The drainage systems won't cope.
- It will cause a lot of pollution due to the coal dust being disturbed and impact on people's health.
- The ground does not look stable enough to build upon.
- It would pollute the river and affect fish and other wildlife.
- Dwr Cymru need to repair pipes above the coal board compound, as when it rains, there is a river of water making the road dangerous for walkers and could compromise the road going across the stream.
- The applicant has a waste disposal permit from NRW and the dumping of waste materials can be seen and is encouraging illegal dumping at the site.
- There is also a sub-station that supply's electricity to the top of the Rhondda, there seems to be a lot of gas bottles laying nearby. Should there be an electrical problem it would take some time for vehicles to get there as the barrier is locked.
- Where he's planted his small trees I'm sure is blocking the electric and coal board entrances on to their land.
- Blaenrhondda doesn't cope with the traffic now.
- There is a very real shortage of parking locally.
- Concerned about potential amount of housing and construction traffic.
- Further development will impact on services such as the doctor's surgery.
- Would it be possible to include an 'integrated sustainable transport hub' close to the bus terminus? Would a new bus route between Treorchy and Aberdare be considered?

CONSULTATIONS

Coal Authority – No objection. The area of the temporary farmhouse and glamping pods is outside the high risk area for former coal mining works.

Dwr Cymru/Welsh Water – No objection. They advise the site is crossed by a 225mm combined public sewer, however the submitted plan indicates the farmhouse or glamping pods would not be within the easement. Further advice on water supply and foul drainage is provided.

Natural Resources Wales - No objection. However Government policy states that, where practicable, foul drainage should be discharged to the mains sewer. Where this is not possible and private sewage treatment / disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations 2000. You should also have regard to Welsh Office Circular 10/99 in respect of planning requirements for non mains sewerage. It is recommended that the requirements of Planning Policy Wales and the Guiding Principles for Land Contamination (GPLC) should be followed.

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site, the Local Planning Authority may wish to re-consult Natural Resources Wales.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

RCT Countryside, Landscape and Ecology – The ecology assessment has been reviewed, which is an appropriate assessment of the site, and which concludes that with some precautionary species measures, the direct ecological impacts of the development are unlikely to be significant.

There are concerns that the glamping pods would be on colliery spoil and involve excavation and land forming works. Given the potential erosive nature of colliery spoil, and that this site sits close to the Rhondda Fawr river (which is a SINC), I am concerned as to how these works will be undertaken without causing erosion and possible run-off impacts to watercourses. However, the amended plans appear to show the glamping pods on natural ground, so these concerns about colliery spoil disturbance are not relevant. The landscaping looks appropriate and using a small range of locally occurring tree scrub species.

The ecology report highlights the need for light sensitivity treatment of the site. This is currently a dark night sky environment which has both ecological and landscape benefits. There are concerns about light spill, however as long as the lighting is appropriate low key and perhaps doesn't involve external site lighting that would most likely be okay.

There are some concerns with regard the wider bio-fuel planting that would have further implications for erosion/ disturbance of colliery spoil, sediment and other run-

off and potential water quality impacts. It would also result in a loss of open grassland, heath and Fridd habitat to planting.

RCT Flood Risk Management - The comments for the amended position of the glamping pods are the same as the original location. The site is situated within a reclaimed tip and the applicant should be made aware of the geotechnical formation in which the development is proposed. The site location is shown to encompass a range of surface water flood risk conveyance routes that affect the wider site location. No objection is raised subject to a condition requiring drainage details. Advice is given with regard Sustainable Drainage Approval and Ordinary Watercourse Consent.

RCT Public Health and Protection – No objection subject to conditions on the demolition of existing dwellings, a restriction on hours of operation during the construction period of the development, noise, dust and waste.

The Fernhill Colliery formerly occupied the site and there is potential for contamination. With regard the contaminated land report submitted this does not cover the amended siting of the glamping pods. As such, a condition with regard this issue is recommended.

Further advice is provided with regard private water supplies.

RCT Public Rights of Way Officer (Based on the original plans and location of glamping pods. No additional comments have been received in respect of the amended siting of the pods, but it is not considered the potential impact would be any different to that of the original scheme) - The Council received an application to add a route running through the site to the Definitive Map and Statement however, the application is incomplete. If completed, the application will be entered onto the register of Definitive Map Modification Orders and at the appropriate time the application will be determined.

RCT Transportation Section – The local highway network, such as Brook Street and Caroline Street, leading to site are sub-standard in terms of available carriageway width, segregated footways, street lighting, and drainage. Any intensification of vehicular and pedestrian movements would exacerbate the current situation and increase risk to all highway users.

The proposed is lacking in a segregated footway / cycle facilities and would be reliant on private motor vehicles only which is non-compliant with Sustainable Transport hierarchy stated in PPW 10th edition and Active Travel (Wales) Act 2013 and therefore is considered unacceptable.

However, taking into account the proposed farm enterprise, which is a temporary permission, reluctantly, on-balance, the proposed is acceptable.

South Wales Fire and Rescue (Based on the original plans and location of glamping pods. No additional comments have been received in respect of the amended siting

of the pods, but it is not considered the potential impact would be any different to that of the original scheme) – No objection and advice is provided on provision of water supplies for firefighting and emergency access for firefighting appliances.

Wales and West Utilities (Based on the original plans and location of glamping pods. No additional comments have been received in respect of the amended siting of the pods, but it is not considered the potential impact would be any different to that of the original scheme) – According to their records Wales and West Utilities have no apparatus in the area of enquiry. However, gas pipes owned by others may be present in the area. Information with regard to such pipes should be obtained from the owners. Further advice on safe digging practices is provided.

POLICY CONTEXT

The site is located in the Northern Strategy area. The amended application site is located within the settlement boundary and the Fernhill strategic site (NSA 5). The site is within a mineral (coal) safeguarding area (AW 14) and within the Rhondda Historic Landscape as identified by Cadw.

Other notable designations nearby include: the site is adjacent to a Special Landscape Area (SLA) - Rhondda Fawr Northern Cwm & Slopes (SSA 25.7), surrounded by a Site of Importance for Nature Conservation (SINC) (AW 8) and there is also a Regionally Important Geological Site (RIGS) close to the boundary of the site.

Rhondda Cynon Taf Local Development Plan

Policy CS 1 - sets out criteria for achieving strong sustainable communities including:

- promoting residential and commercial development in locations which support the role of principal towns and key settlements.
- provide high quality, affordable accommodation that promotes diversity in the residential market.
- Ensuring the removal and remediation of dereliction by promoting the re-use of under used and previously developed land and buildings;
- Promoting accessibility by securing investment in new roads, public transport improvements, walking and cycling;
- encouraging a strong, diverse economy which supports traditional employment and promotes new forms of employment in the leisure and tourism sectors;
- Protecting the cultural identity;
- Promoting and enhancing transport; and
- Reducing daily out commuting.

Policy CS 3 - allocates strategic sites to promote sustainable growth within Rhondda Cynon Taf; this includes land at the former Fernhill colliery site in Blaenrhondda. The policy states that the development of the strategic sites must have regard to the indicative concept plans identified on the proposals map.

Policy CS 10 - seeks to protect resources and to contribute to the demand for minerals without compromising environmental and social issues.

Policy AW 1 – sets out the strategy for the supply of new housing over the plan period.

Policy AW 2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations. These include sites within the settlement boundary and those which have good access to key services and facilities. The policy also favourably looks upon proposals which support the strategic sites.

Policy AW 5 - sets out criteria for new development in relation to amenity and accessibility and requires existing features of natural environment value to be retained.

Policy AW 6 - requires development to involve a high quality design and to make a positive contribution to place making including, the protection and enhancement of the landscape and biodiversity.

Policy AW 8 - permits development only where it would not cause harm to locally designated sites or features of importance to landscape and nature conservation, including ecological networks, the quality of natural resources and the natural drainage of surface water.

Policy AW 10 - seeks to ensure that development proposals will not cause harm to health and /or local amenity. The policy includes reference to land stability and contamination.

Policy AW 14.4 - requires the resources of coal to be safeguarded from development.

Policy NSA 5 - allocates land at the Fernhill strategic site for housing development, a local retail centre and informal recreation contained in a countryside setting. The policy also states that the site will be subject to a large scale reclamation scheme.

Policy NSA 16 – provides criteria for the re-development of vacant/redundant industrial sites.

Policy NSA 25 - identifies special landscape areas including the Rhondda Fawr Northern Cwm and slopes. Development within a defined SLA will be expected to conform to the highest standards of design, siting, layout and materials appropriate to the character of the area.

Supplementary Planning Guidance

Access Circulation and Parking

Design and Placemaking

Nature Conservation

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local

Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations (Wales) Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by Chapter 2 achieving wellbeing through placemaking, Chapter 3 strategic and spatial choices, Chapter 4 active and social places, Chapter 5 productive and enterprising places and Chapter 6 distinctive and natural places of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 1 managing new development.

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 6: Planning for Sustainable Rural Communities;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 13: Tourism;

PPW Technical Advice Note 18: Transport;

PPW Technical Advice Note 23: Economic Development; and

PPW Technical Advice Note 24: The Historic Environment.

Manual for Streets; and

Welsh Government Circular WGC 008/2018: Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants.

The above chapters and Technical Advice Notes set out the Welsh Government's policy on planning issues relevant to the determination of this planning application.

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to

be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main issues:

The application includes two elements, albeit related, the temporary farm house and the glamping pods (including storage building and associated works). These will generally be assessed separately although some issues are relevant to both.

Impact on the Strategic Site

A strategic development site (NSA 5) is located north of Blaenrhondda and the first part of the access road and the temporary farmhouse and glamping pods would be located within it. The development, which the strategic site is allocated for (housing and related development), has not yet come forward within the current Local Development Plan (LDP) period of 2006-2021. The applicant has also submitted an indicative masterplan for the whole area that the applicant controls. Whilst this details housing could come forward on the strategic site, it is considered the likelihood of this in the near future is not certain. Furthermore, the current LDP is under review and the current housing allocation may not be in an updated LDP.

As such, the proposed tourist and rural enterprise uses being proposed could provide an alternative economic benefit to the area. It is considered this type of use, would also complement other potential tourist uses in the area such as 'Zip World', the opening of the Rhondda Tunnel in Blaencwm and other such developments. Furthermore, the proposed rural enterprise on its own, would not prevent or negatively impact on the development of the wider strategic area.

In summing up whilst the proposal as presented for the temporary farmhouse and glamping pods does not comply with the current vision for the strategic site (Policy NSA 5), it would not necessarily prejudice the site coming forward in the future given the nature of the use. It is also considered that with regards to developing a residential scheme that there are viability issues in doing so and therefore the Council could consider alternative or complimentary uses on the site.

Temporary Farmhouse Dwelling Appraisal

The applicant makes the argument the dwelling is needed to support a farming and tourism business. Planning Policy Wales does allow for dwellings in isolated areas in support of rural enterprises however, they require special justification.

Technical Advice Note 6: Planning for Sustainable Rural Communities (TAN 6) Rural Enterprise Dwelling Appraisal sets out special justification tests to ensure that the dwelling is justified. Section 4.3.1 of TAN 6 sets out the tests for a new rural enterprise dwelling on a new rural enterprise where there is a functional need for a full time worker

and the evidence criteria in paragraphs a-e in section 4.6.1 are fully evidenced by a Rural Enterprise Dwelling Appraisal.

It is noted the applicant has applied specifically for temporary permission. As stated in TAN 6, if the tests cannot be fully proven; a temporary permission may be appropriate for a period which is commonly three years, although a different time period may be given. This will afford the applicants the opportunity to prove that their business has a chance of being viable.

A Planning Statement by Graham Leaver of Egis Consultancy Ltd. and further information in the application highlights the detail in respect of the tests as required by TAN 6 has been submitted. Members should note that without the Council obtaining an assessment from a professional agricultural consultant of the submitted information, the following comments are offered as an observation.

a) clear evidence of a firm intention and ability to develop the rural enterprise concerned (significant investment in new buildings and equipment is often a good indication of intentions);

In considering the information in the appraisal and the planning statement, the applicant has purchased the land and states that the business has established a small herd of pigs and had a loan of £150,000 sanctioned by a bank. A 5 year business plan has been submitted with the application. There are costs indicated in the appraisal including that the investment is calculated to be approximately £85,000. The applicant has also submitted various receipts which itemise purchases of what can be seen as agricultural equipment. The applicant has also supplied details of a licence for the movement of pigs and an application for a County Parish Holding Number. In considering all of the documentation that has been submitted it would appear that there is some evidence of intent. The application however also states that the applicant works full time elsewhere at the moment.

b) clear evidence that the new enterprise needs to be established at the proposed location and that it cannot be accommodated at another suitable site where a dwelling is likely to be available;

The appraisal states that the reason for the proposed location of this development site is due to the site being owned by the applicant. However land ownership is not a consideration for planning. The planning statement makes reference to properties that have been looked at and details are provided with the application, however there is no commentary provided of the suitability of these as the applicant requires a house on site.

c) clear evidence that the proposed enterprise has been planned on a sound financial basis;

Evidence including a 5 year budget has been submitted with this application. This details the operation would be running on a profit from year one and that would increase over the five years. There is no evidence to the contrary available to dispute the financial details submitted but it is noted that these are only projections.

d) there is a clearly established functional need and that need relates to a full-time worker, and does not relate to a part-time requirement;

From the evidence provided by the applicant; there is a claim that the functional test is satisfied as their presence is required during farrowing and lambing due to difficulties occurring in a very short space of time. The appraisal also makes reference to presence being required during these difficult times in order to keep distress of both mother and baby to a minimum during labour. It also makes reference to farrowing often occurring outside of normal working hours. The appraisal makes reference to various tasks that can be required just after farrowing such as disease, feeding and the provision of clean bedding. Reference is also made to emergencies such as fire and stock escaping and security purposes. The policy stipulates that for a dwelling to be essential it should relate to *unexpected situations that might arise*. Whether it could be considered 'essential' for an individual to be present in the case of such 'unexpected situations' is a judgement best made by an agricultural professional. As such, there is no evidence to the contrary available to dispute that the operation requires a full time worker.

The applicant has provided information which illustrates the labour requirements associated with running the business. It is not clear if this number of animals will be on site immediately or whether this number will be grown as the business grows. No contrary evidence is available to clarify whether the calculation made in the appraisal, which concludes one full time member of staff is required, is correct. It is stated in the appraisal that the applicant would work full time on the farm within 3 years, therefore there will not be a full time worker present on the site initially. TAN 6 states *that where there is currently no dwelling associated with the rural enterprise for whom there is a functional need for new accommodation must be a full time worker*. It is therefore questioned if there is a current need for the dwelling at present or if this is more appropriate as the business grows.

e. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building on the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the workers concerned;

TAN 6 states that evidence is required to demonstrate that there is no other dwelling(s) or building suitable for conversion. It is clear that there are no other buildings on the site and therefore no opportunity to convert them. This is accepted. The TAN also makes reference to other dwellings in the locality. Details of other properties in the locality are provided, however the appraisal states that there are 15 properties for sale and 2 houses for rent within a mile radius of the holding, the appraisal goes on to state that the nearest post code is 1/2 a mile away from the proposed dwelling and these are all for sale. Whilst it is understood that a rental property would be preferable, due to the temporary nature of the proposal, no commentary has been presented outlining what alternative properties have been considered and why they aren't suitable. Although the applicant does state they need to be situated on the actual site.

f) other normal planning requirements, for example siting and access, are satisfied;

1. Siting and Design – The dwelling would be sited near some existing enclosures and near to the base of the valley side. While isolated, the siting and design for a temporary dwelling is considered acceptable.
2. Impact on Residential Amenity - In terms of the impact on the amenity of surrounding residents the nearest dwellings are located some distance from the siting of the temporary dwelling. As such it is considered there would be no significant impact.
3. Access - There are concerns that the proposal would not be accessible by a range of transport modes. An inevitable consequence of being located away from settlements is that there would most likely be a greater requirement for vehicular travel by the family, visitors and for deliveries. No objection has been raised by the Transportation Section.
4. Contamination - There is concern regarding potential contamination from the former colliery use of the site and land stability given the history of the site. An investigation has been submitted and the Council's Public Health Section detail further clarification is required and maintain the requirement for a condition if permission is granted. It is considered this would be necessary due to the health and safety risks.
5. Ecology – No objection has been raised from the Countryside Section and is discussed further in the following sections.
6. Drainage - It is proposed foul drainage would go to a package treatment plant. However planning guidance (Welsh Government Circular 008/18) details where practicable, foul drainage should be discharged to the mains sewer. The nearest sewer is some distance. As this application is for temporary permission for one dwelling it is considered acceptable. Natural Resources Wales detail that a package treatment plant must be installed to British Standard 6297 and Approved Document H of the Building Regulations 2000. With regard to surface water drainage the Council's Flood Risk Management Section detail a condition is required to submit further details.

Summary

It is considered the evidence submitted does not fully satisfy the justification tests outlined in PPW and TAN 6. There is not enough substantiated evidence, at the moment, to justify a dwelling under section 4.3.1 of TAN 6. In summary there is no significant existing rural enterprise being run from the site, insufficient evidence has been submitted to show that other sites outside or within the land holding are suitable for the enterprise, the financial figures that have been provided are only projections, the need for a full time worker at the present has not been clearly established and insufficient evidence has been submitted of other houses considered to rent or buy in the area.

Notwithstanding this, it is noted that TAN 6 does allow for temporary permission if the evidence has not been fully satisfied. It is considered the applicant has submitted sufficient evidence of intent of setting up the enterprise and building this up over a three year period to a point where a permanent dwelling may be considered acceptable. As detailed above, an assessment of this will be required by the submission of a further planning application for a permanent dwelling. Policy guidance details that no further temporary permission should be given. And if the requirement for a permanent dwelling is not met, the temporary dwelling would be required to be removed from the site. Therefore, on balance, taking into account the above, a temporary three year permission is considered appropriate.

Glamping Pods Assessment

Principle of Development

With any development it is necessary to consider the sustainability of such a proposal and whether it accords with the National Sustainable Placemaking Outcomes as outlined in Planning Policy Wales Edition 10. This is especially pertinent given that the development is not proposing the improvements that policy NSA 5 requires in order to make the site sustainable. Planning Policy Wales Edition 10 states that sustainable places are the goal of the planning system. The LDP also seeks sustainable development and Policy AW 2 supports this goal by ensuring that developments are in sustainable locations. The policy contains criteria which define where these places are and it is therefore necessary to assess this development against this policy.

Criterion 1 requires that the site is within the settlement boundary. The amended location of the glamping pods meets this criterion.

Criterion 2 seeks to ensure development would not conflict with surrounding uses. There is some concern that the construction of the glamping pods may appear incongruous in the landscape as opposed to the creation of a planned built form of the whole of strategic site.

Criterion 3 and 4: the site should have good accessibility by a range of sustainable transport modes and have good access to key services and facilities. At present the site is considered car dependant. It is acknowledged that there is a bus service which runs to the edge of the site on Brook Street, however the route does not extend into the site nor does the site benefit from a complete network of pedestrian footways or street lighting, this means that safe access on foot cannot be achieved at present to public transport. The glamping pods have been re-located and are now closer to Blaenrhondda and the public highway of Caroline Street. Whilst the criterion have not necessarily been met, it is however recognised that the nature of this type of development is that they are sited in more isolated places.

Criterion 5 states the site should not in a C2 Flood zone. The site is not within this flood zone and therefore this is met.

Criterion 6 states that new development must support the roles and functions of the Principal Towns, Key Settlements and Small Settlements. The tourism development could provide some economic support to the nearby Key Settlement of Treorchy and Small Settlement of Treherbert.

Criterion 7 states that the development must support the roles and functions of the Strategic site. The proposal as submitted does not necessarily support the roles and functions of the strategic site as it is piecemeal development and not comprehensively planned. It does not deliver the regeneration benefits sought from the site. However, as stated above, the future of the strategic site in this location is questioned, and if the site could deliver an overall tourism/outdoor pursuit's scheme then this may help deliver benefits for the local area.

Criterion 8: are well related to existing water, sewerage, waste, electrical, gas and telecommunications infrastructure and improvements to such services will be provided where necessary. The information submitted with the application identifies that utility infrastructure may not be available on the site at the moment.

Given the above, it is considered at present this development meets some of the criterion of Policy AW 2 of the Local Development Plan, but not all. It is also considered that the proposal does not meet all the placemaking principles of PPW and would not completely comply with the National Sustainable Placemaking Outcomes.

Notwithstanding the above, the amended position of the glamping pods reduces the visual and isolated impact that was more clearly evident with the original proposed location. They would now be in the settlement boundary and closer to the proposed temporary farm house and settlement of Blaenrhondda.

Furthermore, Planning Policy Wales paragraph 5.5 views tourism as vital to economic prosperity. It's seen as important for employment and can help regeneration of an area. It states that the planning system should, "encourage tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities".

The submitted proposal and 'indicative masterplan' envisages the wider site could be developed into a farm enterprise and a more significant tourism/outdoor pursuit's attraction in the future. Members are advised that if this was a farm diversification proposal on an established farm, then in sustainability terms, the proposal would be more acceptable. As such, a temporary permission is recommended, in line with the recommendation for the temporary farm house. This would allow the opportunity for the farming and rural enterprise to grow, and potentially become established within a three year time period.

Therefore, on balance, the principle of a temporary permission is considered acceptable, subject to an assessment of the other material planning considerations detailed below:

Impact on the character and appearance of the area

It is recognised the site is a former colliery, and that the landscape has been partly restored to a semi-natural state. Whilst the applicant argues it is a 'brownfield' site, it is considered the restoration and recovery of the land is enough to however be considered as a 'greenfield' site in accordance with the definition of previously developed land identified in Planning Policy Wales (Page 38).

The applicant has submitted a Landscape and Visual Appraisal report. This uses the LANDMAP information produced by NRW and details the areas Visual and Sensory aspect as High, its Landscape Habitats as High, its Historic Landscape as Outstanding, its Geological Landscape as Outstanding and its Cultural Landscape as High. It is noted that the appraisal identifies the descriptions cover a wide area and these may not apply to the setting of some of the site.

The original location of the glamping pods was in an area identified as being within a Special Landscape Area (SLA) and was also adjacent and considered within the setting of a Regional Important Geological Site (RIGS) important for its geology which Policy AW 8 protects. The amended location of the glamping pods is however not within the SLA and is considered to reduce the impact on the setting of the RIGS.

Furthermore, in assessing the visual impact of the new location, it is noted this is now within the settlement boundary, albeit it is noted there is little development in the surroundings and it is visually within the open countryside. Notwithstanding this, it is closer to the site of the temporary farmhouse and would also be seen against the wooded hillside behind. As such, this siting has a less visual impact on the open countryside than the previously proposed location. Whilst the site is also identified as part of the Rhondda Historic Landscape area designated by Cadw, due to the small scale of the development, there would however not be a significant impact on this designation.

In addition, a landscaping scheme of native species planting has been proposed to help screen the glamping pods and storage building. It could be argued that in time the development may be well screened and that the impacts on the setting of the surrounding high quality open rural landscape may be reduced to an acceptable level.

Lighting would also be an issue to take in to account due to the open nature of the site. It is noted however that the development is currently in the settlement boundary and strategic site area where significant development in relation to that allocation would have a far greater impact than that being proposed. Paragraph 6.8.1 of PPW states 'There is a need to balance the provision of lighting to enhance safety and security to help in the prevention of crime and to allow activities like sport and recreation to take place with the need to: protect the natural and historic environment including wildlife and retain dark skies where appropriate'. Whilst no lighting has been proposed, it is however considered the development is likely to introduce lighting that could be to the detriment of some of the qualities stated above. The Council's Countryside Section consider a sympathetic lighting scheme may be acceptable. Therefore a condition requiring such details is considered necessary if permission is granted.

In summing up, the amended location of the glamping pods would have a lesser visual impact on the surroundings than that originally proposed. A landscaping scheme is proposed that would help screen the development from some longer views and a sensitive lighting scheme can be obtained by condition. Therefore, it is considered the development would be acceptable in these terms.

Ecology

The glamping pods (and temporary farm house) would be located on land that was part of the former Fernhill Colliery. The land has partly been restored and some vegetation has recovered. It is adjacent to the Mynydd Blaenrhondda and Mynydd Ty-isaf Fawr Site of Importance for Nature Conservation (SINC) and relatively close to the Rhondda Fawr SINC.

An ecological appraisal has been submitted, which details the mobile home would result in the loss of some land that is considered to have low botanical diversity and the ecological value is considered negligible. The original glamping pod position would result in the loss of some 1000m² of dry heath vegetation and a similar area of semi-improved grassland. This is similar for the new siting of the glamping pods. The report identifies that dry heath is a habitat that is listed in Section 7 of the Environment (Wales) Act 2016 and regards it as being of 'principal importance' for the purpose of maintaining and enhancing that biodiversity.

Section 6 of the Environment (Wales) Act 2016 places a legal obligation on public bodies in Wales to 'maintain and enhance biodiversity' whilst carrying out their functions. The report details that given the status of this dry heath as a habitat of importance that some compensatory dry heath habitat should be created. Members are advised that this is considered necessary and details of this can be required by a suitably worded condition.

The report further highlights the site has reptiles and a suitable mitigation strategy is required, that it has potential for breeding birds and a suitable mitigation strategy is required and that bats are present nearby and a suitable lighting scheme would be required. In addition it details a sensitive lighting scheme would be required. The Council's Ecologist accepts the findings of the report and highlights the need for the mitigation strategies to be implemented for the proposal to be acceptable. Members are advised that this is considered necessary and details of this can be required by a suitably worded condition.

Contamination

The glamping pods would be located on the former site of the Fernhill Colliery. A Land Quality Assessment has been submitted, however the Council's Public Health Section has detailed that further clarification of testing and any mitigation that is necessary is required as the amended location of the glamping pods has not been taken into account in the reports submitted. Due to the potential health and safety risk this is necessary and should be required by a suitably worded condition prior to any works being carried out.

Surface Water Drainage and Tip Safety.

The Council's Flood Risk Management Section commented (based on the original submission) that the site is situated within a reclaimed tip and the site location is shown

to encompass a range of surface water flood risk conveyance routes that affect the wider site location. This area is also identified within RCT's Flood Risk Management Plan (specifically Investigation area RCT0104). As such the wider project and proposed development will need to take full account of the inherent pluvial flood risk associated to the site. They do not object and detail a condition requiring details of how flood risk and surface water drainage will be taken into account is required.

Following receipt of the amended location of the glamping pods a further response has been requested, however at the time of writing this report no further comments have been received. As the amended location is still within the former colliery site it is presumed the comments are the same.

Members are advised that a Sustainable Drainage Application will also be required, which is separate from the planning process. Whilst this is so and normally the requirement should not be duplicated, it is considered that it would be prudent for the reasons highlighted above that these details should be provided as part of the planning application and prior to works commencing. Details of this can be obtained by a suitably worded condition.

Foul drainage

It is proposed to deal with foul drainage by a private treatment plant. It is noted Circular WGC 008/2018 requires that drainage should normally be to a public sewer unless it is not practical or financially prohibitive. The development proposed is for a temporary permission and the nearest public sewer is some distance. No objection has been raised by Natural Resources Wales subject to the relevant permits being required. Whilst a more comprehensive development of the strategic area should be required to drain to the public sewer, in this instance, due to the small scale and temporary proposal and financial implications it is considered that a private treatment facility would be acceptable for the temporary period.

Impact on residential amenity

The site is located some distance from nearby residential dwellings. There would be some increase of coming and goings along Blaenrhondda Road, however this would not be significant. Therefore in these terms the application would be considered acceptable.

Access

There are concerns that the proposal would not be accessible by a range of sustainable transport modes. An inevitable consequence of being located away from settlements is that there would most likely be a greater requirement for vehicular travel by the family, visitors and for deliveries. Access is via sub-standard roads and an objector raises the issue of increased traffic. Whilst this is noted, the development is small in scale and would not increase traffic significantly and no objection has been raised by the Transportation Section.

Summary

The development meets most of the criterion of policy AW 2 to determine if this is a sustainable location. The amended location of the glamping pods is less isolated than

the original location and this lessens the original concerns. However, if this was part of an established farm diversification then it would be more acceptable. As this is the intention of the applicant, a temporary period to allow the farm and rural enterprise to develop, is in principle acceptable. The amended location is also more acceptable with regard the visual impact. There will be some ecological impact, however mitigation measures are necessary to compensate and details can be obtained by condition. Further details are required with regard contamination and surface water drainage and these can be required by condition. All other material planning considerations are acceptable.

Other issues

Other Public Health Comments

The Council's Public Health & Protection Section have raised no objections to the proposal, however, a number of conditions have been suggested in relation hours of operation, noise during construction, waste, dust, soil importation and private water supplies. Whilst these comments are appreciated, it is considered that issues relating to these matters can be more efficiently controlled by other legislation and the suggested conditions are not considered necessary. An appropriate informative note would be sufficient in this instance.

Public Right of Way

Public footpaths traverse the wider site area that is indicated by the applicant would be used for farming. No current public rights of way affect the site for the temporary dwelling and glamping pods. Therefore this issue is considered acceptable.

Coal Resource and Risks from Former Coal Mining Works

The siting of the temporary dwelling and glamping pods are not within a high risk area for former coal mining works. No objection has been raised by the Coal Authority.

The site is also in a mineral safeguarding area (Coal) and Policy AW 14 of the LDP requires such areas to be protected and if the development went ahead it could sterilise some of this land. However, due to the small scale of development and the current political climate of reducing fossil fuel consumption, it is not considered this issue would warrant a refusal reason.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

If permanent planning permission for a dwelling is applied for, that application would be for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended however, the application lies within Zone 1 of Rhondda Cynon Taf's

Residential Charging Zones, where a £nil charge is currently applicable and therefore no CIL would be payable.

Conclusion

It is considered that the application demonstrates that the principle of a temporary rural enterprise dwelling would be acceptable and that in other planning considerations it would also be acceptable. The glamping pods would provide a tourism benefit and in time could form part of an established farm and rural enterprise. The amended location of the glamping pods has lessened the concerns with regard to sustainability and the visual impact. The application is therefore recommended for a temporary permission.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. The development hereby approved shall be carried out in accordance with the approved plans nos:
 - Site Location Plan (received 16th March 2020)
 - hdw/ph/gp.001e - Glamping Pods Proposed floor plan & elevations and proposed block plan (received 10th March 2020)
 - Landscape plan.dwg aug 2019 issue B-MDA (received 3rd September 2019)
 - hdw/ph/ab.002a - Temporary Farmhouse Proposed Site Plan, Elevations and Floor Plan (received 13th August 2019)

and documents received by the Local Planning Authority on 6th February 2019, 13th August 2019, 6th November 2019, 7th November 2019, 14th November 2019 and 23rd January 2020 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

2. The temporary dwelling, glamping pods, storage building and any associated paraphernalia associated with its use shall be removed from the land in its entirety and the land shall be restored to its former condition on or before 1st June 2023.

Reason: This planning permission is for a temporary period only in order to enable the establishment of a rural enterprise and in the interests of visual amenity in accordance with Planning Policy Wales TAN 6: Planning for Sustainable Rural Communities and Policy AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

3. The occupancy of the farmhouse dwelling shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
- b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
- c. widows, widowers or civil partners of the above and any resident dependants.

Reason: The site is not in an area intended for general development. Permission is granted solely because the dwelling is required to house a person or persons employed or last employed in a rural enterprise. A dwelling in this location would normally be contrary to Policy AW 2 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no private car garages, extensions, garden sheds, gates, fences, walls, other means of enclosure, or structures of any kind (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

5. The glamping pods hereby approved shall only be occupied as holiday units and no unit shall be occupied by any individual, family or group for more than a continuous period of two months in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: The site is unacceptable for general residential use by reason of its unsustainable location, in accordance with Policy AW 2 of the Rhondda Cynon Taf Local Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) no external lighting equipment shall be erected or installed on the site unless details including its location, size, design and intensity have been

submitted to and approved in writing by the Local Planning Authority. The lighting installed shall be carried out and retained in accordance with the approved details.

Reason: To prevent light pollution and to afford protection to animal species in accordance with policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.

7. No development shall commence until all relevant matters outlined on the attached Planning Requirements Relating to Flood Risk Management including full drainage details have been submitted to and approved in writing by the Planning Authority. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15. The development hereby approved shall not be brought in to beneficial use until approved drainage arrangements have been implemented on site.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

8. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless otherwise agreed in writing by the Local Planning Authority:

- a) A desk-top study to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
- b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been agreed in writing with the Local Planning Authority.
- c) A written method statement for the remediation of contamination affecting the site

Reason: In the interest of Health and Safety in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan

9. No dwelling, hereby permitted, shall be occupied until the measures approved in the scheme set out in condition 8 have been implemented and a

suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan

10. If during development works any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to the Local Planning Authority. The development shall not re-commence until the additional proposals have been agreed in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan

11. Notwithstanding the submitted details, building operations shall not be commenced until samples of the finishing materials proposed to be used for the temporary farmhouse, glamping pods and storage building (including colour) have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

12. Notwithstanding the submitted details no development shall take place until a wildlife / habitat protection plan has been submitted to and approved in writing by the local planning authority. The wildlife / habitat protection plan shall include:

- a) The creation/translocation of a minimum of 1200m² of compensatory dry heath habitat to a suitable nearby location.
- b) A mitigation strategy for reptiles.
- c) A method statement related to nesting bird habitat or if clearance is undertaken in the period March 1st to August 31st a nesting bird survey shall be carried out and submitted.
- d) A site lighting scheme

The protection plan shall then be implemented in accordance with the timings

detailed in the approved wildlife / habitat protection plan.

Reason: To afford protection to animal and plant species in accordance with Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan

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PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/1180/10 (LJH)
APPLICANT: Mr D Harris
DEVELOPMENT: New bungalow.
LOCATION: OAKLANDS, PANTYBRAD, TONYREFAIL, PORTH,
CF39 8HX
DATE REGISTERED: 10/06/2020
ELECTORAL DIVISION: Tonyrefail East

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

REASONS:

Whilst the application site is located in the open countryside and an unsustainable location, the proposed development would result in a continuation of residential use at the site. Additionally, whilst the proposed dwelling would obviously alter the current visual appearance of the site, given its general scale and design, it would be similar to that of the existing structure and would therefore remain largely unnoticed within the wider landscape. It is therefore considered that the proposed development would not materially alter the way in which the site currently operates and would have little impact upon the character and appearance of the site or the surrounding Special Landscape Area, actually improving the current visual appearance of the site.

It is therefore considered the demolition the existing dwelling and its replacement, along with the other associated works at the site, generally complies with the relevant local and national planning policies and is acceptable.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity and Development.

APPLICATION DETAILS

Full planning permission is sought for the erection of a replacement dwelling at Oaklands in Pantybrad. This would require the demolition of the existing dwelling at the site.

The proposed single-storey hipped roof bungalow would be built in approximately the same position as the existing dwelling. It would however be orientated with its front elevation on the opposite side to the existing and facing to the north-east. Two gable projections would be constructed on either side of the front elevation. Between these, a pitched roof porch would be constructed. The dwelling would measure 28m in width, 12m in depth and to a maximum of 6.6m in height, sloping to 2.4 metres at the eaves. Its elevations would be finished in a mixture of smooth render and stonework, and the roof would be covered in slate.

The new dwelling would be served by the existing access with parking spaces for 4 cars located at the top of the drive adjacent to the north-east facing side elevation. With regards to landscaping and boundary treatments, a patio area would be provided around the dwelling with the rest of the grounds laid to lawn. A stonewall, 0.5m in height, is proposed on the boundary with the fields to the north-east and the existing hedgerow along the adjacent road (south-west) would be retained.

SITE APPRAISAL

Oaklands is a hipped roof bungalow located in the open countryside to the south-east of Tonyrefail. Its elevations had been finished in render and its roof covered in slate. The property had three bedrooms. However at the time of the officer site visit the property had fallen into disrepair and the roof coverings and external render removed.

The site is accessed from the north-western corner which also forms two Public Rights of Way (ANT/115/1 and ANT/122/1). There are a number of hard standing areas around the dwelling and a large barn to the south-west. Beyond this are fields which are currently occupied by a number of grazing horses.

There is a mature hedge along the boundary of the site with the adjacent road which also contains a number of trees. It also has a pedestrian access gate in to the site. Two large oak trees, one outside the site but overhanging it, and one within the site are located near to the existing vehicle access and are protected by a Tree Preservation Order (TPO number 4 1950). To the north of the site there is a Public Right of Way (ANT/122) and a Site of Importance for Nature Conservation.

PLANNING HISTORY

06/1746/13: LAND ADJACENT TO OAKLANDS, PANT-Y-BRAD, TONYREFAIL
Erection of detached dwelling, garage and stable block (outline application)
Decision: 23/10/2006, Refused.

08/0191/13: LAND ADJACENT TO OAKLANDS, PANT-Y-BRAD, TONYREFAIL.
CF39 8HX
Construction of five timber stables and tack room (outline)
Decision: 21/04/2008, Refused.

09/0830/10: LAND ADJACENT TO OAKLANDS, PANT-Y-BRAD, TONYREFAIL, CF39 8HX

To erect 3 no. stables and tack room and alterations to access (amended plans and description 20/10/2009).

Decision: 16/12/2009, Granted.

10/0480/10: OAKLANDS, PANTYBRAD, TONYREFAIL, CF39 8HX

Demolish existing 3 bed bungalow and all out buildings and barn. Replace with 5 bed house with landscaping to suit.

Decision: 17/08/2010, Refused.

14/0860/10: OAKLANDS, PANTYBRAD, TONYREFAIL, PORTH, CF39 8HX

Renovation of existing dwelling to include single storey side extension, double storey extension to side with balconies to the first floor, new entrance canopy and fenestration alterations

Decision: 04/09/2014, Refused.

17/0787/10: OAKLANDS FARM, PANTYBRAD, TONYREFAIL, PORTH, CF39 8HX

The proposal is to construct 6 new loose boxes, a feed store, a tack room plus the creation of a ménage (small riding area) for equestrian purposes.

Decision: 10/04/2018, Granted.

PUBLICITY

The application has been advertised by means of direct neighbour notification, site notices in the vicinity of the site, and a press notice. No representations have been received.

CONSULTATION

Transportation Section – No objection, subject to conditions.

Countryside, Landscape and Ecology – No objection, subject to conditions.

Public Health and Protection – No objection, subject to conditions.

Flood Risk Management – No objection, subject to condition.

Dwr Cymru Welsh Water – No objection.

Natural Resources Wales – No objection.

Western Power – No objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies outside of the settlement boundary for Tonyrefail and within the Mynydd Y Glyn and Nant Muchudd Basin Special Landscape Area (SLA).

Policy CS2 – sets out the criteria for development in the Southern Strategy Area.

Policy AW1 – sets out the criteria for new housing proposals.

Policy AW2 – supports development in sustainable locations and includes sites that are accessible by a range of sustainable transport modes and would not unacceptably conflict with surrounding uses.

Policy AW4 – details the criteria for planning obligations including the Community Infrastructure Levy (CIL).

Policy AW5 – sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 – requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW7 – identifies that proposals which impact upon sites of architectural or historic merit or affect areas of public open space, allotments, public rights of way, bridleways and cycle tracks will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the area.

Policy AW8 – states that Rhondda Cynon Taf's distinctive natural heritage will be preserved and enhanced by protecting it from inappropriate development.

Policy AW9 – provides criteria for the alteration, renovation or conversion of existing buildings outside the defined settlement boundaries.

Policy AW10 – does not permit proposals where they would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy SSA23 – Development within SLAs will be expected to conform to the highest standards of design, siting, layout and materials appropriate for the site.

Supplementary Planning Guidance

- Design and Placemaking;
- Nature Conservation;
- Access, Circulation and Parking.

National Guidance

In the determination of planning applications, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018. The document aims to incorporate the objectives of the Well-Being of Future Generations (Wales) Act 2015 into Town and Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as stipulated in Chapter 2 People and Places: Achieving Well-Being Through Placemaking and is also consistent with the following inasmuch as they relate to the development:

- Chapter 3 (Good Design Making Better Places, Promoting Healthier Places, Sustainable Management of Natural Resources)
- Chapter 4 (Moving Within and Between Places, Transport, Living in a Place, Housing)
- Chapter 6 (Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Water and Flood Risk, Air Quality and Soundscape, Lighting)

Other relevant policy guidance consulted:

- PPW Technical Advice Note 5: Nature Conservation and Planning;
- PPW Technical Advice Note 6: Planning for Sustainable Rural Communities;
- PPW Technical Advice Note 11: Noise;
- PPW Technical Advice Note 12: Design;
- PPW Technical Advice Note 18: Transport.

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Principle of the Proposed Development

Full planning permission is sought for the demolition of an existing bungalow and the construction of a new replacement bungalow in its place.

The application site lies outside of the defined settlement boundary for Tonyrefail where residential development is usually unacceptable in principle. There is no clear local or national planning policy that sets out the parameters for determining replacement dwellings in the countryside. Policy AW9 of the LDP considers opportunities for the alteration, renovation or conversion of buildings outside defined settlement boundaries, whilst national planning policy outlines the control of, and allowances for, new buildings in the countryside. However, whilst the demolition of a dwelling and the construction of another is essentially considered a new development

and it is acknowledged similar schemes have been refused at the site in the past, consideration and clarification of national policy for replacement dwellings in the countryside has been given by Inspectors in recent appeal decisions in Rhondda Cynon Taf (16/0501/10 Castell-y-Mwnws, Fir Tree Hollow, Pontyclun, CF72 9DD and 16/0172/10 Bolson, Llantrisant Road, Groesfaen, Pontyclun CF72 8NS) where replacement dwellings have been allowed. Accordingly the principle of demolishing one dwelling to be replaced with another outside of settlement limits would generally be considered acceptable, providing there is a continuation of residential use at the site and the replacement dwelling would incur no additional impact in respect of the relevant material planning considerations.

In this case, the current property and residential use at the site is long established. The property has remained occupied until very recently when it has fallen into a state of disrepair, to a point where it is now deemed to no longer be fit for habitation. The proposal therefore seeks to rebuild on the existing footprint, albeit on a slightly larger scale, with the intention of allowing the occupiers to live in a property that meets modern living standards and complies with the current Building Regulations. Therefore the proposed development would result in a continuation of residential use at the site and given the proposed design and scale of the new dwelling, it would result in a structure of a similar design and scale to that currently located at the site, having no further impact upon the surrounding landscape in comparison to that which already occurs.

Further, the proposed landscaping works would be relatively minor in nature, simply tidying up the area around the dwelling. It is therefore considered that this aspect of the scheme would not materially alter the way in which the site currently operates and would have little impact upon the character and appearance of the site or the surrounding landscape.

It is therefore considered the demolition of the existing dwelling and its replacement, along with the other associated works at the site, is acceptable in principle, subject to an assessment of the scheme against the considerations identified below.

Visual Impact

The application site is located outside of settlement limits and within a SLA, with the surrounding area forming valley hillside and being rural in character. It is noted however that the site is set within a natural plateau in the hillside.

The original dwelling has been subject of numerous additions and alterations over time, with poor repairs being made and inappropriate and unsympathetic materials used. Consequently the existing dwelling is of limited aesthetic and architectural value and can generally be considered as having a detrimental impact on the surrounding SLA.

The replacement building would be sited in place of the existing structure albeit having a larger footprint which will ensure the existing character is preserved at the site. The new arrangement would amount to a 120m² increase to the original footprint, however it is considered that it would remain largely unnoticed within the wider landscape due

to it retaining its single storey height. It is therefore considered the general scale and design of the proposed dwelling is acceptable.

It is acknowledged that a number of more modern, contemporary finishing materials would be utilised, however, the principle elevation would be faced with natural stone with the remaining elevations being finished with smooth render. It is therefore considered that whilst the proposed dwelling will result in some difference to the character of the original property, the inclusion of the natural stone as well as the more rustic materials such as the natural slate roof will ensure the new dwelling is not out of character with its rural surroundings, and would actually form an attractive feature within the hillside. Further, the proposed landscaping works would be relatively minor in nature, simply tidying up the area around the main dwelling and outbuildings, improving its current visual appearance.

Consequently, whilst it is accepted the proposed works would obviously alter the current character and appearance of the site, it is not considered the development would have a detrimental impact upon the visual amenity of the site or the surrounding SLA, and would actually improve its current visual appearance. The proposed development is therefore acceptable in respect of its potential visual impact.

Residential Amenity

The nearest residential properties are located approximately 100m to the north-west of the application site. Therefore, with no change of use at the site and the scheme simply proposing a replacement dwelling and some general landscaping/tidying works, it is not considered the proposed development would give rise to any adverse amenity issues to the nearest residents.

Highway Safety

No objections have been received from the Council's Transportation Section following consultation.

The Transportation Section commented that Llantrisant Road is sub-standard in comparison to current standards, lacking adequate horizontal and vertical geometry, street lighting, highway drainage, and segregated pedestrian footways. As such, the development is considered to be in an unsustainable location and future residents would be heavily reliant on the use of private motor vehicles, which is contrary to the transport hierarchy of PPW10. However, on the basis that the existing bungalow is to be demolished and a new bungalow constructed in its place, and that the existing access off Llantrisant Road is to be utilised, the proposal is, on balance, considered acceptable in this respect.

Further, the proposed dwelling requires up-to a maximum of 3 no. off-street car parking spaces in accordance with the Council's SPG: Access, Circulation & Parking with in excess of 3 no. spaces provided. Additionally, there is sufficient space within the site to enable vehicles to enter and exit the site in a forward gear. Therefore, whilst there is some concern with regard to the access leading to the site, taking into account the application simply seeks consent to replace an existing dwelling at the site, on-balance, the scheme is acceptable and no highway objections are raised. It is however

suggested a condition be attached to any consent ensuring that the parking spaces indicated on the plan are constructed in permanent materials and are retained for the purpose of the parking of vehicles only.

In light of the above highways assessment, the application is considered acceptable in respect of its potential impact upon pedestrian and highway safety in the vicinity of the site.

Drainage and Impact upon SSSI

NRW originally raised significant concern with regards to the proposed method of foul drainage as limited details were supplied to accompany the application. The application form identifies foul drainage for the proposed development is to be discharged to a private sewerage system, a package treatment plant (PTP). The submitted plans show the location of the PTP and soakaway to ground. However, the information did not demonstrate that disposal of foul effluent from the PTP would be effective at this location and that it would not pose an unacceptable risk to the nearby Rhos Tonyrefail SSSI. However on receipt of additional supporting information, being soakaway design calculations, NRW were re-consulted and have since confirmed that they have no objection to the proposed scheme as the submitted calculations demonstrate the ground can dispose of the treated water from the proposed PTP with an overcapacity. Therefore, it is considered the PTP would be unlikely to pose a significant threat to the nearby Rhos Tonyrefail SSSI.

Ecology

The application proposes demolition works in the countryside and in an area that has high ecological value, being located in close proximity of the Rhos Tonyrefail SSSI. Therefore the applicant has submitted an ecology survey with the application. The report details that there is negligible suitability for bat roosts and no nesting birds at the site. As such no further survey work is required to be undertaken. It was however detailed that there is an opportunity to provide enhancement measures within the new development and a number of recommendations are provided.

Having assessed the report the Council's Ecologist commented that it is a comprehensive and acceptable study of the site and that the conclusions and recommendations are reasonable and appropriate. Therefore no objections are raised but a number of conditions are suggested in line with the recommendations of the report to ensure the proposed development works have a minimal impact upon any ecology at the site.

Public Health

No objections have been received from the Council's Public Health and Protection Division following consultation. They did however suggest a number of conditions be attached to any consent in relation construction noise, waste and dust. Whilst these comments are appreciated, it is considered that construction noise, waste and dust matters can be more efficiently controlled by other legislation. It is therefore considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Other Issues

It is noted that no objections have been received from the Council's Flood Risk Management Section, Dwr Cymru Welsh Water or Western Power Distribution subject to standard conditions and advice. Flood Risk Management have suggested a condition with regards to the submission of drainage details prior to commencement of any development on site however this requirement is now covered by the separate SuDS regulations and therefore the condition is considered unnecessary. Instead an informative note advising the developer of the necessary SuDS requirements is suggested.

Community Infrastructure Levy Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended. The application site lies within Zone 2 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £40 / sqm for residential development.

The CIL (including indexation) for this development is expected to be £18,726.03.

Conclusion

Whilst the application site is located in the open countryside and an unsustainable location, the proposed development would result in a continuation of residential use at the site. Additionally, whilst the proposed dwelling would obviously alter the current visual appearance of the site, it would remain largely unnoticed within the wider landscape. Further, the proposed landscaping works would be relatively minor in nature. It is therefore considered that the proposed development would not materially alter the way in which the site currently operates and would have little impact upon the character and appearance of the site or the surrounding SLA, actually improving the current visual appearance of the site.

It is also noted that there would be no undue impact upon the amenities of the nearest neighbours, and that the proposed works are acceptable in respect of their potential impact upon highway safety and ecology, subject to the conditions detailed below.

In light of the above, the application is considered to generally comply with the relevant local and national planning policies and is considered acceptable.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans ref. DH01 Rev A, and documents received by the Local Planning Authority on 05/11/2019, 17/02/2020, and 10/06/2020 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. The parking spaces indicated on submitted drawing no. "DH01 Rev A" shall be provided on site in permanent materials prior to beneficial occupation of the dwelling hereby approved and shall be retained for the purpose of the parking of vehicles only thereafter.

Reason: To ensure vehicles are parked off the public highway, in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taff Local Development Plan.

4. No development shall commence on site until full details of house sparrow box enhancement measures as set out in paragraphs 4.8 to 4.13 of the Crossman Associates Bat Survey Report have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details prior to beneficial occupation of the dwelling hereby approved and any protection measures shall be retained throughout the development period and thereafter.

Reason: In the interests of ecology and to afford protection to animal species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

5. Demolition of the existing dwelling at the site shall at all times employ the soft demolition method as set out in paragraph 4.6 of the Crossman Associates Bat Survey Report.

Reason: In the interests of ecology and to afford protection to animal species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

6. Any external lighting proposed at the site shall at all times comply with the lighting mitigation recommendations as set out in paragraph 4.7 of the Crossman Associates Bat Survey Report.

Reason: In the interests of ecology and to afford protection to animal species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/1296/10 (CA)
APPLICANT: Mr C Cousins
DEVELOPMENT: Demolition of Chapel and Construction of 2 No. Detached Dwellings (Amended Plans Received 12/02/2020).
LOCATION: BETHEL CHAPEL, ABERNANT ROAD, ABER-NANT, ABERDARE
DATE REGISTERED: 18/12/2019
ELECTORAL DIVISION: Aberdare East

RECOMMENDATION: Approve, subject to conditions.

REASONS: The application is considered to comply with the relevant policies of the Local Development Plan. The principle of the development is supported and the proposal is deemed to have an acceptable impact upon the character and appearance of the area as well as upon the residential amenities of neighbouring properties and highway safety.

The proposal would replace a derelict building with two family homes which would enhance the street scene, provide additional housing in a popular residential location and provide a degree of economic benefit to the local area.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to the Planning and Development Committee for final determination as three or more objections have been received and the application is recommended for approval.

APPLICATION DETAILS

Full planning permission is sought for the demolition of the former Bethel Chapel, Abernant and for the construction of two detached dwellings in its place.

The proposed dwellings would be sited roughly centrally within the site, orientated south east with their front elevations facing Abernant Road. Each dwelling would measure approximately 6.8 metres in width, 8.8 metres in depth and incorporate a pitched roof design to approximately 8.5 metres in height. The dwellings would be of two storeys but would contain additional accommodation in the roof space and as such

one dormer window, featuring a Juliet balcony, would be located in each of the rear roof slopes.

The dwellings would be of modern design and of an identical scale, finished in a mix of cream render and brick with slate roof tiles and white uPVC windows and doors. Each property would accommodate three bedrooms at first floor level, a further bedroom in the roof space, and various living accommodation across the ground floor.

Access to the dwellings would be provided off Abernant Road. There are four dedicated car parking spaces and a private shared access shown on the proposed site plan; all directly to the front of the dwellings. The dwellings also benefit from rear gardens and garden stores.

The application has been amended since its original submission to rearrange the off street car parking arrangement proposed.

SITE APPRAISAL

The application site is a roughly rectangular plot amounting to approximately 450 square metres. It is currently occupied by a disused chapel. As such the building and wider site are in a poor state of repair and appear derelict.

The chapel building occupies the majority of the plot, fronting Abernant Road and having a small area of amenity space to the rear. A pedestrian access is located to the southern side of the building that leads from the front of the site to the rear, and a single storey annexe is located to the northern side. The plot falls from Abernant Road to the rear and as such the building appears two-storey in nature from the front, but three-storeys to the rear. There is no vehicular access but pedestrian access is gained from Abernant Road.

The site is bound by a detached two-storey dwelling to the south-west and a detached bungalow to the north-east. A private lane is located to the rear, beyond which is woodland. A number of modern, two-storey link properties are located to the front of the site, at the opposite side of Abernant Road.

The surrounding area is residential in nature and characterised by a mix of both modern and traditional, detached, semi-detached and terraced dwellings/bungalows.

PLANNING HISTORY

18/0309/10	Proposed demolition of chapel and construction of 3 no. 4 bed link houses	Refused 30/08/2018 Dismissed at Appeal 11/12/2018
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PUBLICITY

The application has been advertised by direct notification letter to neighbouring properties and two site notices have been displayed. Following receipt of the amended

plans, the application was re-advertised by direct notification letter to neighbouring properties. Three objections have been received and are summarised as follows:

- The proposal would result in the overdevelopment of the site.
- The dwellings are too large and the site is better suited to one dwelling.
- Concern that the development may result in the loss of the large bay tree on the adjacent site.
- Concern regarding what would happen to the party wall between the application site and the adjacent dwelling as sections of the existing chapel adjoin this wall.
- Vehicles would be required to reverse out onto Abernant Road which would prejudice highway safety.
- The parking spaces and shared private access are too confined and cars would not be able to manoeuvre adequately.
- The development would exacerbate the existing problem of on street car parking in the locality. There is already a shortfall of space available.
- The development may result in double yellow lines being introduced in the area which would stop existing residents parking in close proximity of their properties.
- The present scheme is no different to the originally refused scheme, other than the reduction of the number of dwellings from three to two.

A petition containing sixty six signatures against the development has also been submitted to the Council. The objections stated on the petition are summarised as follows:

1. The proposal would result in '*extreme dangers*' from vehicles exiting the site and parking at the location of the site.
2. The imposition of parking restrictions in the form of yellow lines would be an injustice to existing residents.

CONSULTATION

Transportation Section – No objections, subject to conditions.

Flood Risk Management – No objections, subject to conditions.

Public Health and Protection – No objections, conditions recommended.

Countryside, Landscape and Ecology – No objections or conditions recommended.

Natural Resources Wales – No objections.

Dwr Cymru Welsh Water – No objections, subject to conditions and standard advice.

Glamorgan & Gwent Archaeological Trust – No objections, subject to condition.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

The application site lies within the defined limits of development but is not allocated for any specific purpose.

Policy CS 1 – Development in the North: Places an emphasis on building strong, sustainable communities.

Policy AW 1 – Supply of New Housing: Provides criteria against which applications for new housing will be considered.

Policy AW 2 – Sustainable Locations: Provides criteria to determine whether a site is located in a sustainable location.

Policy AW 4 – Community Infrastructure and Planning Obligations: This policy provides support to secure planning obligations and contributions.

Policy AW 5 – New Development: This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW 6 – Design and Placemaking: This policy requires development to involve a high quality design and to make a positive contribution to place making.

Policy AW 10 – Environmental Protection and Public Health: Prohibits development proposals that would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy NSA 12 – Housing Development Within and Adjacent to Settlement Boundaries: Development within the Northern Strategy Area will be permitted within the defined settlement boundaries subject to a number of criteria.

Supplementary Planning Guidance:

Design and Placemaking
The Historic Built Environment
A Design Guide for Householder Development
Nature Conservation
Access, Circulation and Parking

National Guidance:

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by Chapter 2 People and Places:

Achieving Wellbeing through Placemaking of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed:

- a) Chapter 3 (Strategic and Spatial Choices)
- b) Chapter 4 (Active and Social Places)
- c) Chapter 6 (Distinctive and Natural Places)

Other relevant national policy guidance considered:

PPW Technical Advice Note 5: Nature Conservation and Planning

PPW Technical Advice Note 11: Noise

PPW Technical Advice Note 12: Design

PPW Technical Advice Note 18: Transport

PPW Technical Advice Note: The Historic Environment

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development:

Full planning permission is sought for the demolition of the former Bethel Chapel and for the construction of 2 no. dwellings in its place. The plot is situated inside of the defined settlement limits and within an established residential area where the principle of residential development is generally considered acceptable, subject to compliance with the policies set out in the Local Development Plan and other relevant material considerations.

Further, whilst the loss of the community building is regrettable, it has not been in use for ten years and consequently the site has fallen in to a state of disrepair. As such the redevelopment of the site would significantly improve its current visual appearance and that of the surrounding area.

Based on the above, there would be no objection to residential development at the site, in principle, subject to an assessment of the criteria identified below and the scheme being considered acceptable in respect of the relevant criteria.

Impact on the character and appearance of the area:

The application site is between two existing residential dwellings. As such it appears as an infill plot along the street and it is considered the construction of two dwellings

on the site would generally be in-keeping with the character of the area. It is acknowledged the plot is currently occupied by a large chapel building and the loss of this community building would be regrettable, however, the existing building is not listed and is currently in a poor a state of repair. As such, it is not considered its replacement would significantly alter the current character of the street scene and would actually improve the plot's current visible appearance.

With respect to the proposed dwellings themselves, they would be appropriately positioned roughly within the centre of the plot allowing for amenity space to the rear and parking areas to the front. As such it is not considered the proposal would lead to an over intensive form of development and would also allow for a degree of landscaping to be introduced around the new buildings. Furthermore the new properties would follow the general pattern of development of the adjacent properties and would be of an attractive, modern design and scale with their mass and proportions being comparable to that of many similar properties in the wider locality, albeit of a different design to the immediate neighbouring properties. Therefore it is not considered the resulting structures would form overly prominent features in the street scene, especially given the mix of dwelling types in the immediate vicinity, and further, it is considered any potential impact would be minimised through the combination of appropriate external finishes.

It is noted that concerns have been raised by the objectors in respect of the visual impact of the proposed development, commenting that the proposal represents overdevelopment and the site is of a size suitable for one dwelling. Whilst these comments are acknowledged, it is not considered the proposal would have a significant impact upon the character and appearance of the site or the surrounding area.

Overall, the siting, scale and design of the proposed dwellings, as well as the materials proposed are regarded as suitable.

Impact on residential amenity and privacy:

The site is currently occupied by a large chapel building that extends to approximately 11 metres in height and is sited approximately 12 metres from the adjacent bungalow to the north, Pippins, and approximately 13 metres from the two-storey dwelling to the south, Montserrat. As such the existing building results in a degree of impact to the amenities of the occupiers of these properties.

With respect to the adjacent property to the north, Pippins, the proposed dwellings would be sited at approximately the same distance from the neighbouring bungalow when compared to the existing chapel building. In addition, the proposed dwellings would be of a smaller scale and height than the existing structure. Therefore it is not considered the proposed dwellings would result in any further undue impact to amenities of the occupiers of this property in comparison to that which currently occurs.

The proposed Dwelling 1 would be situated closer to Monserrat than the existing chapel, with the gap reducing from around 13 metres to approximately 9 metres. The proposal would therefore be clearly visible from the side-facing windows of

Monserrat's kitchen/dining room, however there is an alternative, open outlook available from the secondary window of this room which faces Abernant Road. In terms of the side facing bedroom window of Monserrat, due to the reduced height of structures contained on the application site when compared with the chapel, as well as the fact the dwellings would be set further back from the front and rear boundaries, it is considered that outlook to the north and north east from this window would be acceptable.

Furthermore, there would be no windows at first floor level which would directly face the adjacent properties. The side facing windows which would serve the utility rooms of each dwelling can be obscurely gazed (secured by condition) to ensure any potential adverse impacts upon privacy levels to Pippins and Monserrat is avoided.

It is noted that the previously refused application was found by the Planning Inspector to have an acceptable impact upon the residential amenities of neighbouring properties. The current application, which proposes one less dwelling and is positioned further away from Monserrat, is also considered acceptable in this regard.

On balance, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered to be acceptable as it would not result in an undue loss of light or privacy or have any overbearing impacts.

It is considered that future occupants of the proposed dwellings would also have an acceptable standard of residential amenity. The dwellings would provide adequate accommodation to be used as family homes, both of which benefitting from private rear gardens as well as additional storage space for bikes, bins, etc.

Impact on highway safety:

A number of concerns have been raised by the objectors in respect of the potential impact the proposed development would have upon highway safety in the locality.

In their assessment of the scheme the Council's Transportation Section noted that the application site is served off Abernant Road which is a bus route with a carriageway width of 7.3 metres and has footways which vary in width between 1.4 metres to 1.9 metres.

It was commented that the proposed private shared access off Abernant Road which facilitates access/egress in a forward gear forms a cross road junction with Abernant Road and Heol Y Parc. Cross road junction arrangements increase risk to all highway users and as such should be avoided where possible. In addition, considering the local context, highway safety is further compromised by limited vision splay to the right and reversing movements associated with the neighbouring property known as Monserrat, which gives some cause for concern.

In terms of car parking, the existing chapel requires in the region of 18 spaces in accordance with the SPG Access, Circulation & Parking 2011, with none provided. It is noted that being a community facility a number of these trips would have been taken on foot reducing on-street car parking demand.

Each of the dwellings proposed would contain four bedrooms and therefore require a maximum of 3 off-street car parking spaces per plot in accordance with the adopted SPG Access, Circulation & Parking 2011, with 2 per plot provided. This results in a shortfall of 2 spaces, which gives some cause for concern considering the location of the proposal directly fronting the junction of Heol Y Parc with Abernant Road and on-street parking pressure in the locality.

In order to mitigate the adverse impact of on-street parking at and in the vicinity of the junction, the developer has proposed double yellow lines, which is considered acceptable in principle. The proposed mitigation measures also include provision of secure cycle storage, proximity of the proposed development to public transport, Aberdare Town Centre and Cynon Community Route. Therefore, considering above, the shortfall in parking provision is on balance acceptable.

In conclusion, there is some concern regarding the proposed private shared access junction with Abernant Road, which results in a cross road effect with sub-standard vision splay to the right. There is also concern regarding a shortfall in curtilage parking provision and potential adverse impact on safety of all highway users and free flow of traffic. However, considering the advice given in paragraph 7.7.7 of Manual for Streets (MfS), PPW10, together with the volume of traffic on Abernant Road in the vicinity of the junction, carriageway width of Abernant Road (7.3 metres) and the limited volume of traffic generated by two dwellings with access/egress in a forward gear, no recorded accidents in the vicinity of the proposed junction and mitigation measures proposed, the proposal on balance is considered acceptable.

In light of the above highways assessment, whilst the comments raised by the objectors in respect of highway safety are acknowledged, it is not considered that the impacts of the proposal upon highway safety are so severe as to warrant the refusal of the application. The proposal is therefore considered acceptable in terms of its impact upon highway safety, subject to a number of relevant conditions.

Other Issues:

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation.

Drainage:

This issue would be covered by the required, separate SuDs approval prior to any development taking place. As such, it is considered unnecessary that the submission of details relating to both surface and foul water drainage is conditioned.

Public Health & Protection:

No objections have been received from the Council's Public Health and Protection Division following consultation, although several conditions have been recommended should planning permission be granted. The conditions relate to construction noise, waste, dust and land contamination. Whilst these comments are acknowledged, it is considered that these matters can be more efficiently controlled by other legislation.

Ecology:

As the scheme proposes the demolition of the existing chapel building a Bat Survey has been submitted with the application. The report details no bat roosts were recorded at the site. Therefore no further surveys or a separate European Protected Species license are required.

Having assessed the report the Council's Ecologist commented that it is an acceptable study of the site and that the conclusions and recommendations are reasonable and appropriate. Therefore no objections are raised, it is however suggested that some provision for roost bats and nesting birds is provided in the form of built in bat bricks and bird boxes, which are recommended to be conditioned.

It is also noted that no objections were received or conditions suggested following consultation with Natural Resources Wales (NRW).

Historic Land Uses:

Comments received from the Glamorgan-Gwent Archaeological Trust (GGAT) indicate that the Historic Environment Record, curated by GGAT, shows that the existing chapel was built in 1856 and was extended during 1862 and 1895. Further, the application site is situated to the east of the former Abernant Ironworks and as such the area has been extensively reclaimed and there is some possibility for the survival of buried remains associated with the ironworks. Consequently the chapel building is considered to be of historic importance by virtue of its history and cultural significance within a community that was built up around the ironworks and therefore a condition is recommended to ensure the structure is formally preserved by record prior to demolition.

Neighbour Consultation Responses:

Some concern is raised that the development may result in the removal of the neighbour's bay tree. There is no indication within the submitted application that the tree is to be removed to accommodate the proposal.

In addition to the above concern, it is also acknowledged that a section of the existing chapel adjoins the boundary wall with the adjacent property, Pippins, and therefore any subsequent demolition works would inevitably impact upon the wall. Any damage to the wall would however be a private matter between the two parties. Further, it is noted that the applicant has signed Certificate of Ownership B and served the relevant notice on the adjacent landowner. As such it is considered that all necessary steps have been taken by the applicant in this regard.

It is also commented that the current application is no different to the previously refused application (18/0309/10) except for the reduction of the proposed number of dwellings from three to two. In addition to this change, however, the design of the dwellings has been amended, the dwellings are positioned further away from the adjacent dwelling known as Monserrat and the access and parking arrangements have also been altered. The previous application was dismissed at appeal due to its impact upon highway safety as it would have resulted in vehicles reversing out onto Abernant Road. The current application proposes a private shared access which would allow for vehicles to exit the site in a forward gear. Although there are still some concerns regarding highway safety as noted above, they are not considered so severe as to warrant the refusal of the application.

Community Infrastructure Levy (CIL) Liability:

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for charge under the CIL Regulations 2010 as amended. The application site lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable and therefore no CIL is payable.

CONCLUSION

Having taken account of all of the issues outlined above, the proposal is considered acceptable and in accordance with the development plan. Therefore, the application is recommended for approval, subject to conditions.

RECOMMENDATION: Grant

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan and Proposed Plans, shown on Drawing No. 2700 NB Rev A (dated 12th February 2020)

and documents received by the Local Planning Authority (LPA) on 16th and 18th December 2019, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Before the development is brought into use the private shared access and parking shall be laid out in accordance with Drawing No. 2700 NB Rev A dated 12th February 2020 and approved by the Local Planning Authority. The private shared access and parking shall remain free from obstruction for use of both dwellings thereafter for parking and turning of vehicles only.

Reason: In the interests of highway safety, free flow of traffic and to ensure that vehicles access and egress from the parking areas onto the public highway in forward gear, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall commence until a Traffic Regulation Order (TRO) at the junction of Abernant Road, Heol Y Parc and the private shared access has been completed.

Reason: To ensure deliverability of Traffic Management measures and restrictions in the interests of highway safety and free flow of traffic, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

5. Prior to the development being brought into use, a vehicular footway crossing shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development on site commencing.

Reason: In the interests of highway safety and pedestrian safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. Surface water run-off from the proposed development shall not discharge onto the public highway or be connected to any highway drainage system.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

7. HGV's used as part of the development shall be restricted to 09:00am to 16:30pm weekdays, with no deliveries on weekends and bank holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. a) No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;

- i. The means of access into the site for all construction traffic;
- ii. The parking of vehicles of site operatives and visitors;
- iii. The management of vehicular and pedestrian traffic;
- iv. Loading and unloading of plant and materials;
- v. Storage of plant and materials used in constructing the development;
- vi. Wheel cleansing facilities; and
- g) The sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed.

Reason: In the interests of highway and pedestrian safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: The building is of cultural significance and the specified records are required to mitigate impact of its loss.

10. Notwithstanding the submitted details, prior to above ground works, a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting features and or nesting opportunities for birds shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the designed purpose in accordance with the approved scheme. The scheme shall include, but not be limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
- b) Materials and construction to ensure long lifespan of the feature/measure.
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed and made available.

Reason: To provide biodiversity enhancement, in accordance with Chapter 6 of PPW.

11. Notwithstanding the approved plans, the proposed utility room windows within the ground floor of the side (north east and south west) elevations shall be fitted with obscure glazing to an industry standard of privacy level three or above, and maintained in perpetuity as such.

Reason: In the interests of the privacy and amenity of neighbouring residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0091/10 (JE)
APPLICANT: Mr M Agostini
DEVELOPMENT: Construction of 3 no. Garages. (Amended Plans received 28/05/20)
LOCATION: LAND ADJACENT TO JAMES STREET, CWMDARE, ABERDARE
DATE REGISTERED: 17/02/2020
ELECTORAL DIVISION: Aberdare West/Llwydcoed
RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

REASONS:

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact, the potential impact it would have upon the amenity and privacy of the neighbouring residential properties, and its potential impact upon highway safety in the vicinity of the site.

APPLICATION DETAILS

Full planning permission is sought for the retention and completion of 3no. garages at land adjacent to James Street, Cwmdare. This application follows approval of a similar scheme at the site (application ref. 15/0125/10) that was approved in 2015 but has not been built in accordance with the approved plans. As such this application seeks to the retain the development as being built.

The garages would be set back from Dare Road by a paved driveway/apron to the front.

The block of three garages would measure a width of 10.3 metres by a depth of 5.6 metres. The garages would have a mono pitched roof design which would measure a maximum height of 3.1 metres on the rear elevation sloping to 2.7 metres at the eaves. 3no. roller shutter doors would be installed along its front elevation. The proposal would incorporate 2no. windows and an access door on its rear elevation.

The three garages would be interconnected by lockable internal access doors which the applicant has detailed would allow the unit to be rented out as more than one unit if required.

The site would be enclosed by 1.5 metres high feather edge fencing along its eastern and southern boundary with James Street.

SITE APPRAISAL

The application site is a roughly rectangular parcel of land located between two short rows of terraced dwellings, James Street to the north and David Street to the south respectively. The site fronts and is accessed from Dare Road which links the settlement of Cwmdare with the Dare Valley Country Park. It is bounded by the rear gardens of two properties within David Street to the south and directly abuts James Street along the northern boundary. The topography of the area falls from north to south and as such the site is set at two separate terraced levels. The northern section is located at the same level as James Street with the southern section being located at a slighter higher level than the adjacent highway, but at a higher level than the properties along David Street to the south. At the time of the Officers site visit works had commenced on site with the footprint and external walls of the garages in place.

PLANNING HISTORY

The most recent planning applications on record associated with the site are:

06/2253/13: LAND BETWEEN 1A JAMES STREET AND 1 DAVID STREET, CWMDARE, ABERDARE.

Residential Development - One Dwelling (Outline)

Decision: 02/01/2007, Refuse

15/0125/10: LAND ADJACENT TO JAMES STREET & DAVID STREET, CWMDARE, ABERDARE.

Erection of three garages.

Decision: 24/06/2015, Grant

PUBLICITY

The application has been advertised by direct notification to neighbouring properties as well as notices displayed at the site.

Four Letters of objection have been received following consultation from neighbouring occupiers and are summarised below:

- Application is a front for a dwelling on the site.
- Disruption caused during construction through noise and disturbance.
- Current unfinished appearance of site.
- The proposed development would be out of keeping with the surrounding area.
- Overlooking from proposal into neighbouring properties.
- Use of proposed garages.
- Drainage issues.

- The proposal would increase vehicular movements to the detriment of highway safety.

CONSULTATION

Transportation Section: No objection raised subject to conditions.

Public Health and Protection: No objection although conditions suggested with regards to hours of operation, noise, dust and waste.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Aberdare and isn't allocated for a specific purpose.

Policy AW2 – Supports development in sustainable locations.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW10 – does not permit development which would adversely impact upon the amenity of neighbouring occupiers.

Policy NSA12 – supports development within and adjacent to the settlement boundary in the Northern Strategy Area.

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations (Wales) Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by Chapter 2 People and Places: Achieving Wellbeing through Placemaking of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 1 Managing New Development.

Chapter 3 Strategic and Spatial Choices.

Chapter 4 Active and Social Places

Chapter 5 Productive and Enterprising Places

Chapter 6 Distinctive and Natural Places.

Other policy guidance considered:

PPW Technical Advice Note 12 – Design

PPW Technical Advice Note 18 – Transport

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application seeks to retain and complete 3no. domestic garages and associated works located on a previously vacant plot between James Street and David Street, Cwmdare. The site is located within the settlement boundary and benefits from existing planning consent (15/0125/10) for 3no. domestic garages. As such, the principle of the development is considered acceptable subject to the bellow criteria:

Impact on the character and appearance of the area

With regard to visual amenity, it is acknowledged that the proposed garages would form a prominent feature along Dare Road. However, they are considered to be of an acceptable domestic scale and would be of a similar design to other domestic garage blocks located across the County Borough. In addition, the scale and overall design of

the proposal has not significantly changed since the previously approved scheme at the site.

Furthermore the proposed boundary treatment which consists of 1.5 metre high feather edge fencing would be consistent with its domestic setting and would be in keeping with the residential character of the surrounding area.

As such, it is considered that the proposal will not detract from the character or appearance of the area.

Impact on residential amenity and privacy

It is noted that there has been a number objections received from local residents in this regard, however, it is not considered that the proposed garage block would have a significant impact upon the levels of amenity and privacy currently enjoyed by neighbouring properties.

The garages would be sited towards the north east corner of the site, set back from the highway by a minimum of 4.5 metres. Therefore, given the relationship they would have with the closest properties along both James Street and David Street, and the fact that they would be of an acceptable domestic design, scale and height, there would be no undue impact from issues such as loss of sunlight and overbearing affects.

Further objections have been raised with regard to the potential of the garages being used for commercial purposes that could result in noise and disturbance and a loss of privacy. Members are advised that the application details the garages are proposed for domestic use for the parking of motor vehicles only. Furthermore, if permission were to be granted, a condition requiring the garages are only used for the parking of vehicles or storage for domestic purposes could be attached. It is acknowledged that domestic use could also result in some noise and disturbance from the comings and goings of users, however, it is considered the impact would not be significantly greater than the existing use of the road for access to the nearby Country Park.

It is noted the residents of Ty'n y Waun opposite the application site have commented that the use of the garages may lead to car headlights shining into their property when it is dark. However, given the fact that the property opposite is sited over 25 metres from the application site, is enclosed by a mature hedgerow, the limited domestic use of the use of the proposed garages and the proposed boundary screening, it is not considered that there would be a significant impact in this respect.

Therefore, taking this into account, it is not considered the development would result in a loss of amenity to neighbouring residents significant enough to warrant refusal of the application.

Highway Safety

The Council's Transportation Section were notified during the consultation period in order to provide comments on the suitability of the application with regard to highway safety. Their comments are as follows:

The proposed is served off an adopted highway Dare Road 4.5m wide leading to the Dare Valley Country Park. There are no footways leading to the proposed plot which means pedestrians share the same surface as moving motor vehicles which is of concern. However, given there is sufficient width of carriageway for vehicles to pass pedestrians and vehicular movements at this location are limited, no highway objection is raised.

There are limited off-street car parking facilities available in the vicinity of the site leading to on-street car parking narrowing the available width of the carriageway to single file traffic to the detriment of safety of all highway users.

Access to the garages is via a 6.0m wide vehicular access which is acceptable for safe movement. However, the garage entrance door of 2.5m requires a minimum reversing width of 5.5m for the garages to be accessible by a standard family car. At present there is only a 4.5m reversing width which is not acceptable for use by a standard vehicle. The garages as part constructed on site are suitable for a small vehicle only to access / egress which would make the garages less desirable for use. However, this would not warrant a highway objection.

There is a considerable drop off from the proposed land to Dare Road which raises cause for concern. Therefore, a condition for design and detail of vehicular containment along the boundary fronting Dare Road has been suggested. Design and detail of the proposed access ramp and tie in with Dare Road will also be required in the interests of safety of all highway users and free flow of traffic.

Taking, the above into consideration, on balance, the application is considered acceptable with regard to its potential impact upon highway safety within the vicinity of the site.

Other issues

A number of objectors have commented that the approval of garages on the site would set an unwanted precedent for future residential development due to the design of the proposal and that the garages benefit from water and foul connection. As detailed above, a previous application of 1no. residential dwelling was refused due to its potential impact upon the character and appearance of the locality and amenity of surrounding occupiers. Whilst the objectors concerns are acknowledged, this application seeks consent for 3 garages only and any future application for residential development would be considered and determined on its own individual merits.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

It is not considered the proposal would have a significant impact upon the character and appearance of the locality, the residential amenity of the surrounding neighbouring properties, or upon highway safety. As such, the application is considered to comply with the relevant policies of the Local Development Plan and is recommended for approval

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s):

- A.03.1 – Received 28/05/20

unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Before the garages hereby approved are brought into beneficial use, design and detail of the garage entrance apron and tie in with Dare Road shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the LPA prior to beneficial use.

Reason: To prevent damage to the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Before the garages are brought into beneficial use, design and detail of vehicular containment along the frontage of Dare Road shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the LPA prior to beneficial use and remain in place thereafter.

Reason: To prevent damage to the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. The use of the garages hereby approved, shall at all times be restricted to purposes normally associated with a domestic use and no trade or business shall be carried out therein.

Reason: For the avoidance of doubt as to the extent of this consent, in the interests of the safety of all highway users in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. The vehicular access to the site shall be laid out, constructed and retained thereafter with 2.4m x site frontage vision splays prior to beneficial use of the garages hereby approved.

Reason: In the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

7. No obstruction or planting when mature, exceeding 0.9m metres in height shall be placed within the required vision splay areas.

Reason: To ensure that adequate visibility is retained, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0285/10 (RP)
APPLICANT: Mr D Mear
DEVELOPMENT: Proposed two storey extension and a single detached garage (Amended plans received 14/05/2020).
LOCATION: 40 LAUREL CLOSE, CWMDARE, ABERDARE, CF44 8RS
DATE REGISTERED: 14/05/2020
ELECTORAL DIVISION: Aberdare West/Llwydcoed

RECOMMENDATION: Approve

REASONS:

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact and its impact upon the amenity and privacy of the neighbouring residential properties.

REASON APPLICATION REPORTED TO COMMITTEE

- Three letters of objection have been received from occupiers of neighbouring properties following the consultation process;

APPLICATION DETAILS

The application proposes the construction of a two storey extension to the north-west facing side elevation of the property, and also includes the construction of a single garage to the rear of the plot.

The proposed extension would measure 4.7 metres in width, 7.3 metres in depth and 6.6 metres in height incorporating a pitched roof design. The plans indicate that the side extension would provide a kitchen/diner to the ground floor and an en-suite and dressing area to the first floor which would be associated with a new bedroom. To facilitate its construction, it is proposed that an existing conservatory on this elevation is removed.

With regard to the single garage proposed this would be positioned to the rear garden area of the property at its north-east corner, and would replace an existing outbuilding at the same location. The proposed garage would measure 4 metres in width, occupy a depth of 6.3 metres and would be 2.6 metres in height with a flat roof design.

External materials proposed include a render and dash finish, timber cladding, concrete roof tiles, and a single ply membrane.

The plans have been amended since the original submission of the application, and is accompanied by the following:

- Location Plan & Block Plan
- Existing Floor Plans & Elevations
- Proposed Floor Plans
- Proposed Elevations
- Proposed Garage

SITE APPRAISAL

The application site relates to a two-storey, semi-detached property located within a residential area of Cwmdare. The property occupies a corner plot, has a principal elevation which faces a south-westerly direction and benefits from areas of amenity space to its front, side and rear elevations. To its side elevation is an existing conservatory, whilst an outbuilding is located to the rear of the plot.

Neighbouring properties within Laurel Close are mostly all of a similar design and scale, the closest of which are located immediately to the south-east, 11m to the north-east, 21m to the south-west and 21m to the north-west. Further to the south-east is an area of off-street parking. The property is finished in face brick at ground floor level and render at the first floor, it has a concrete tiled roof and all windows and doors are of white UPVC.

PLANNING HISTORY

19/5148	40 Laurel Close, Cwmdare, Aberdare, CF44 8RS	Proposed two storey extension	Raise No Objections	20/12/19
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PUBLICITY

The application was advertised by direct neighbour notification letter. Three letters of objection were received from nearby residents. The objections raise the following main points:

- I am not worried about the extension, but the garage will overshadow my garden and my light will be affected.
- The plans do not indicate any provision for off-road parking.

- The existing drive is currently being used as a garden area. Once built, the garage would make the existing drive smaller, and would very unlikely be used for access to the garage or utilised as a parking area.
- The new extension and garage would create on-street parking issues. I am concerned about the safety of users of this cul-de-sac. Parents from the neighbouring Welsh school use the street to drop off/pick up their children and it can get very busy during these times.

CONSULTATION

RCTCBC Highways and Transportation - no objection subject to conditions.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Aberdare West/Llwydcoed, but is not allocated for any specific purpose.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Supplementary Planning Guidance

- A Design Guide for Householder Development
- Access, Circulation and Parking

National Guidance

In the determination of planning applications, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018. The document aims to incorporate the objectives of the Well-Being of Future Generations (Wales) Act 2015 into Town and Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as stipulated in Chapter 2 People and Places: Achieving Well-Being Through Placemaking and is also consistent with the following inasmuch as they relate to the development:

- Chapter 3 (Good Design Making Better Places, Promoting Healthier Places, Sustainable Management of Natural Resources)
- Chapter 4 (Moving Within and Between Places, Transport, Living in a Place, Housing)
- Chapter 6 (Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Water and Flood Risk, Air Quality and Soundscape, Lighting)

Other policy guidance considered:

PPW Technical Advice Note 12 – Design

Main Issues:

Principle of the proposed development

The application relates to the extension of an existing residential property, and also the construction of a single garage within the curtilage of the site. The principle of the development is therefore acceptable, subject to an assessment of the criteria set out below.

Impact on the character and appearance of the area

The area is characterised by semi-detached dwellings of matching style and design, several of which have been extended or altered in various ways.

The proposed side extension would form a visible addition within the street scene, especially noting its proposed width and location on a corner plot. However, the extension would appear as subservient to the host dwelling, being set down from the main ridgeline and set back from its front face, which would maintain a symmetrical appearance and would avoid unbalancing the pair of houses.

Materials at ground floor level would match the main dwelling and relate well to materials used within the immediate locality, whilst materials to the first floor would complement those used at the site.

Although the garage would form a visible addition to the property it would be of a scale which is considered acceptable for its domestic setting and context of the site, and would not be too dissimilar to the scale and design of existing garages within the surrounding area with the majority of these being of flat roof construction.

In addition, the site is located towards the end of a cul-de-sac, whereby there is limited passing traffic or pedestrians and the proposed garage would therefore not be visible from the wider area.

Overall, the proposals are not considered to have a detrimental impact on the character and appearance of the existing dwelling, or the wider area and the application is therefore considered acceptable in this regard.

Impact on residential amenity and privacy

The proposed extension would be adequately separated from dwellings to the north, south and west of the site, so it is unlikely to have any material impact upon their existing levels of amenity. The adjoining semi would also be largely unaffected by the proposal, being located on its opposite elevation. It is also unlikely the extension would exacerbate any further opportunities for overlooking towards those properties surrounding the site.

The garage would be sited in close proximity to the rear and side boundaries of the application site. However, with the garage being of a domestic scale and design, it is not considered this would cause any significant overbearing or overshadowing impact of the amenity spaces of the neighbouring dwellings in comparison to the existing outbuilding that it would replace. It is also noted that a garage could be constructed in this location under the property's permitted development rights, if it did not exceed 2.5 metres in height.

Furthermore, there are no openings proposed on the rear or side elevations of the garage facing neighbouring plots, and the use of the garage would be restricted to one which is ancillary to the domestic use of the main dwelling.

Overall, it is considered that the proposed extension is of a suitable scale and design and is one that would not provide severe adverse impacts towards the residential amenity or privacy of the adjacent and adjoining dwellings. Further, it is considered the garage is of a scale, mass and bulk that would ensure no significant adverse impacts would occur to the residential amenities of nearby dwellings.

Access and highway safety

The application has been referred to the Council's Transportation Section for consideration. No objections have been raised in relation to access or car parking arrangements and the proposal is therefore not considered to prejudice highway safety.

Whilst it is acknowledged there is considerable demand for on-street parking within Laurel Close, and that the proposals increase the property from a 3 to a 4 bedroom dwelling, there is potential to provide three parking spaces for the dwelling by increasing the width of the existing vehicular crossover and utilising the existing hard paved area within its curtilage. Therefore, the application is considered acceptable in this regard subject to condition for off-street parking being provided within the application site.

Other Issues:

The concerns raised by local residents in relation to car parking provision are acknowledged and it is agreed that the property would provide a shortfall of off road car parking spaces. Given the fact that additional parking spaces would be provided within the curtilage of the property (secured via condition) and as the site is located on a no through road that does not generate significant amounts of passing traffic, it is not considered that the proposals would severely impact upon the safety of

pedestrians or road users. As such, it is not reasonable to refuse the application on these grounds.

Furthermore, the submitted plans indicate the proposed garage has clear internal dimensions for it to be counted as a parking space, in accordance with the Council's adopted Supplementary Planning Guidance relating to Access, Circulation and Parking Requirements.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

The proposed works are considered acceptable in terms of their overall scale, design and visual appearance. It is not considered that the proposals would result in an undue loss of light or amenity to neighbouring properties, or have significant overbearing impacts. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5 and AW6).

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following approved plans:

1. Existing Floor Plans & Elevations
2. Proposed Side Elevation
3. Proposed Ground Floor Plan
4. Proposed Front Elevation
5. Proposed First Floor Plan
6. Proposed Rear Elevation
7. Location Plan and Block Plan
8. Proposed Garage

and documents received by the Local Planning Authority on 14/05/2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Notwithstanding the submitted plans development shall not be brought into use until space has been laid out within the site for 3 vehicles to be parked in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The spaces shall be retained for the parking of vehicles thereafter unless agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the submitted plans, an extended vehicular footway crossing shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation.

Reason: In the interests of highway and pedestrian safety, and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. The garage, hereby approved, shall be used as a garage for purposes ancillary and incidental to the use of the dwelling house known as 40 Laurel Close and at no time shall it be converted to a room or living accommodation to be enjoyed as part of the dwelling with no trade or business use permitted.

Reason: In the interests of highway safety, and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0322/10 (GD)
APPLICANT: Coleg y Cymoedd
DEVELOPMENT: Construction of a sports centre.
LOCATION: COLEG Y CYMOEDD, HEOL Y COLEG, NANTGARW, CF15 7QY
DATE REGISTERED: 03/04/2020
ELECTORAL DIVISION: Ffynon Taf

RECOMMENDATION: Approve

REASONS:

The principle of the proposed development is considered acceptable and the proposal represents the opportunity to make full and effective use of an underused and near redundant area of land at a key location and to consolidate educational services on the one campus.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

APPLICATION DETAILS

The application seeks full planning permission for the construction of a sport centre, adjacent to and immediately south of the Coleg Y Cymoedd site in Nantgarw. The sport centre would comprise a total of 2248 square metres of floor space over one and two floors. The ground floor would comprise a four court activity space, gym, changing facilities, three teaching spaces, ICT suite, office, storage space, plant room and circulation space. The first floor will comprise a further five teaching areas, break out area and flexible space, with voids over the courts and gym area.

The building has been designed to distinguish between the activity areas and teaching areas. The main sports hall and gym will be finished in dark grey vertical seam metal cladding, with translucent polycarbonate cladding providing natural daylight to these areas. The gym will also have full height glazing on the buildings north facing elevation. It is also intended that the translucent polycarbonate lighting units will also have large sporting decals applied to them to help identify the building and add dynamism to its

appearance. The teaching unit will wrap around part of the northern and western side of the proposed structure and will be differentiated from the activity areas through it being built in grey brick with projecting brick cills and heads around the windows along with shading fins. In terms of dimensions the building would have maximum dimensions of 63.7m x 30.65m with the teaching block having a maximum height of 7.65m and the sports hall and gym a maximum height of 9.35m. Both elements will be to all intents and purposes a flat roof construction though the sports hall will have wind catchers projecting 0.5m above the main roof. A small cycle/bin store will also be provided to the west of the main building. It will have dimensions of 6m x 4m and will stand 3m high. The structure will have a flat roof and be built in the same brick as the teaching block element of the proposed development.

The building will be positioned towards the north east of the plot which will allow the balance of the plot to facilitate ancillary functions such as the car parking and the proposed sustainable urban drainage systems which will comprise a combination of attenuation ponds and rain gardens. These areas will be appropriately landscaped and the boundaries beyond particularly on the western side of the site will have existing tree and hedgerow planting strengthened.

The plot occupies a key location at the entrance to Parc Nantgarw and as such is well served by the existing highway network. Vehicular access to the site is served via the existing turning head on Heol Y Coleg which will be extended into the site with a new turning head formed at its southern extremity. A total of 12no. parking spaces will be provided on site including 4no. disability standard spaces. The proposals also involve the improvement of pedestrian and cycle routes adjacent to the site principally along Heol Y Coleg and Heol Crochendy. Cycle parking facilities will also be provided as part of the development adjacent to the entrance to the building on its northern elevation.

The application is accompanied by the following:

- Planning Statement;
- Design and Access Statement;
- Pre Application Consultation Report;
- Site Investigation & Coal Mining Risk Assessment
- Flood Consequences Assessment;
- Stage 3 Civil Engineering Report;
- Travel Plan;
- Transport Statement;
- Traffic Management Plan;
- Construction Method Statement;
- Drainage Strategy Report;
- Ecology Report Update; and,
- Environmental Noise Survey

SITE APPRAISAL

The application site is a substantial plot of land of irregular shape located at the southern end, and entrance to, Parc Nantgarw and Treforest Industrial Estate.

Measuring some 1.31 hectares, the site is undeveloped and relatively flat. The site is flanked by the existing highway network on its eastern and western boundaries (Heol Crochendy & Oxford Street respectively) with the access road to the existing Coleg y Cymoedd building being located to the north (Heol y Coleg). Although the site does not have any formal access, an existing turning head facility is provided off Heol y Coleg.

The surrounding area is characterised by a mix of industrial, office, educational, residential, entertainment and leisure, and food and drink uses. A children's day nursery is located at the north-western corner of the site and is allied to the modern Coleg y Cymoedd educational building to the north. Access to both of these facilities is off Heol y Coleg.

There are a number of residential properties located to the west and north of the site (Oxford Street and Rhyd Yr Helyg) though an established area of trees along the western boundary largely screens the site from view.

PLANNING HISTORY

15/0441	Land at Heol Coleg, Parc Nantgarw, Cardiff	Erection of Petrol Filling Station, forecourt and canopy, convenience store with Subway and 2 ATMs, 3 jet washes, 2 service bays, underground fuel tanks. Starbucks Drive Thru Coffee Shop, Mother Hubbards Fish and Chip Shop, parking and landscaping. 24Hours.	Refused 24/01/17
08/1753	Parc Nantgarw, Nantgarw	Office development with associated car parking, external works, soft landscaping and access road. Vary condition 9 (ground conditions) & 12 (engineering details of the road layout) of planning permission 06/0200	Approved 23/01/09
06/0200	Parc Nantgarw, Nantgarw	B1 office development, circa 3,730 sq.m. (40,150 sq.ft) net internal area (NIA), with associated car parking, external works, soft landscaping and access road. (Amended site location plan and site	Approved 19/12/06

layout plan received
15/11/06)

Related application

16/1329	Coleg Morganwg, Heol Crochendy Treforest Industrial Estate, Taffs Well. CF15 7QX	Erection of new four court sport centre	Approved 02/03/17
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PUBLICITY

The application has been advertised by means of press notice and neighbour notification letters and this has generated no submissions of objection or concern from local residents.

Officers were unable to display a site notice due to the Coronavirus (Covid 19) outbreak and the related restrictions placed on movement. Whilst it cannot be assumed that the posting of site notices would not have generated any comment from members of the public, those likely to be most impacted by the proposed development have all been consulted directly by letter. In any event, the level and extent of advertisement undertaken is compliant with the requirements of The Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

CONSULTATION

Transportation – No objections subject to appropriate conditions being applied to any planning permission issued

Flood Risk Management – Raise no objections to the proposed development subject to conditions.

Public Health & Protection – Raise no objections on the basis of the potential noise impacts of the proposed development subject to conditions to limit the opening hours of the proposed facility and there being no playing of amplified music at the premises. The applicants have undertaken a desk top study of the contamination issue and further contamination conditions will be required for any planning permission issued.

Structural Engineer – Advises that the site investigation report submitted with the planning application is acceptable and adequate

Countryside Section – Recognise the supporting ecological information as a competent and informed body of work, also encourage further work around securing ecological betterment for the site.

Natural Resources Wales – Express significant concern with regard to the planning application but raise no objection subject to the inclusion of conditions relating to flood risk and contamination being included in any consent that might be issued.

Welsh Government (Highways) – The Welsh Government as Highways Authority for the A470 Trunk Road does not issue direction in respect of this application.

Dwr Cymru Welsh Water – No objections subject to conditions

Western Power Distribution – Any new connection or service diversion will require the separate permission of WPD.

Wales & West Utilities – No response received during the statutory consultation period.

Coal Authority – No objections, the content and conclusions of the Coal Mining Risk Assessment are sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development.

South Wales Police – No response received during the statutory consultation period

South Wales Fire & Rescue Service – No objections subject to the applicants making available adequate water supplies for firefighting purposes and creating access suitable for fire fighting vehicles

Glamorgan Gwent Archaeological Trust – As the archaeological advisers to your Members, we have no objections to the positive determination of this application.

Caerphilly CBC – Have expressed some concern at the capacity of the development to generate additional traffic within their area and for the potential development to have an adverse impact on air quality.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy CS2 - sets out criteria for achieving sustainable growth including, promoting and enhancing transport infrastructure services in the southern strategy area.

Policy CS8 – promotes the development of sustainable transport infrastructure across the county borough.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

Policy AW4 – sets out the requirement for section 106 agreements where appropriate

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW8 - aims to preserve and enhance the natural environment

Policy AW10 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding, air pollution, noise pollution, light pollution, contamination, landfill gas, land instability or water pollution.

Policy SSA20 – identifies the site for the provision of park and ride/park and share facilities.

Policy SSA27 – sets out the types of uses that are appropriate for the Treforest Industrial Estate/Parc Nantgarw area.

Supplementary Planning Guidance

The following are considered relevant Supplementary Planning Guidance in this case:

- Access, Circulation and Parking;
- Design and Placemaking;
- Nature Conservation;
- Employment Skills
- Planning Obligations.

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by chapter 2 people and places: Achieving Wellbeing through Placemaking of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 1 managing new development.
Chapter 2 achieving wellbeing through placemaking
Chapter 3 strategic and spatial choices.
Chapter 4 active and social places
Chapter 5 productive and enterprising places
Chapter 6 distinctive and natural places.

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 11: Noise;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 15: Development and Flood Risk;
PPW Technical Advice Note 16: Sport Recreation and Open Space;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 23: Economic Development;

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

The application proposes the construction of a new college building which would be utilised as a sports centre of excellence, in association with the existing college campus to the north of the site

Main Issues:

The main issues in the determination of this planning application are the principle of the proposed development and particularly how that relates to planning policy in this case the potential impact from flooding, the impact of the proposed development on the character and appearance of the area, impacts on residential amenity, access and highway safety and the impacts on the ecology of the area

Principle of the proposed development and planning policy

The key question in terms of planning policy and the principle of development itself in this instance is whether or not the site is suitable and appropriate for education related development in a planning policy context.

For the purposes of the Local Development Plan the application site is located within defined settlement limits in the southern strategy area, and within the Treforest Industrial Estate/Parc Nantgarw boundaries. The first requirement of planning policy at the local and national level is that such proposals should represent a sustainable form of development and this is principally defined at the local level by the requirements set out in LDP Policy AW2. The proposed development is clearly sustainably located as it lies within settlement limits as defined by the Local Development Plan, and would not conflict with the varied established uses round about, (educational facilities in the form of the college are already located immediately north of the application site). The development would have good access to key services and facilities and is accessible by sustainable modes of transport with the current proposals also promoting improvements to adjacent walking and cycling provision. Furthermore, it also has to be kept in mind that the proposed facility would serve the students of the college who currently have to travel to use such facilities and this requirement will be removed by the development improving the sustainability of the educational offer at the site overall.

Though the allocation within the defined industrial estate does not specifically allow for the provision of educational facilities, favouring conventional industrial and

commercial uses and associated ancillary functions, the establishment of the college building at the site sets a strong precedent and an acceptance that educational uses are appropriate in this location despite the strict policy position. This issue was considered by the Inspector at the time the Local Development Plan was under examination (the planning application for the college building having been submitted at that time), and the appointed Inspector found that there was no particular conflict with the policy position with the college proposals. Furthermore, in this respect, the location of the college and the proposed sport centre at the southern entrance of the wider estate and the uses adjacent to it, which are varied, would not make any argument against the proposals on the basis of policy SSA27 of the Local Development Plan a sustainable one, particularly as the development itself would also provide employment opportunities.

Local Development Plan Policy SSA20.2 allocates the site for the provision of park and ride/park and share facilities. This issue was also explored at the time proposals for the construction of the original college buildings were considered and when the Local Development Plan was under the consideration of an Inspector. The outcome was that as long as the park and share/park and ride facilities could be accommodated outside of the operational times of the college then there would be no conflict with the policy requirement. Additionally in more recent years the emergence of the South Wales Metro project has forced a re-evaluation of this type of facility which makes provision of park and ride facilities at this site far less likely in the longer term.

Planning Policy Wales 10 (PPW 10) places sustainability through placemaking at the heart of the planning process in Wales. In terms of the key chapter headings the proposals score well in terms of what they would be and where they are, particularly when measured against the matrix at Annex B to Planning Policy Wales 10.

Spatially the proposed development would prove an entirely appropriate addition to the existing facility improving the educational offer with a well-designed fit for purpose sporting and educational facility. The overall design though muted through the use of darker materials represents a legible building that will vastly improve the appearance of a key site at the entrance to the estate. The building will fit well with and at the same time be distinct from those immediately around it.

As an educational facility the proposed development would draw in students from the surrounding area who otherwise would need to travel further to gain the education that they want and the proposals address that need. The proposals have been designed to accommodate this with associated sustainable transport improvements around the site. The development of the sport centre will also mean that students do not have to travel elsewhere to pursue their curriculum. The proposals reduce the need to travel and improve sustainable transport options in and around the site. The improvement that the proposed development would bring would also represent a substantial economic investment in the area adding substantially to its educational infrastructure.

The proposed development, though located on C1 floodplain, aims to deal with water through the use of a sustainable drainage system through the creation of settlement ponds and rain gardens which will balance water output from the site. The drainage proposals will also have the added benefit of improving and supporting the biodiversity of the area. The siting of the proposed building towards the north east of the plot would

be instrumental in delivering this and in minimising the impact of the proposals on the nearest residential properties.

Planning Policy Wales 10 (PPW 10) sets out five key planning principles for development as follows –

- Growing our economy in a sustainable manner
- Making best use of resources.
- Facilitating accessible and healthy environments
- Creating and sustaining communities
- Maximising environmental protection and limiting environmental impact

It is considered that the proposed development satisfies these requirements insofar as they relate to this particular proposal. The proposals will grow the educational sector of the economy adjacent to an existing education site which in itself is sustainable and is more so in that this proposal will reduce the need to travel for existing students. The proposal makes effective use of a vacant area of land adjacent to the existing facility which represents potentially the best use of what would otherwise be considered a remnant land resource. The proposed development would be fully accessible and by design would have to be compliant with the requirements of the Equality Act and part M of the Building Regulations and it promotes a healthy environment through the associated improvements to sustainable transport that the development will make. By improving sustainable access arrangements and by removing the need for students to travel and providing educational opportunities for many closer to home the proposed development would also facilitate sustainable communities. The proposal also maximises environmental protection through the opportunity for the development of the site to deal with any residual contamination associated with the previous use and through its demonstrated capacity to adequately deal with drainage and flood risk issues. At the same time environmental impact is minimised in a number of ways through the design of the building itself and in the use of muted external finishes.

Impact on the character and appearance of the area

The existing character of the site whilst not one of dereliction is one of neglect with the site presenting an unkempt appearance that is at some contrast with the wider locality. The template for character and appearance is set by the wider area which comprises for the most part substantial modern buildings, mostly less than 20 years old of size and proportion similar to the current proposed development. Similarly the use of materials round about to a large extent reflects those proposed for the new building though admittedly the proposed building will have a more muted appearance. The exception to this is the residential development at Oxford Street and Rhyd Y Helyg which lie to the north and west of the site and comprise traditional two storey dwellings with the former 19th century traditional stone built properties and the latter more modern mostly former social housing finished in render. The proposed building and importantly in this case the associated works, would have a positive impact on the character and appearance of the area. A vacant site at a key location at the entrance to the Industrial Estate and Parc Nantgarw would be transformed with a key building at an appropriate scale, design and appearance whilst at the same time maintaining and respecting the nearby residential property which it will be clearly separate and

distinguishable from, this aspect being aided by the drainage scheme and boundary improvements. The proposal is considered to be compliant with the requirements of Local Development Plan policies AW5 and AW6 insofar as they relate to the current proposals.

Impact on residential amenity and privacy

The proposed development sits principally at the entrance to an area of mixed use development that is largely industrial/commercial in nature. The nearest residential properties are those located at Oxford Street and Rhyd Y Helyg to the north and west of the application site. At the time of preparation of this report no observation or objection have been received from any local residents. Moreover, in this instance it also has to be kept in mind that the site lies in an area that is largely industrial and commercial in nature where residents should not necessarily expect the level of amenity and privacy experienced in conventional suburban areas. In order to minimise the effect of the built form of the new building on established residential property the building has been placed towards the north eastern corner of the plot. This allows for the south western corner of the building to be some 34m from the site boundary and the outer edge of the access road to be some 29.75m from the site boundary at the nearest point to the residential property on Oxford Street. Beyond the boundary there is a distance of some 51.5m to the boundary of No.1 Oxford Street. Rhyd Y Helyg is further away at approximately between 110m and 120m distant from the site boundary and views of the proposed building would be blocked to a large extent by established development and planting.

As a sports centre the building will not be a generator of pollution in a conventional sense though it does have the capacity to generate noise through its use. The application is fully supported with a Noise Assessment and this has been subject to independent scrutiny by the Public Health & Protection Division of the Council. No objections are raised on the basis of noise subject to conditions restricting the hours of operation and barring the use of amplified music. However these are matters that are more effectively covered by other legislation and it is not considered appropriate to add such conditions in respect of the current planning application.

As such the application is considered to comply with regard to policies AW5 and AW10 insofar as they relate to the issues identified above.

Access and highway safety

The application has been the subject of consultation with the Transportation Section who have given full consideration to the supporting evidence and information submitted in respect of the following –

- Pedestrian and cycle access
- Parking
- Cycle parking
- The availability and frequency of public transport to serve the proposed development.
- Traffic survey and analysis
- Trip generation

- Traffic impact assessment
- Accident data analysis and;
- Construction transport management plan

Having considered the above detail and finding it to be sound, the Transportation Section conclude that the current proposals would have only a limited impact on the current arrangements and would enhance cycle infrastructure and bus stops in the vicinity of the site promoting sustainable travel in accordance with PPW10. Taking into account the fact that the proposals are to be used in conjunction with the existing Coleg Y Cymoedd facility the proposals are considered acceptable subject to conditions being applied to any planning permission that might be issued. As such the proposals are considered to be compliant with Local Development Plan policies CS8 and AW5 inasmuch as they relate to this particular aspect of the proposed development.

Flood Risk Management

Natural Resources Wales (NRW) have expressed concerns over the application with regard to the flooding issue. Specifically, this relates to exceedances identified in relation to Annexe A1.15 of Technical Advice Note 15 in the 1 in 1000 year flood scenario where depths of water and the velocity of flow exceed the prescribed upper limits. The issue here is therefore whether the proposed development is acceptable given the exceedances identified. The tests for acceptability of proposals on the floodplain are set out in paragraph 6.2 of the Technical Advices Note. It is clear from the submission that the proposal represents the regeneration of the site and it can also be perceived as part of the wider regeneration of the Parc Nantgarw site. Similarly the proposal will provide employment opportunities for local people sustaining the education sector of the local economy. The site is also clearly compliant with the requirements of Planning Policy Wales 10 (see above) and can be considered previously developed land as it was initially part of the Nantgarw colliery grounds and was subsequently subject to a some reclamation.

The issue though turns on whether the consequences of a flooding event have been considered and whether they can be managed down to an acceptable level so that development is considered acceptable in terms of Sections 5 and 7 of the Technical Advice Note. Section 5 of the Technical Advice Note does not specifically identify the proposed development as highly vulnerable development though clearly it has many of the characteristics of it. Whilst the best intention would be to steer this development away from the floodplain, in this instance that is clearly not possible given that the college and its associated nursery have already been established on adjacent land. Consequently, it is for the applicant in their Flood Consequences Assessment to highlight what the proposals do to address this issue. In this instance there is a full suite of details identified as follows; -

- The slab level of the proposed building and its operational area would remain dry in the 1 in 100 year plus 25% flood event scenario.
- The use of solid slab ground floors and low permeability floor coverings.
- External walls designed and constructed with acknowledgement of potential hydrostatic and hydrodynamic pressures and forces in flood events up to and including the 1 in 1000 year flood event scenario

- Walls constructed in materials with low potential for water penetration good drying ability and good retention of pre flood integrity.
- Electrical fittings fixed as high as reasonably practical within the building
- Non return valves fitted to all drainage infrastructure.
- The development will provide compensatory flood storage for the space that would be lost to the proposed building.
- The college to develop a flood warning and evacuation plan including signing up to NRW's flood warning service

On the basis of the above and subject to appropriate conditioning it is considered that the proposed development satisfies the requirement to effectively flood proof the development insofar as they are able to.

Members will note that subject to conditions Dwr Cymru Welsh Water have raised no objections to the proposals. In this instance though the use of the suggested condition is not justified on the basis that in any event the developer will need to secure a SuDs consent from the Council. It is considered appropriate though that a note be attached to any consent issued that Dwr Cymru Welsh Water will only accept foul drainage into their established sewer system.

The Council's Flood Risk Management Section have considered the proposals in detail with particular regard to the implications of the proposals for surface water flooding. They have concluded that the principle of the sites discharge rates is acceptable from a flood risk from surface water perspective. Any further concerns in respect of surface water flood risk management can be resolved through the separate application the developer will have to make for a SuD's approval.

Ecology

Though the site presents an uncared for appearance, the application is supported by an Ecology Report and update having considered this the Council's Ecologist advises that the mitigation and enhancement measures suggested in the report alone would not be sufficient to show mitigation for habitat loss or enhancement. However, the submission of the subsequently revised landscape plan for the site along with planning condition to secure maintenance of the ecologically important areas of the site will offer the desired mitigation and ecological enhancement.

Other Issues:

The following other material considerations have been taken into account in considering the application, these are not key determinants in the case but are matters that Members should be aware of when making a decision and in the case of the comments on the Section 106 agreement offer some explanation.

Members will note from the planning history above that under planning permission 16/1329 the applicants have the benefit of a live consent for the construction of a four court sport centre elsewhere within their grounds. The applicants acknowledge and accept that there is no justification or need for the provision of both sports facilities in such close proximity to each other and have indicated a willingness to surrender the earlier consent should Members be of a mind to support the current proposals. The

appropriate mechanism for achieving this would be the S106 agreement binding the two sites such that if development is commenced on one site then the other site cannot be developed for the otherwise consented development. The Section 106 agreement will also aim to deliver the agreement and implementation of an employment skills training plan in accordance with the adopted Supplementary Planning Guidance Employment and Skills adopted in June 2015. This will provide local people with the opportunity to engage in developing a pathway towards a skilled occupation and secure employment.

With regard to the contamination issue both Public Health & Protection and NRW...have indicated that the detail submitted to date is acceptable but there is a need for further assessment and indeed work to ensure that contamination does not present a long term problem for the development or the land around it. As such additional conditioning is recommended by both.

Caerphilly CBC have raised some concern at the possibility for the proposed development to increase traffic and add to air pollution in their area. As has been pointed out by the Transportation Section having given full consideration to the Transport Assessment and other supporting information the increases in traffic brought about by the development would be slight or negligible and unlikely to have any meaningful impact on either issue as a result

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended) however, the CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable.

Section 106 Contributions / Planning Obligations

Section 106 of the Town and Country Planning Act (as amended) enables Local Planning Authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and,
3. fairly and reasonably related in scale and kind to the development.

The Welsh Government Development Management Manual and Welsh Office Circular 13/97 Planning Obligations provide procedural guidance on the role of planning obligations in mitigating the site-specific impacts of unacceptable development to

make it acceptable in planning terms. The Welsh Government Development Management Manual also advises planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and when it meets the three tests above. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the Local Development Plan and the Council's SPG on Planning Obligations, however it is made clear that this is intended to form the basis of negotiations between all parties.

The Section 106 requirements in this case

In this instance there is a need to reconsider the appropriateness of an earlier full planning permission for a sports hall approved under planning application 16/1329 as it would not be appropriate to put the college in a position where they could implement two planning permissions for effectively the same development on different parts of their site, this the applicant accepts. The mechanism for addressing this is outlined above. Therefore, if Members are minded to support the current proposal it will be necessary to agree with the developer that only one of the options comes forward for development through a Section 106 legal agreement as described above. There is also a requirement to agree an Employment Skills Training Plan as per the Supplementary Planning Guidance referenced above.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the development of this brownfield site within settlement limits as defined by the Local Development Plan. Furthermore, the applicants have been able to demonstrate the proposals are acceptable in terms of impact on the highway network and that the proposals can deal with all other key issues that currently affect the site including flooding and contamination. This site also has the potential to make a small but noticeable contribution towards addressing the educational deficiencies and constraints that the college currently faces and as such, support is offered for the proposed development in the following recommendation.

RECOMMENDATION: Approve Subject to a Section 106 agreement

RECOMMENDATION: Grant

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. Other than for works of site clearance, decontamination and site preparation, no development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be

retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. Other than for works of site clearance, decontamination and site preparation, no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before [the use hereby permitted is commenced] or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the local planning authority]. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

5. Other than for works of site clearance, decontamination and site preparation, building operations shall not be commenced until samples of the external finishes proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

6. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless otherwise agreed in writing by the Local Planning Authority:

- a) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been agreed in writing with the Local Planning Authority.
- b) A written method statement for the remediation of contamination affecting the site

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. The building, hereby permitted, shall not be occupied until the measures approved in the scheme (referred to in Condition 6 have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

8. If during development works any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to the Local Planning Authority. The development shall not re-commence until the additional proposals have been agreed in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

9. The sports facility hereby approved shall not be occupied otherwise than in association with the main Coleg Y Cymoed campus.

Reason: To prevent the creation of a separate unit. To ensure satisfactory off-street car parking and cycle facilities are provided and retained thereafter.

10. Notwithstanding the submitted layout plan, full engineering design and details of improvements to Bus Stops on Heol Crochendy including widening the existing footways to 3.0m facilitating shared pedestrian/ cycle use and linking to the existing active travel routes shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site (with the exception of works of site clearance, remediation and preparation). The approved details shall be implemented prior to the beneficial occupation of the development hereby approved.

Reason: To ensure that the site can be suitably accessed by using sustainable modes of transport.

11. Notwithstanding the submitted plans, other than for works of site clearance remediation and preparation development shall not commence until full engineering design and details of the private access road including its tie in with Heol Y Coleg together with sections and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety.

12. Notwithstanding the submitted plans, other than for works of site clearance, remediation and preparation, development shall not commence until full engineering design and details of revised parking layout to facilitate commercial vehicles / bus parking within the curtilage of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial use.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety.

13. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;

- the means of access into the site for all construction traffic,
- the parking of vehicles of site operatives and visitors,
- the management of vehicular and pedestrian traffic,
- loading and unloading of plant and materials,
- storage of plant and materials used in constructing the development,
- wheel cleansing facilities,
- The sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic.

14. Surface water run-off from the proposed parking areas shall not be connected to the public highway unless otherwise agreed in writing by the LPA.

Reason: In the interests of highway safety.

15. The permission hereby granted relates to the following plans and documents

- Site location plan drawing no. SCE-ASL-00-ZZ-DR-A-0900 Rev P05
- Existing block plan drawing no. SCE-ASL-00-ZZ-DR-A-0901-Rev P03
- Existing site sections drawing no. SCE-ASL-00-ZZ-DR-A-0905 RevP03
- Site layout drawing no. SCE-ASL-00-ZZ-DR-A-0910 Rev P05
- Proposed site sections drawing no. SCE-ASL-00-ZZ-DR-A-0915 Rev P03
- Proposed block plan drawing no. SCE-ASL-00-ZZ-DR-A-0911 Rev P03
- Roof GA drawing no. SCE-ASL-00-ZZ-DR-A-0102 Rev P07
- First floor GA drawing no. SCE-ASL-00-ZZ-DR-A-0101 Rev P07
- Ground floor GA drawing no. SCE-ASL-00-ZZ-DR-A-0100 Rev P07
- GA elevations drawing no. SCE-ASL-00-ZZ-DR-A-0110 Rev P05
- GA sections drawing no. SCE-ASL-00-ZZ-DR-A-0120 Rev P05
- Landscape general arrangement drawing no. SCE-ASL-00-ZZ-DR-L-0900 Rev.P8
- Hunter acoustics – environmental noise survey March 2020
- Hydroc – Flood Consequences Assessment March 2020 document reference: 13703-HYD-XX-XX-Rp-FR-P05
- Hydroc cut & fill strategy flood compensation plan revision P05 25th March 2020, drawing no. SCE-HYD-XX-00-DR-C-1100 Rev P05
- Terra Firma – Geotechnical & Geoenvoronmental Report February 2020
- Terra Firma – Coal Mining Risk Assessment March 2020

Reason: For the avoidance of doubt as to the approved plans and documents or the extent of the consent hereby granted.

16. Prior to the first occupation/use of the development hereby approved there shall be submitted to and agreed with the Local Planning Authority a flood emergency plan for the development hereby approved.

Reason: In order to minimise the risk to life and property from an extreme flooding event in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

17. Prior to the first occupation of the building hereby approved, and as part of the landscaping proposals for the site the developer shall provide a long term management and aftercare programme for the site that will maintain and enhance the ecological value of the site, such details to be agreed in writing with the Local Planning Authority. The programme shall be adhered to through the lifetime of the building unless the Local Planning Authority gives its written consent to any variation.

Reason: In order to preserve and enhance the biodiversity of the locality in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

18. No development shall take place until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the local planning authority. The plan shall include:

- a) An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
- d) Persons responsible for:
 - i. Compliance with legal consents relating to nature conservation;
 - ii. Compliance with planning conditions relating to nature conservation;
 - iii. Installation of physical protection measures during construction;
 - iv. Implementation of sensitive working practices during construction;
 - v. Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
 - vi. Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the local planning authority'.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0375/10 (GW)
APPLICANT: Starburst Ltd
DEVELOPMENT: Erection of two Class B1/B2/B8 units and associated parking.
LOCATION: UNITS 14 & 15, HEPWORTH BUSINESS PARK, TALBOT GREEN, CF72 9DX
DATE REGISTERED: 15/06/2020
ELECTORAL DIVISION: Llanharry

RECOMMENDATION: Grant

REASONS: The development would beneficially provide two industrial units on an established industrial estate that is in a sustainable location within the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP).

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to the Service Director of Prosperity and Development because it is new-build industrial development.

APPLICATION DETAILS

Full planning permission is sought for the erection of two industrial buildings for B1, B2 or B8 uses and associated parking on land at Hepworth Industrial Park, Coedcae Lane, Pontyclun. The proposed development follows various other phases of the redevelopment of this site, which was formerly occupied by a concrete manufacturing plant. Previous permissions are outlined in the planning history section below.

The site will be redeveloped in a very similar manner to the previous phases. It would comprise of the construction of two new industrial buildings, which will be subdivided to provide 5 units of business accommodation. Each unit potentially could be subdivided again as two accesses are provided in each unit. Each building will match those of earlier phases of development on the site, and would be similar in size and design. They would be 19.65m in width, 75m in length and with a height of 8.37m at the ridge. The buildings will be finished in mainly Goosewing Grey colour-coated metallic cladding, however the front elevations would be finished with a Metallic Silver coloured cladding. Doors would be a Solent Blue colour.

The application indicates a total of 55 car parking spaces (including 10 disabled spaces) will be provided to serve the development. Additionally, secure cycle storage for 12 cycles is proposed. Turning facilities will be available within the access/service courtyard that has been provided in the development of previous phases.

The application is supported by:

- A Coal Mining Risk Report dated 18th July 2005 and Coal Authority response to application reference 15/1417/10
- Flood Consequences Assessment and additional correspondence dated 20th May 2020.
- Pre-Application Consultation Report.

SITE APPRAISAL

The former Hepworths Concrete Works site covers approximately 8.5 hectares and has been partly re-developed. As part of the earlier phases of redevelopment of the land new industrial buildings and an access road have already constructed and the buildings occupied.

Hepworth Park is situated to the north of the main railway line from Cardiff to Swansea. The site is flanked by and lies opposite a variety of neighbouring industrial and commercial premises sites elsewhere on Coedcae Lane. To the south of the railway lies the extensive housing estate of Tylegarw.

PLANNING HISTORY

17/1059	Unit 12, Hepworth Park, Coedcae Lane, Pontyclun	Application for the erection of Class B1/B2/B8 units and associated parking and servicing. (Flood Consequences Assessment received 16/11/17).	Approved 11/01/2018
17/0399	Unit 10, Hepworth Park, Coedcae Lane, Pontyclun	Proposed erection of Class B1/B2/B8 units and associated external alterations (Unit 10)	Approved 25/07/2017
15/1417	Hepworth Park, Coedcae Lane, Pontyclun	Development of Class B1, B2 and B8 units with associated external alterations (Phase 4)	Approved 27/01/2016
11/1431	Hepworth Park, Coedcae Lane, Pontyclun	Development comprising 2 buildings for Class B1, B2 and B8 Use (Phase 3)	Approved 06/08/2015
09/0036	Land at Pontyclun Works, Coedcae Lane, Pontyclun	Development comprising 3 buildings (B1, B2 and B8 use) with on site car parking (amended description 06/04/10 - retention of building as built and amendments to design and siting of remainder of development)	Approved 21/07/2011

07/1539 Hepworth Ind. Erection of 1 unit B2 General Industrial Approved
Park, Coed Cae Building and Internal Offices 07/03/2008
Lane, Pontyclun

PUBLICITY

The application has been advertised via the erection of a site notice and by direct neighbour notification. No correspondence has been received at the time of writing the report.

CONSULTATION

Coal Authority - Although the planning application is not supported by a Coal Mining Risk Assessment, it is supported by a copy of our previous comments on the site. In light of this, and the professional opinion of Dr Williams regarding the risk from past coal mining activity, the Coal Authority does not object to this planning application.

Dwr Cymru / Welsh Water – No comments received at the time of writing this report.

Natural Resources Wales - We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirements are met and you attach the following condition to the permission. Otherwise, we would object to this planning application.

Requirement 1: Foul Drainage: Site to be connected to the mains sewerage system or satisfactory evidence to be provided to demonstrate that it is not reasonable to connect to mains.

Requirement 2: Condition: Land Contamination: Unsuspected contamination.

Flood Risk - The planning application proposes less vulnerable development. Our Flood Risk Map, which is updated on a quarterly basis, confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 0.1% (1 in 1000 year) annual probability fluvial flood outline.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.

We have been in receipt of additional information within an email from Philip Marsden, dated 20 May 2020. The additional information considers the potential impacts of flood risk elsewhere as a result of the land raising proposed on site. We are satisfied with the information submitted and we agree that the water displacement would have a minimal and immeasurable impact to the surrounding area.

Please note the Authority may wish to impose a condition on the finished floor levels of the proposed buildings to ensure that the buildings are raised to 49.00m AOD as described within the following document 'Marsden Associates Response to Natural Resources Wales'.

Foul Drainage - We note that the intention is to dispose of foul drainage to a private sewerage system, a Package Treatment Plant. According to our records, the proposed development is located within a publicly seweraged area. The installation of private sewage treatment facilities within publicly seweraged areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Land contamination - It is possible that there may be unidentified areas of contamination at this site from previous historic uses, that may pose a risk to controlled waters if they are not remediated.

Should the above requirements be met, we would therefore request the following Condition is included on any planning permission afforded to the scheme:

Condition: Land Contamination: Unsuspected contamination

RCT Flood Risk Management – On review of the location's risk of flooding, it is noted that the location falls within a C2 Zone of the Development Advice Map as well as showing Q100 medium surface water flood risk along the southern point as well as Q30 high surface flood risk within 50 metres of the property to the west of the development.

Furthermore, the review of RCT's Flood Risk Management Plan has identified this development within Investigation Area RCT0068 which further emphasises the medium risk of surface water flooding along the southern point of the development as well as high risk of surface water flooding to the west within close proximity to this location.

The applicant has provided some surface water drainage details such as proposal to discharge to a water course. However, the applicant has not provided any details related to the rate at which the proposed development will discharge to the adjacent ordinary watercourse. The applicant will note that this watercourse identifies a substantial risk of flooding to the wider area as indicated by RCT0068. As such any new discharge proposed into the ordinary watercourse will be subject to a review of the capacity of the receiving ordinary watercourse network and the rate at which the site is proposed to discharge.

As such the applicant will be required to ensure the additional flow proposed to enter the ordinary watercourse does not exacerbate the risk of flooding. The applicant is encouraged to provide a 'green field' discharge rate to ensure the wider risk of surface water flooding is providing a betterment in this area.

The applicant has proposed to discharge storm/surface water drainage into a watercourse and as such I recommend that the Local Planning Authority includes a condition requiring no development commence until all relevant matters relating to Flood Risk Management including full drainage details have been approved in writing by the Planning Authority. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15.

Advice on Ordinary watercourse consent is provided. The applicant will also be required to submit a separate application for the approval of Sustainable Drainage Systems (SuDs)

RCT Public Health and Protection – No objection subject to conditions on the demolition of existing dwellings, hours of operation, noise, dust, waste, contamination and the importation of soil.

RCT Transportation Section – The proposed development satisfies its access, circulation and parking requirements and therefore is considered acceptable. Conditions requiring electrical vehicle charging points, the provision of cycle stands and a construction method statement.

South Wales Police: No objection, however concerns are raised that the actual design and layout of the proposed units, which appear to create lots of unsighted areas and two ways in and out of the industrial estate, would make it very accessible for criminal activities and difficult to monitor and control access. Further advice on safety and security are provided.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is inside the settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated. It is identified as including an area of high risk from former coal mining works and includes a Public Right of Way to the boundary.

Policy CS 2 – emphasises that development in the Southern Strategy Area will be on sustainable growth that benefits Rhondda Cynon Taf as a whole. This will be achieved by (amongst others) providing opportunities for significant inward investment in sustainable locations that will benefit the economy, and promoting and enhancing transport infrastructure to support growth and investment.

Policy AW 2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

Policy AW 5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW 6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW 7- covers the protection and enhancement of the built environment including Public Rights of Way.

Policy AW 8 - sets out criteria for the protection and enhancement of the natural environment.

Policy AW 10 - development proposals must overcome any harm to public health, the environment or local amenity.

Policy SSA13 permits development within settlement boundaries subject to it being demonstrated the proposal meets specific criteria.

Supplementary Planning Guidance:

Access Circulation and Parking.

Design and Placemaking.
Nature Conservation

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations (Wales) Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by Chapter 2 achieving wellbeing through placemaking, Chapter 3 strategic and spatial choices, Chapter 4 active and social places, Chapter 5 productive and enterprising places and Chapter 6 distinctive and natural places of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 1 managing new development.

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 11: Noise;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 15: Development and Flood Risk;

PPW Technical Advice Note 18: Transport;

PPW Technical Advice Note 23: Economic Development

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main issues:

Principle of the proposed development

The site is located inside the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP) and is within the established Hepworth Industrial

Estate. Previously planning permission has been granted for similar new units and this proposal would beneficially provide two more units.

Therefore, taking into account the above, the principle of the proposed development would be acceptable subject to consideration of the material considerations below:

Flooding

NRW identify that the site is partially within flood Zone C2 and that the planning application proposes 'less vulnerable' development. Notwithstanding this, it is noted that TAN 15 identifies that some industrial development could however be in the 'highly vulnerable' category. Therefore, if the proposal is acceptable in these terms, it would be necessary to restrict use of the premises to those in the less vulnerable category, identified in TAN 15, as highly vulnerable industrial uses would not be acceptable in this location.

In assessing whether less vulnerable development is acceptable, section 6 of TAN 15 requires the Local Planning Authority to determine whether the development at this location is justified. In relation to TAN 15 tests (i) and (ii), the proposal would provide industrial units that could have a beneficial contribution to employment and regeneration and the sustaining of existing settlements. The site is previously developed land, having been previously used as Hepworth Concrete works and therefore concurs with criteria (iii). Turning to the final test (iv), this is for the applicant to demonstrate through the submission of a Flood Consequence Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level. An FCA has been submitted and NRW have been in receipt of additional information in the form of an email from Philip Marsden, dated 20th May 2020. The additional information considers the potential impacts of flood risk elsewhere as a result of the land raising proposed on site. NRW are now satisfied with the information submitted and recommend a condition on the finished floor levels of the proposed buildings, to ensure that the buildings are raised to 49.00m AOD, as described within the submitted document 'Marsden Associates Response to Natural Resources Wales'. And as this is to mitigate against flooding this condition is considered necessary. Since this correspondence from NRW has been received, the applicant has submitted a proposed section showing the finished floor level of the building would be raised to 49m AOD. Notwithstanding this, a condition detailing that the development shall be constructed to a level of 49m AOD in accordance with the submitted plan is still considered necessary.

Impact on the character and appearance of the area

In terms of the design and visual appearance of the development, the proposed buildings will be similar in scale and external finishes to the units already completed on other phases. The design is relatively simple and functional, though the colour-coated external finishes and shallow-pitched roofs would give the buildings a modern appearance that is considered appropriate in its context in accordance with Policies AW 5 and AW 6 of the LDP.

Contamination and pollution control

The Council's Public Health Section detail that contamination may exist from previous land uses and recommends a condition requiring development shall not commence until a scheme to deal with potential contamination has been submitted. NRW also

advise a condition requiring any unsuspected contamination, if found during construction works, to be investigated, characterised and, if necessary, remediated before any further development continues in accordance with Policy AW 10 of the LDP.

Transportation issues

Previous phases of the Hepworth's site are served by a new access and turning area off Coedcae Lane. This access is to be utilised for this proposed development, together with space for off-street parking and cycle parking provision. There is no highway objection to the proposal in principle, therefore the proposal is in compliance with Policy AW 5 of the LDP in regard of these matters.

Drainage

The application proposes the disposal of foul drainage to non-mains systems, although the development is located within a publicly sewered area. The installation of private sewage treatment facilities within publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewage systems. Section 12.4.2 of Planning Policy Wales states *'development proposals in sewered areas must connect to the main sewer, and it will be necessary for developers to demonstrate to local planning authorities that their proposal site can connect to the nearest main sewer...'* Lack of capacity, or plans to improve capacity in the sewer, is not a valid reason for the sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991. This point is echoed in the consultation reply from NRW. Therefore, it is recommended a condition requiring drainage details are submitted prior to any development commences would be necessary if permission is granted.

Turning to surface water drainage, it is proposed to drain to an existing watercourse. The Council's Flood Risk Management Section advise these issues are covered by other legislation. A Sustainable Drainage Approval application and Ordinary Watercourse consent will be required (separate from the planning application) and an informative note informing the developer of this should be attached if permission is granted. Notwithstanding this, the Flood Risk Management Section detail the site is in a flood zone and they require that the additional flow proposed to enter the ordinary watercourse does not exacerbate the risk of flooding. They detail a 'green field' discharge rate would be necessary to ensure the wider risk of surface water flooding is providing a betterment in this area. Therefore, to protect the area from unnecessary flooding and ensure the development is acceptable in planning terms, it is recommended a condition requiring the drainage details are submitted prior to any development commencing would be necessary.

Noise and Neighbouring Amenity

Hepworth Business Park is located at the heart of the Coedcae Lane Industrial Estate, an extensive complex of commercial and industrial premises. There are two dwellings and a small motel located along the road frontage, at the opposite end of Hepworth Park to the location of the proposed development. No objection has been received as a result of the public consultation exercise and it is not considered the additional units would result in detrimental impact on the neighbour's amenity. Furthermore, given that this phase of the Hepworth Park development is actually quite remotely situated

in relation to the residential properties, it is considered unnecessary for a construction hours and working hour's condition to be added to a planning permission.

Impact from Former Coal Mining Works

The site includes areas of high risk from former coal mining works. A previous Coal Mining Report and Coal Authority response have been submitted. The Coal Authority do not object taking into account these submissions. An informative note advising the applicant that the site is within a high risk area would be prudent.

Other Issues

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation:

Public Safety and Crime Prevention

The comments from South Wales Police are noted with regard safety and crime prevention. As no objection has been raised it is considered these matters can be covered by a suitably worded informative if permission is granted.

Other Public Health Considerations

Whilst the comments raised by the Public Health and Protection Section with regard demolition, noise, dust, waste and the importation of soils are appreciated, it is considered these matters can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning these issues if permission were to be granted.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended) however, the CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of development, access and highway safety, the impact on the character of the area, the impact on residential amenity, the impact of flooding and drainage, the impact from contamination and the impact from former coal mining works (Policies CS 2, AW 2, AW 5, AW 6, AW 10 and SSA 13).

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

Dwg no. 910141/1 Proposed Elevations, Section, Roof Plan and Layout Plan. Proposed Industrial Unit No. 14 (Received 21st April 2020)
Dwg no. 910141/2 Proposed Elevations, Section, Roof Plan and Layout Plan. Proposed Industrial Unit No. 15 (Received 21st April 2020)
Dwg no. 910141/3 Rev A Proposed Site Layout. Industrial Units No. 14 and 15 (Received 15th June 2020)
Dwg no. 910141/4 Proposed Site Layout. Industrial Units No. 14 and 15 (Received 21st April 2020)
Dwg no. 910141/5 Details of Cycle and Bin Storage (Received 21st April 2020)
Dwg no. 910141/6 Site Location Plan (Received 21st April 2020)
Dwg no. 910141/7 Rev A Proposed Sections (Received 17th June 2020)

and documents received by the Local Planning Authority on 21st April 2020, 28th April 2020 and 20th May 2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. The premises hereby approved shall only be used for industrial uses (B1, B2 and B8) that are identified as 'Less Vulnerable Development' in Technical Advice Note 15: Development and Flood Risk and for no uses identified as being 'Highly Vulnerable Development'.

Reason: The site is not appropriate for 'Highly Vulnerable Development' by virtue of its location within a C2 Flood Risk Zone as identified in Technical Advice Note 15: Development and Flood Risk.

4. The premises hereby approved shall have a finished floor level of 49.00m AOD as detailed on Dwg no. 910141/7 Rev A Proposed Sections (Received 17th June 2020).

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

5. Notwithstanding the submitted plans, development shall not commence until details providing for electric vehicle charging at 10% of the proposed 55 no. parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to beneficial occupation and the 55 no. parking spaces shall remain for the purpose of vehicular parking only.

Reason: To ensure that adequate access, turning and parking facilities are provided within the curtilage of the site, in the interests of highway safety in

accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan. --Enter text here

6. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for:

1. the means of access into the site for all construction traffic,
2. the parking of vehicles of site operatives and visitors,
3. the management of vehicular and pedestrian traffic,
4. loading and unloading of plant and materials,
5. wheel cleansing facilities,
6. the sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic. In accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

7. Prior to the commencement of development a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless otherwise agreed in writing by the Local Planning Authority:

1. A desk-top study to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
2. A site investigation shall be carried out to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been agreed in writing with the Local Planning Authority.
3. A written method statement for the remediation of contamination affecting the site.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

8. The premises, hereby permitted, shall not be occupied until the measures approved in the scheme (referred to in Condition 7) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

9. If during development works any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to the Local Planning Authority. The development shall not re-commence until the additional proposals have been agreed in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

10. Prior to the occupation of the premises hereby approved, the proposed 12 no. cycle parking stands shall be provided in accordance with the approved plans. Thereafter they shall remain for the purpose of cycle parking only.

Reason: In the interests of sustainable modes of travel in accordance with Policies AW 2 and AW 5 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0425/10 (LJH)
APPLICANT: Mrs S Morgans
DEVELOPMENT: Roof garden on top of existing extension.
LOCATION: 50 ALBANY STREET, FERNDALE, CF43 4SL
DATE REGISTERED: 13/05/2020
ELECTORAL DIVISION: Ferndale

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

REASONS: The application is considered to be acceptable in respect of its visual impact and the impact it has upon the amenity and privacy of the neighbouring residential properties. Therefore, the proposal is considered to comply with the relevant policies of the Local Development Plan, Policies AW5 and AW6.

REASON APPLICATION REPORTED TO COMMITTEE

- The applicant is a serving Councillor.

APPLICATION DETAILS

Full planning permission is sought for the erection of a roof terrace above the existing single storey extension at the rear of 50 Albany Street, Ferndale. The new terrace would measure 4.3 metres in width by 4.62 metres in depth, having an overall floor area of 19.86sqm. It would be sited a maximum of 3.4 metres in height above ground level and would be enclosed by glass balustrading to a height of 1.15 metres, a total of 4.55 metres above ground level.

A set of steel steps are proposed along the rear elevation of the single storey extension to a width of 0.85 metres which would provide access from the garden. A set of patio doors are also proposed to be placed within the rear elevation of the existing two-storey extension, in place of an existing window, to provide access to the terrace via a bedroom.

SITE APPRAISAL

The application site is situated within a residential area of Ferndale and consists of a two-storey, mid-terrace dwelling located within a rectangular shaped plot. The property faces a south-westerly direction with the principal elevation fronting the highway at Albany Street.

The property has been extended substantially; to the property's rear there is a full-width two storey extension with a linear part-width single storey extension beyond (the subject of this application). Neighbouring properties are located immediately to the north-west and south-east, nos. 49 and 51 respectively. Further neighbouring properties are located approximately 5 and 10 metres to the east, nos. 42 and 43 respectively, being measured from the corner boundary of the application site to the corner boundaries of these properties which are separated from the application site by a rear lane and the garages of the respective properties. The property is bound to its south-western elevation by the highway of Albany Street, and to the north-east by a service lane beyond which are allotments.

PLANNING HISTORY

There are no recent applications on record associated with this site.

PUBLICITY

The application was originally advertised by direct neighbour notification to 5 no. surrounding properties. No letters of objection or representation were received. Members are advised however that a further 2 no. neighbouring properties, nos. 42 and 43 Albany Street, have subsequently been consulted and that the consultation period has not yet expired at the time of writing this report. As such, should Members be minded to approve the application, it is requested that Members allow the final decision level be delegated to officers in order to allow timely processing of the application once the consultation period has expired, should no objections be received.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Ferndale and is unallocated.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

SPG – A Design Guide for Householder Development.

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Well-being of Future Generations (Wales) Act into planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals and that the site is being brought forward in a manner consistent with the five ways of working.

Furthermore, it is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking of PPW10.

Other policy guidance considered:

PPW Technical Advice Note 12 - Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application relates to the construction of a roof terrace within the curtilage of an existing residential property. The principle of the development is therefore considered to be acceptable subject to an assessment of the following criteria:

Impact on residential amenity and privacy

The proposed development would be sited above a single storey extension at the rear of a traditional terraced property, in close proximity of the rear gardens of the adjacent dwellings. Any form of raised garden area here would inevitably result in a degree of overlooking to the neighbouring properties immediately adjacent to the site and therefore some concern is expressed in this regard. However, almost all surrounding properties, including both adjoining properties, have large extensions at both single

and two-storey level to the rear as well as outbuildings within the rear gardens that occupy the majority of the respective garden spaces, and which directly overlook the rear amenity spaces of the surrounding neighbours. As such this type of relationship is typical of the area. Furthermore, there are no properties to the rear of the site and those to the south-east (nos. 42 and 43) are separated from it by the service lane and outbuildings. It is also noted that the applicant has proposed privacy screens to either side of the terrace which would reduce any potential impact, although it is accepted that glass may not be appropriate. Finally, it is also noted that no letters of objection have been received from occupiers of surrounding properties following the consultation process, albeit the consultation period has not yet expired for two further neighbours as set out above.

Subsequently, having taking the above in to account, on balance, it is not considered that any potential impact would be so significant as to warrant refusal of the application. It is considered however that a condition should be added to any consent requiring the design and materials of the privacy screens be submitted to and approved by the LPA prior to any works starting on site to ensure that appropriate materials are used and that the screens would not result in an undue overbearing impact.

Impact on the character and appearance of the area

Policy AW5 stipulates that the scale, form and design of a development should not have a detrimental effect on the site or surrounding area. Similarly, Policy AW6 is supportive of proposals that are of a high standard of design, reinforce attractive qualities, and that are appropriate to the local context. Additionally, in respect of raised terraces, SPG: A Design Guide for Householder Development states that raised terraces will not normally be permitted where they can be seen from a variety of public viewpoints, or are detrimental to neighbouring properties.

In this instance, being situated on top of the existing single storey extension with an overall height of 4.55m above ground level the proposed structure would inevitably form a visually prominent feature from the adjacent neighbouring properties. However, the rear of the terrace row is characterised by large extensions and outbuildings of varying design. Therefore it is not considered the new structure would be out of character with the rear street scene and, on balance, would be acceptable in this regard.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

Whilst it is accepted that a structure of the scale and elevated height of that proposed would inevitably result in a visible feature from the adjacent properties and would also

result in a degree of impact to the amenity and privacy standards currently enjoyed by the immediate neighbours, on balance, it is not considered that any potential impact would be so significant as to warrant refusal of the application. As such, the application is considered to generally comply with the relevant policies of the Local Development Plan (Policies AW5 and AW6).

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans:
 - Site Location Plan
 - Proposed Side Elevations
 - Proposed Rear Elevation
 - Part Proposed First Floor Plan

and documents received by the Local Planning Authority on 11/05/2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Notwithstanding the approved plans, no development shall commence on site until full details of the privacy screens to be erected on both sides and the rear of the garden terrace hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial use of the garden terrace and the privacy screens shall remain in place in perpetuity.

Reason: To protect the amenity and privacy of the adjacent neighbouring properties, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0306/10 (GS)
APPLICANT: Mr R Williams
DEVELOPMENT: Two-storey side / front extension
LOCATION: 17 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38
2JD
DATE REGISTERED: 24/03/2020
ELECTORAL DIVISION: Beddau

RECOMMENDATION: REFUSE

REASONS:

It is considered that the proposed extension, by virtue of its scale, massing and siting, would represent a visually incongruous form of development which would have a detrimental impact upon the character and appearance of the host dwelling and surrounding locality. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance: A Design Guide for Householder Development.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to Committee by Councillor Yeo, in order to assess the potential impact of the proposed development upon the character and appearance of the locality and the amenity and privacy of surrounding residents.

APPLICATION DETAILS

The proposal relates to a two-storey side extension and ground floor garage conversion at the dwelling. The proposals would result in a structure 9.6 metres in total depth by 3.4 metres in width at the front elevation, reducing to 1.6 metres in width at the rear elevation, forming a side extension that is 'staggered' inwards towards the rear of the property given the shape of the plot. The staggered footprint of the extension would allow for an existing path to the rear of the site, along the northern boundary, to be maintained. The proposal would create a front projection of 2 metres at first floor level beyond the established first floor building line of the dwelling. The garage would be converted to provide a habitable room.

SITE APPRAISAL

The application site is located towards the end of the Manor Chase cul-de-sac, a modern residential estate within Beddau. The dwelling is situated to the north east of the highway, with the principal elevation sited accordingly, facing a south westerly direction. The site itself contains a two-storey detached dwellinghouse of fairly modern design, with surrounding properties also being similar in scale and appearance, predominantly detached, brick built dwellings set on a similar ground level and characterised by small feature variations.

The property benefits from an open front garden, accompanying vehicular hard standing and landscaping, as well as a private amenity area to the rear. The site is bounded to the north, south and east by the curtilages of other residential properties off Manor Chase and to the west by the highway.

PLANNING HISTORY

There are no recent applications on record associated with this site.

PUBLICITY

The application has been advertised by direct notification to 8 neighbouring properties.

No letters of objection or representation have been received.

CONSULTATION

None undertaken

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Beddau but is not allocated for any specific purpose.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Supplementary Planning Guidance

A Design Guide for Householder Development

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations (Wales) Act in to planning.

It is considered that the current proposal fails to meet the seven wellbeing of future generation's goals and, as a result, the proposed development is also inconsistent with the five ways of working set out in the Act.

It is also considered that the proposed development is inconsistent with the key principles and requirements for placemaking as defined by Chapter 2 People and Places: Achieving Wellbeing through Placemaking of Planning Policy Wales; with the proposal also being contrary to the following insofar as they relate to the development proposed –

Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)

Other relevant policy guidance consulted:

PPW Technical Advice Note 12 - Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application relates to an extension to an existing residential dwelling; this type of development could therefore be considered acceptable in principle. However, in this case and on balance, the works are considered to have an unacceptable impact upon the character and appearance of the host property and wider street scene. The reasons for this recommendation are set out in detail below.

Impact on the character and appearance of the area

It is noted that no. 20 Manor Chase has an existing two storey gable feature to the front of the property, this pre-existing structure appears to be an original feature. This particular property is located at the tail end of the cul-de-sac where it is not overly noticeable from many public vantage points. Properties within Manor Chase have been designed to respect the existing first floor property line, with many featuring attached side garages and subservient first floor side extensions or, more commonly, small dormer windows within the garage roof-scape. The applicant has been made aware of the concerns through pre-application advice and a suggestion in regards to amending the design to pull back the first floor aspect to the existing building line of the host dwelling; however, the applicant wishes to proceed with the application in its current form.

The Council's SPG on householder development stipulates that side extensions should be sufficiently set back from the front of the property and have a lower ridgeline, to give the impression of subservience to the main house. In this instance, the proposed extension extends outwards 2 metres past the front of the property. As such, the proposed development would dominate the existing property to such a degree as to make the host dwelling appear subservient to the extension when viewed from the highway within Manor Chase.

Subsequently, taking the above into account, it is considered the proposed extension would form a dominant and incongruous addition to the property and a highly prominent feature within the street scene, contrary to Policies AW5 and AW6 of the Local Development Plan.

Impact on residential amenity and privacy

Dwellings to the west, east and south of the site are either not located within a proximity to be impacted by the proposed extension or are shielded from the proposal by the bulk of the host dwelling. As such they would see no impact to their current levels of residential amenity.

It is noted that the adjacent dwelling of no.16 Manor Chase is within a proximity that could potentially be impacted through the proposal. But given that there are no side openings within the neighbouring property which feature direct views of the proposal, it is not considered the new extension would have any impact on the outlook from no. 16. It is noted that there is a conservatory to the rear of no.16 that services the dwelling from which some views of the proposal would be present. Whilst, through the application, the bulk of the host dwelling would move closer to the common boundary; it is not considered that views from the conservatory would differ greatly from current.

A first floor side facing window proposed within the new extension does raise some points of concern. But were the other concerns regarding the detrimental impact upon visual amenity overcome, it is considered that a condition that requires this window be

obscurely glazed and non-opening would ensure the privacy levels of neighbouring residents were maintained.

On balance, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered to be acceptable.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

It is considered the proposal would have a significant detrimental impact upon the character and appearance of the host dwelling and surrounding street scene. The application is therefore considered contrary to the relevant policies of the Rhondda Cynon Taf Local Development Plan (AW5 and AW6).

RECOMMENDATION: REFUSE

1. It is considered that the proposed extension, by virtue of its scale, massing and siting, would represent a visually incongruous form of development which would have a detrimental impact upon the character and appearance of the host dwelling and the surrounding locality. The proposal is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance: A Design Guide for Householder Development.

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PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0336/13 (CA)
APPLICANT: Mr R Owens
DEVELOPMENT: 4 new residential dwellings with garages and associated works. Re-submission of planning permission 17/1224/13.
LOCATION: RIVERSIDE, FARM ROAD, ABERAMAN, ABERDARE, CF44 6LJ

RECOMMENDATION: Refuse, for the following reason:

REASON: The proposed development is unacceptable in principle given its status as highly vulnerable development within a C2 Flood Zone. As such, the proposal is contrary to national planning policy as set out in Planning Policy Wales (Edition 10, 2018) and TAN 15. In addition, it is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan (2011).

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to the Planning and Development Committee for determination at the request of Councillor Tina Williams so that Members can fully consider the flooding issues associated with the site.

APPLICATION DETAILS

Outline planning permission is sought for the construction of 4 dwellings, associated access and parking on a parcel of land accessed off Farm Road, Aberaman. The application is made in outline with some matters reserved for future consideration. The application seeks approval of access as part of the current submission.

The application site is broadly rectangular in plan and extends to 2750 square metres. The site previously accommodated one detached dwelling, known as Riverside, but is currently free from built development.

The application is accompanied by an illustrative site layout plan which shows the four detached dwellings arranged in a linear form, all served off a private drive that would connect with Farm Road to the south.

As scale is a matter reserved for future consideration, a minimum – maximum range is provided for the length, width and height of the dwellings, as follows:

	Minimum (Metres):	Maximum (Metres):
Length:	10.0	12.0
Width:	10.0	12.0
Ridge Height:	4.0	9.0

The application is accompanied by a Design and Access Statement and a Flood Consequences Assessment.

SITE APPRAISAL

The application site consists of a parcel of land which is broadly rectangular in plan and extends to 2750 square metres.

The site previously accommodated one detached dwelling, known as Riverside, but is currently free from built development. The site itself is relatively flat, being level with the adjacent highway and neighbouring plots. It has grass cover and its boundaries are defined by a stone wall.

The site is located in a predominantly residential area of Aberaman. To the north the site is bounded by a number of large modern detached dwellings. To the south, the site is served by Farm Road and there is further residential development beyond. To the south west a commercial building is located.

The site is located entirely within a flood risk area, that being Zone C2.

PLANNING HISTORY

17/1224/13	4 new residential dwellings with garages and associated works (Updated Flood Consequence Assessment received 03/06/19)	Refused 20/06/2019
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PUBLICITY

The application has been advertised by direct notification letter to neighbouring properties. Officers were unable to display a site notice due to the Coronavirus (Covid 19) outbreak and the related restrictions placed on movement. Whilst it cannot be assumed that the posting of site notices would not have generated any comment from members of the public, those likely to be most impacted by the proposed development have all been consulted directly by letter. In any event, the level and extent of advertisement undertaken is compliant with the requirements of The Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

CONSULTATION

Transportation Section – No objections, subject to conditions.

Flood Risk Management – No adverse comments received.

Public Health and Protection – No objections, conditions recommended.

Countryside, Landscape and Ecology – No objections or conditions recommended.

Natural Resources Wales – Objections.

The Coal Authority – No objections, subject to conditions and standard advice.

Glamorgan & Gwent Archaeological Trust – No objections.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

The application site lies within the defined limits of development but is not allocated for any specific purpose.

Policy CS 1 – Development in the North: Places an emphasis on building strong, sustainable communities.

Policy AW 1 – Supply of New Housing: Provides criteria against which applications for new housing will be considered.

Policy AW 2 – Sustainable Locations: Provides criteria to determine whether a site is located in a sustainable location.

Policy AW 4 – Community Infrastructure and Planning Obligations: This policy provides support to secure planning obligations and contributions.

Policy AW 5 – New Development: This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW 6 – Design and Placemaking: This policy requires development to involve a high quality design and to make a positive contribution to place making.

Policy AW 10 – Environmental Protection and Public Health: Prohibits development proposals that would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy NSA 12 – Housing Development Within and Adjacent to Settlement Boundaries: Development within the Northern Strategy Area will be permitted within the defined settlement boundaries subject to a number of criteria.

Supplementary Planning Guidance:

Design and Placemaking

Access, Circulation and Parking

National Guidance:

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations Act in to planning.

It is considered that the current proposals do not meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is not brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is inconsistent with the key principles and requirements for placemaking as defined by Chapter 2 People and Places: Achieving Wellbeing through Placemaking of the policy document and that the proposal is also inconsistent with the following insofar as they relate to the development proposed:

- Chapter 3 (Strategic and Spatial Choices)
- Chapter 4 (Active and Social Places)
- Chapter 6 (Distinctive and Natural Places)

Other relevant national policy guidance considered:

PPW Technical Advice Note 15: Development and Flood Risk

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

The application proposes (in outline) the construction of four residential dwellings, associated vehicular access and parking areas, on a parcel of land that is located inside of the defined settlement limits. As such, the key consideration in the determination of the application is whether the principle of residential development is acceptable upon the site. In addition, it will also be necessary to consider whether the site is capable of accommodating the dwellings, associated means of access and parking facilities, without resulting in a detrimental impact upon both the amenity and privacy of neighbouring dwellings, the character and appearance of the area or highway safety.

As the site is located in a Zone C2 flood area, the implications of the development upon flood risk both within the application site and wider area is a further material consideration.

Principle of the proposed development:

The first consideration must be the location of the site in planning policy terms. In this case the plot is located inside the defined settlement limits, where the principle of residential development may be regarded as acceptable. However, in accordance with the requirements of policies NSA12, AW5 and AW10, proposals for residential development may only be considered acceptable, providing no adverse impacts would result in terms of amenity, character, highway safety and flooding. These matters will be considered in detail in the following sections.

Impact on the character and appearance of the area:

In terms of physical area, the site extends to approximately 2750m², an area which is large enough to accommodate the proposed number of dwellings and associated access road. It is also noted that being a flat site with few variations in level, the site could be developed without significant retaining or engineering works.

Whilst the application is made in outline, with layout reserved for future consideration, the illustrative plan which accompanies the submission illustrates an acceptable arrangement, whereby the proposed dwellings would be arranged in a linear form, each served by a shared private drive, that would separate the proposed dwellings from the existing to the north east. In turn the access to the site would connect with farm road, which is the route that serves existing neighbouring development to the north east.

It is noted that appearance is also a matter reserved for future consideration, as such, the application is accompanied by a range of parameters which set out the minimum and maximum scale ranges for the dwellings. These indicate that at the upper limit, the dwellings would have a footprint of 144 square metres (12.0 x 12.0 metres) with a maximum ridge height of 9.0 metres. Whilst these would be large dwellings, given the varied character of existing properties in the vicinity of the site, it is not considered that dwellings of this scale would appear out of keeping with the character of the area; the closest dwellings located on the cul-de-sac to the north east are substantial detached two storey properties with a greater footprint than those proposed.

As such, overall, it is considered possible to accommodate the proposed dwellings on the site, without adversely affecting the existing varied character of the area.

Impact on residential amenity and privacy:

As the site is located within settlement limits, in a predominantly residential area, it is important to consider the potential impacts of the development upon the levels of amenity and privacy that existing neighbouring occupiers currently enjoy.

As set out above, the site is large enough to accommodate the dwellings, associated parking and amenity areas. It is considered that the greatest potential impacts would

result to the dwellings to the north east on the neighbouring residential cul-de-sac. The illustrative layout has been designed in order that the dwellings are set as far away from the boundaries with the dwellings as possible, being separated by the internal access drive that would serve the site. The layout plan indicates that the closest distances would be between Plot 1 and the existing, known as Llwyn-On.

Given the topography of the site which is fairly level and the separation distances between the existing and proposed dwellings, on balance, it is not considered that any resultant impacts would be so great as to warrant the refusal of the planning application. It is also worthwhile noting that no representations have been received from neighbouring residents following the publicity of the planning application.

In conclusion, the illustrative layout indicates that acceptable standards of amenity could be provided for both existing nearby neighbours and future occupiers of the development in a future full planning application.

Impact on highway safety:

To aid in the assessment of highway safety impacts consultation has been undertaken with the Council's Transportation Section. Whilst some concerns were expressed with regard to certain aspects of the development, on balance, no objections to the proposal have been raised.

Access: Their assessment comments that the proposed development site is served off Farm Road, Aberaman. This route is sub-standard in terms of street lighting, drainage and segregated pedestrian footway facilities which is of concern. It is commented that the proposal would increase vehicular movements (40 trips) by all type of vehicles including service and delivery vehicles on the shared surface, which is lacking in segregated footway facilities and street lighting to the detriment of safety of all highway users and free flow of traffic.

There is a footway link proposed from the new development opposite which would provide access for pedestrians moving west. However, no such links are provided to the bus stops on the B4275, train station and retail area at Tirfounder Fields. It is commented that there is potential for further development off Farm Road, where-by improvements would be conditioned.

Taking the above into consideration and to safeguard future adoption of Farm Road a condition requiring the site frontage to be set back to provide for a continuous 2.0 metre footway/vehicular crossover and street lighting to illuminate the new junction has been suggested, in the interests of highway and pedestrian safety and free flow of traffic.

Internal access: The layout plan which accompanies the submission illustrates a private shared access with a width of 4.8 metres, which is acceptable for safe two-way vehicular movement for the amount of vehicular traffic generated. However, taking into account the length of the private shared access at 70 metres, the proposed turning area is sub-standard. As the plan submitted is indicative, a condition requiring design and detail of the private shared access has been suggested.

The location of the access would require the existing service pole (WPD) to be relocated, however this can be secured by a suitably worded condition. A condition requiring the site frontage to be set back to provide for a 2.0 metres footway would also provide satisfactory visibility splay for vehicles emerging from the site onto Farm Road.

Off-street car parking: The proposed dwellings are likely to be in excess of three bedrooms and therefore require up-to a maximum of three spaces per dwelling. Taking into account the application is made in outline with the detailed design of the dwellings to accompany any later reserved matters application, a condition requiring off-street car parking to be provided in accordance with the council's SPG has been suggested.

To conclude, some concern is expressed with regard to the sub-standard nature of Farm Road and the additional traffic and pedestrian movements that would be generated by the proposal. However, taking into account the highway improvements suggested, including the provision of a street lighting column and 2.0 metre footway, on land within the Applicants control, on-balance the proposal is considered acceptable in highway safety terms.

Flood Risk:

Following consultation with Natural Resources Wales it has been confirmed that the application site lies entirely within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN 15) (July 2004). It is noted that correspondence from NRW in relation to the previous application at the site (Ref: 17/1224/13) highlighted that their records show that the site has previously flooded from the River Aman during the December 1979 flood event. It is also noted that NRW have objected to the current application.

For the purposes of TAN 15, the development proposed represents highly vulnerable development. Paragraph 6.2 of TAN 15 states that new development should be directed away from Zone C and towards Zones A and B, where river or coastal flooding would be less likely. Further to this, it states that in Zone C, the tests outlined in Sections 6 and 7 of the TAN will be applied, recognising however that highly vulnerable development in Zone C2 should not be permitted.

Although there is a clear in principle conflict with TAN 15, a Flood Consequences Assessment (FCA) has been submitted with the application to demonstrate the consequences of a flooding event. The assessment concludes that mitigation measures could be put in place to enable the development to remain flood free as well limit adverse third party flood risk impacts. Notwithstanding this, as per paragraph 6.2 of TAN 15, the requirement for a FCA does not apply to proposals for highly vulnerable development within a Zone C2 location, but rather relates to all other new development.

In conclusion, the justification tests within paragraph 6.2 of TAN 15 do not apply to highly vulnerable development and so there is an in principle objection to the development of housing in the location proposed. Furthermore, it is not considered that there are any overriding reasons for granting the application contrary to national planning policy.

Other Issues:

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation.

Drainage: This issue would be covered by the required, separate SuDs approval prior to any development taking place.

Public Health & Protection: No objections have been received from the Council's Public Health and Protection Division following consultation, although several conditions have been recommended should planning permission be granted. The conditions relate to construction noise, waste, dust and land contamination. Whilst these comments are acknowledged, it is considered that these matters can be more efficiently controlled by other legislation.

Ecology: Having reviewed the application, the Council's Ecologist has raised no objections to the proposal, commenting that the site is cleared and there are no ecological limitations.

Historic Land Uses: The application site falls within the defined Development High Risk Area, however, this risk is non coal related and is associated with the presence of recorded ironstone workings which are present at shallow depth beneath the application site.

Community Infrastructure Levy (CIL) Liability:

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

As planning permission first permits development on the day of the final approval of the last of the reserved matters CIL is not payable at outline stage, but will be calculated for any reserved matters or full applications. However, the application site lies within Zone 1 of Rhondda Cynon Taf's residential charging zones, where a nil charge is applicable and therefore no CIL will be payable.

CONCLUSION

Having taken account of all of the issues outlined above, the proposal is considered unacceptable and contrary to both national and local planning policy. As such the application is recommended for refusal.

RECOMMENDATION: Refuse

1. The proposed development is unacceptable in principle given its status as highly vulnerable development within a C2 Flood Zone. As such, the proposal is contrary to national planning policy as set out in Planning Policy Wales (Edition 10, 2018) and TAN 15. In addition, it is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan (2011).

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PLANNING & DEVELOPMENT COMMITTEE

23 APRIL 2020

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 24/02/20 – 19/06/20

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

2. RECOMMENDATION

That Members note the information.

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

23 APRIL 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

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

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel: 01443 281132)**

See Relevant Application File



RHONDDA CYNON TAF

APPEALS RECEIVED

APPLICATION NO: 18/1423
APPEAL REF: A/20/3246396
APPLICANT: Lewis Homes Ltd
DEVELOPMENT: Residential development of 76 dwellings together with associated works (amended plans received 17/05/19)
LOCATION: THE MEADOWS, COEDEL, TONYREFAIL
APPEAL RECEIVED: 06/02/2020
APPEAL START DATE: 06/03/2020

APPLICATION NO: 18/1400
APPEAL REF: A/20/3247142
APPLICANT: Newydd Housing Association
DEVELOPMENT: Demolition of existing buildings and the construction of 18 no. affordable residential dwellings and associated access arrangements and works (amended site layout received 07/02/19).
LOCATION: ST ANNES CHURCH, CHURCH TERRACE, YNYSHIR, PORTH
APPEAL RECEIVED: 12/03/2020
APPEAL START DATE: 12/03/2020

APPLICATION NO: 19/1286
APPEAL REF: A/20/3247609
APPLICANT: Mr and Mrs Evans
DEVELOPMENT: Outline application for a residential dwelling with access and scale considered.
LOCATION: LAND OPPOSITE 1 GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW
APPEAL RECEIVED: 18/03/2020
APPEAL START DATE: 18/03/2020

APPLICATION NO: 19/0814
APPEAL REF: A/20/3247829
APPLICANT: Taylor Louis Ltd
DEVELOPMENT: Change of use from residential dwellings (Class C3) to 8 no. self-contained residential student flats(Sui Generis) including two-storey extension to rear.
LOCATION: 1 & 2 POLICE HOUSES, BROOK STREET, TREForest, PONTYPRIDD, CF37 1TW
APPEAL RECEIVED: 26/02/2020
APPEAL START DATE: 20/03/2020

APPLICATION NO: 19/0560
APPEAL REF: A/20/3246713
APPLICANT: Mr J Bird
DEVELOPMENT: Proposed conversion of shop to residential.
LOCATION: 140 BUTE STREET, TREHERBERT, TREORCHY, CF42 5PD
APPEAL RECEIVED: 11/02/2020
APPEAL START DATE: 11/03/2020

APPLICATION NO: 18/1212
APPEAL REF: A/20/3249000
APPLICANT: Mr Lee
DEVELOPMENT: Change of use and external and internal alterations to provide 10 residential units including access, car parking and amenity space (revised plan for access and site layout received)
LOCATION: SCOTTS HOTEL, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LS
APPEAL RECEIVED: 06/05/2020
APPEAL START DATE: 06/05/2020

APPLICATION NO: 19/1269
APPEAL REF: A/20/3250788
APPLICANT: Mr Bailey
DEVELOPMENT: Variation of conditions 3 and 4 of application 54/82/0776 to allow the sale of hot food for takeaway purposes and to extend the hours of operation from 09.00am to 10.30pm daily.
LOCATION: 17 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3HF
APPEAL RECEIVED: 13/04/2020
APPEAL START DATE: 03/06/2020

APPEAL DECISIONS RECEIVED

APPLICATION NO: 19/1061
APPEAL REF: D/19/3243325
APPLICANT: Ms Judith Hawkins
DEVELOPMENT: Two storey side and single storey rear extension.
LOCATION: 20 CROWN HILL DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NE
DECIDED: 27/11/2019
DECISION: Refused
APPEAL RECEIVED: 16/12/2019
APPEAL DECIDED: 27/02/2020
APPEAL DECISION: Dismissed

APPLICATION NO: 19/0659
APPEAL REF: D/19/3243141
APPLICANT: Mr A Hiett
DEVELOPMENT: Partial retrospective application for the retention of decking and steps to rear garden
LOCATION: 17 PINE COURT, TALBOT GREEN, PONTYCLUN, CF72 8LA
DECIDED: 02/10/2019
DECISION: Refused
APPEAL RECEIVED: 07/01/2020

APPEAL DECIDED: 03/03/2020
APPEAL DECISION: Dismissed

APPLICATION NO: 19/0952
APPEAL REF: D/20/3244485
APPLICANT: Mr J Hibbert
DEVELOPMENT: Second floor rear extension over existing roof profile and rear extension.
LOCATION: 32 THE AVENUE, PONTYPRIDD, CF37 4DF
DECIDED: 31/10/2019
DECISION: Refused
APPEAL RECEIVED: 08/01/2020
APPEAL DECIDED: 17/03/2020
APPEAL DECISION: Dismissed

APPLICATION NO: 19/0750
APPEAL REF: A/20/3244788
APPLICANT: Mr D Richards
DEVELOPMENT: Change of use from former chapel workshop to 2 x No. self contained flats with extension to rear, internal alterations and a storage area to lower ground floor (Amended Plans received 30/09/2019).
LOCATION: FORMER CHAPEL WORKSHOP ADJACENT TO 23 NAPIER STREET, MOUNTAIN ASH, ABERDARE, CF45 3HW
DECIDED: 11/11/2019
DECISION: Refused
APPEAL RECEIVED: 23/01/2020
APPEAL DECIDED: 29/04/2020
APPEAL DECISION: Dismissed

APPLICATION NO: 18/1423
APPEAL REF: A/20/3246396
APPLICANT: Lewis Homes Ltd
DEVELOPMENT: Residential development of 76 dwellings together with associated works (amended plans received 17/05/19)
LOCATION: THE MEADOWS, COEDEL, TONYREFAIL
DECIDED: 10/12/2019
DECISION: Refused
APPEAL RECEIVED: 06/02/2020
APPEAL DECIDED: 12/06/2020

APPEAL DECISION: Allowed with Conditions

APPLICATION NO: 19/0560
APPEAL REF: A/20/3246713
APPLICANT: Mr J Bird
DEVELOPMENT: Proposed conversion of shop to residential.
LOCATION: 140 BUTE STREET, TREHERBERT, TREORCHY, CF42
5PD
DECIDED: 07/02/2020
DECISION: Refused
APPEAL RECEIVED: 11/02/2020
APPEAL DECIDED: 17/06/2020
APPEAL DECISION: Dismissed

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Report for Development Control Planning Committee

Rhigos

20/0176/10 Decision Date: 08/04/2020

Proposal: Rear single storey extension.

Location: 1 HENDRE FAWR, MOUNT ROAD, RHIGOS, HIRWAUN, ABERDARE, CF44 9RJ

20/5018/41 Decision Date: 11/03/2020

Proposal: Pre app enquiry.

Location: HIRWAUN, ABERDARE,

Hirwaun

19/1321/15 Decision Date: 23/03/2020

Proposal: Variation of condition 2 of planning permission 18/0749/10 - change of house type to plot 9 (amended plans received 10/02/20).

Location: LAND OFF PENDERYN ROAD, HIRWAUN, CF44 9PS

20/0088/10 Decision Date: 26/02/2020

Proposal: Ground Floor Rear Extension

Location: 9 FAIRVIEW, HIRWAUN, ABERDARE, CF44 9RY

20/0093/10 Decision Date: 09/04/2020

Proposal: Erection of decking to rear garden (retrospective)

Location: 4 HARRIS STREET, HIRWAUN, ABERDARE, CF44 9NP

20/0112/10 Decision Date: 12/03/2020

Proposal: Rear extension and front porch.

Location: 29 HIGH STREET, HIRWAUN, ABERDARE, CF44 9SL

20/0142/10 Decision Date: 31/03/2020

Proposal: Change of use and conversion of property from residential (C3) to a take-away food outlet (A3).

Location: 70C HIGH STREET, HIRWAUN, ABERDARE, CF44 9SW

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

19/0700/10 Decision Date: 17/03/2020
Proposal: Change of use from a hairdressers to a ground floor flat, rear three storey extension, associated alterations and replacement of windows.
Location: 37 ALMA STREET, TRECYNON, ABERDARE, CF44 8NT

19/0884/12 Decision Date: 17/03/2020
Proposal: Rear three storey extension, change of use of shop to ground floor flat, replacement of windows and associated internal and external works (Listed Building Consent).
Location: 37 ALMA STREET, TRECYNON, ABERDARE, CF44 8NT

19/1280/10 Decision Date: 11/05/2020
Proposal: External Vertical Lift.
Location: 43 THE RISE, CWMDARE, ABERDARE, CF44 8BJ

19/1317/10 Decision Date: 26/02/2020
Proposal: Replacement summer room.
Location: 23 PLASMARL, LLWYDCOED, ABERDARE, CF44 0UD

20/0033/10 Decision Date: 14/04/2020
Proposal: Proposed single storey front and side extensions.
Location: 33 CORNER HOUSE STREET, LLWYDCOED, ABERDARE, CF44 0YA

20/0150/10 Decision Date: 24/04/2020
Proposal: Single storey rear / side extension, new vehicle access.
Location: 11 BRYN MOREIA, LLWYDCOED, ABERDARE, CF44 0TT

20/0172/10 Decision Date: 23/04/2020
Proposal: Extension to existing changing rooms to accommodate a toilet.
Location: AFC LLWYDCOED, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YE

20/0275/09 Decision Date: 01/06/2020
Proposal: Certificate of lawful development (proposed) - conservatory extension.
Location: 96 Y DOLYDD, CWMDARE, ABERDARE, CF44 8EQ

20/0300/10 Decision Date: 18/05/2020
Proposal: Proposed single storey side extension.
Location: BRAMBLES, PARK LANE, TRECYNON, ABERDARE, CF44 8HN

20/0367/15 Decision Date: 26/05/2020
Proposal: Variation of Condition No. 1 of approved consent ref. 15/0758/15 to extend the consent for a further 5 years.
Location: 17 CHURCH AVENUE, LLWYDCOED, ABERDARE, CF44 0UR

Report for Development Control Planning Committee

Aberdare East

20/0045/10 Decision Date: 10/03/2020
Proposal: Installation of 1 x Media EV Charger with Screen, 1 x Fast EV Charger and 2 Steel Flagpoles
Location: TESCO SUPERSTORE, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

20/0131/10 Decision Date: 19/03/2020
Proposal: Extension to first floor over the existing lean-to annexe
Location: 31 HERBERT STREET, ABERDARE, CF44 7NH

20/0182/01 Decision Date: 16/04/2020
Proposal: Proposed installation of new signs to replace existing drive thru signage suite.
Location: MCDONALDS RESTAURANT, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

20/0183/10 Decision Date: 16/04/2020
Proposal: Refurbishment of the restaurant with minor alterations to elevations to include the construction of extensions.
Location: MCDONALDS RESTAURANT, DEPOT ROAD, GADLYS, ABERDARE, CF44 8DL

20/0191/10 Decision Date: 29/04/2020
Proposal: Conversion of existing retail area on ground floor and residential flat on 1st and 2nd floors to office and storage space.
Location: 8 VICTORIA SQUARE, ABERDARE, CF44 7LA

20/0224/10 Decision Date: 12/05/2020
Proposal: Replacement of Shop Front.
Location: GWILLIM FLORISTS, 18 CROSS STREET, ABERDARE, CF44 7EG

20/0355/10 Decision Date: 04/06/2020
Proposal: Detached garage.
Location: LAND REAR OF 14 DOWLAIS STREET, GADLYS, ABERDARE, CF44 8BA

Report for Development Control Planning Committee

Cwmbach

20/0040/13 Decision Date: 26/03/2020
Proposal: Detached dwelling (Outline). (Amended Plans and redline boundary received 19/02/20)
Location: PLOT 2 LAND ADJOINING LONGWAITE, WELL PLACE, CWMBACH, ABERDARE, CF44 0PB

20/0071/10 Decision Date: 10/03/2020
Proposal: Single storey extension to existing shop premises, conversion of existing first floor flat into 2 no. self contained flats.
Location: MAYAS SUPERSTORE, 17 BRO DEG, CWMBACH, ABERDARE, CF44 0HA

20/0175/10 Decision Date: 04/05/2020
Proposal: Existing single storey side extension.
Location: 22 DERWENT DRIVE, CWMBACH, ABERDARE, CF44 0LN

20/0251/10 Decision Date: 05/05/2020
Proposal: Two storey rear extension
Location: 54 BRO DEG, CWMBACH, ABERDARE, CF44 0HB

20/0271/13 Decision Date: 04/06/2020
Proposal: Residential development (Outline for 8 dwellings).(CMRA received 3/4/20, Ecology Survey received 1/5/20)
Location: 52 & 53 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

20/0298/09 Decision Date: 07/04/2020
Proposal: Certificate of lawful development for a proposed single storey extension to the rear of the property.
Location: 40 BRON HAUL, CWMBACH, ABERDARE, CF44 0DP

Mountain Ash East

19/1290/10 Decision Date: 27/02/2020
Proposal: Change of use from public open space to residential garden.
Location: THE SOUTH SIDE OF CARDIFF ROAD, MOUNTAIN ASH, CF45 4HF

20/0012/10 Decision Date: 26/02/2020
Proposal: Erection of a portacabin.
Location: MOUNTAIN ASH RFC, PARC DYFFRYN PENNAR, DYFFRYN ROAD, MOUNTAIN ASH, CF45 4DA

20/0240/09 Decision Date: 12/03/2020
Proposal: Conservatory.
Location: 42 FFORDD Y GLOWYR, MOUNTAIN ASH, CF45 4FD

Report for Development Control Planning Committee

Mountain Ash West

19/1288/08 Decision Date: 25/02/2020
Proposal: Part change of use of building from a community hub (D2) to a cafe (A3) (retrospective)
Location: CANOLFAN PENNAR COMMUNITY HUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

20/0017/10 Decision Date: 28/02/2020
Proposal: Hard standing to front of property.
Location: 44 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

20/0351/10 Decision Date: 09/06/2020
Proposal: Two storey rear extension.
Location: 11 GLENBOI, MOUNTAIN ASH, CF45 3DG

Penrhiwceiber

20/0075/15 Decision Date: 23/03/2020
Proposal: Removal of condition 4 (site intrusive investigations) of planning application 19/0482 for the extension and conversion of the property to 5 self-contained flats.
Location: 22-24 PENRHIWCEIBER ROAD, PENRHIWCEIBER, ABERPENNAR, CF45 3SP

20/0149/10 Decision Date: 25/03/2020
Proposal: Single storey side extension.
Location: 1 EDWARDS STREET, MOUNTAIN ASH, CF45 3AJ

Abercynon

20/0083/10 Decision Date: 18/03/2020
Proposal: Single storey side extension.
Location: 5 TROEDPENNAR TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4TT

20/0193/10 Decision Date: 06/04/2020
Proposal: Proposed erection of two steel sheds and one compostable toilet.
Location: GREEN VALLEY SITE, PARC ABERCYNON, MOUNTAIN ASH, CF45 4UY

20/0258/10 Decision Date: 15/06/2020
Proposal: Rear single storey extension.
Location: 2 SPRINGFIELD DRIVE, ABERCYNON, MOUNTAIN ASH, CF45 4UB

20/0361/10 Decision Date: 16/06/2020
Proposal: Provision of drop kerbs to create access to proposed off-street parking facility.
Location: 1 MILBOURNE STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YL

Report for Development Control Planning Committee

Ynysybwl

- 20/0326/10** Decision Date: 21/05/2020
Proposal: Proposed conservatory, additional side windows and alterations to drainage arrangements.
Location: TYN Y WERN HOUSE, WINDSOR PLACE, YNYSYBWL, PONTYPRIDD, CF37 3LY
-

Aberaman North

- 19/1255/10** Decision Date: 04/03/2020
Proposal: Second storey extension to existing single storey extension.
Location: 1 LLANDDEWI STREET, ABERAMAN, ABERDARE, CF44 6SW
-
- 20/0039/10** Decision Date: 11/03/2020
Proposal: Proposed two storey rear extension.
Location: 15 CLIFTON CRESCENT, CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6RT
-
- 20/0249/10** Decision Date: 08/06/2020
Proposal: Two storey rear extension.
Location: 8 PLEASANT VIEW STREET, GODREAMAN, ABERDARE, CF44 6ED
-
- 20/0255/01** Decision Date: 29/04/2020
Proposal: Advertisement consent for ATM signage (retrospective)
Location: 31-32 JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6DD
-
- 20/0257/10** Decision Date: 29/04/2020
Proposal: Retrospective application for the installation of an ATM.
Location: 31-32 JUBILEE ROAD, ABERAMAN, ABERDARE, CF44 6DD
-
- 20/0333/10** Decision Date: 22/05/2020
Proposal: Single storey side extension and porch
Location: THE BUNGALOW, CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN
-
- 20/0359/13** Decision Date: 15/06/2020
Proposal: Outline application for two detached dwellings with some matters reserved.
Location: LAND ADJACENT TO BRIARDENE, HILLCREST AVENUE, ABERAMAN, ABERDARE
-
- 20/0465/10** Decision Date: 19/06/2020
Proposal: Proposed construction of a single domestic garage.
Location: 54 JUBILEE ROAD, GODREAMAN, ABERDARE, CF44 6DD
-

Report for Development Control Planning Committee

Aberaman South

19/1246/09 Decision Date: 03/03/2020

Proposal: Single storey extension to rear.

Location: 20 PARC ABERAMAN, ABERAMAN, ABERDARE, CF44 6EY

19/1289/10 Decision Date: 06/04/2020

Proposal: Change of use of school (Use Class D1) to a children's play and activity centre - To include associated cafe and separate assembly and leisure rooms (Use Class D2).

Location: FORMER CWMAMAN INFANTS SCHOOL, FFORCHAMAN ROAD, CWMAMAN, ABERDARE, CF44 6NS

Report for Development Control Planning Committee

Treherbert

19/0891/10 Decision Date: 30/03/2020

Proposal: Ground floor rear extension.

Location: 8 PRINCE'S STREET, TREHERBERT, TREORCHY, CF42 5AL

19/1270/15 Decision Date: 03/03/2020

Proposal: Variation of condition 1 - extend period of time of planning permission 14/0640/15 for the submission of reserved matters

Location: FORMER PENYRENGLYN JUNIOR SCHOOL, CHARLES STREET, TREHERBERT, TREORCHY, CF42 5HF

20/0145/10 Decision Date: 21/04/2020

Proposal: Construction of indoor swimming pool.

Location: TY YSGOL BLAENCWM, HENDREWEN, ROAD, BLAENCWM, TREHERBERT.

20/0203/10 Decision Date: 21/04/2020

Proposal: Two-storey rear extension.

Location: 38 DUMFRIES STREET, TREHERBERT, TREORCHY, CF42 5PP

20/0218/10 Decision Date: 17/06/2020

Proposal: Erection of garage to rear of property.

Location: 10 ST ALBAN'S ROAD, TYNEWYDD, TREHERBERT, TREORCHY, CF42 5DD

Report for Development Control Planning Committee

Treorchy

19/1313/10 Decision Date: 04/03/2020
Proposal: Part ground floor, part two-storey rear extension, and garage.
Location: 49 GLYNRHONDDA STREET, TREORCHY, CF42 6DE

20/0074/10 Decision Date: 18/03/2020
Proposal: Two-storey rear extension
Location: 16 DYFODWG STREET, TREORCHY, CF42 6NN

20/0079/10 Decision Date: 25/03/2020
Proposal: Ground floor side/rear infill extension.
Location: 1 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

20/0200/10 Decision Date: 29/05/2020
Proposal: First floor rear extension.
Location: 46 STUART STREET, TREORCHY, CF42 6SH

20/0215/10 Decision Date: 21/04/2020
Proposal: Two-storey rear extension.
Location: 9 HERBERT STREET, TREORCHY, CF42 6AW

20/0284/10 Decision Date: 14/05/2020
Proposal: Proposed two storey extension and garage.
Location: 36 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

20/0291/10 Decision Date: 21/04/2020
Proposal: Proposed single storey kitchen /Utility room extension and modifications.
Location: 53 REGENT STREET, TREORCHY, CF42 6PN

20/0305/10 Decision Date: 18/05/2020
Proposal: Single storey extension.
Location: 164 HIGH STREET, TREORCHY, CF42 6NU

Report for Development Control Planning Committee

Pentre

19/1129/10 Decision Date: 18/03/2020
Proposal: Change of use from a chapel to a music rehearsal room and meeting room for community groups and businesses.
Location: FORMER HEBRON CHAPEL, CHURCH STREET, TON PENTRE, PENTRE, CF41 7AD

20/0085/10 Decision Date: 25/03/2020
Proposal: First floor side extension.
Location: 29 PLEASANT VIEW, PENTRE, CF41 7PJ

20/0169/09 Decision Date: 22/04/2020
Proposal: Replacement of an existing lean-to timber frame conservatory (6,800 x 2,800) with a UPVC conservatory sitting on a dwarf wall.
Location: 12 LOWER ALMA PLACE, PENTRE, CF41 7DS

Ystrad

20/0153/10 Decision Date: 19/03/2020
Proposal: Change of use from a childminder that cares for six children to up to ten.
Location: TY SEREN HAF, BRYN TERRACE, ARTHUR STREET, YSTRAD, PENTRE, CF41 7RX

20/0173/10 Decision Date: 14/04/2020
Proposal: Proposed two-storey rear extension.
Location: 14 VICTORIA STREET, YSTRAD, PENTRE, CF41 7RJ

20/0331/10 Decision Date: 28/05/2020
Proposal: Demolish existing rear extension and construct a new single storey extension and new garden retaining walls.
Location: 3 NEW KING STREET, GELLI, PENTRE, CF41 7TF

Llwynypia

20/0038/10 Decision Date: 11/03/2020
Proposal: Two-storey rear extension with detached garage to rear curtilage.
Location: 35 PONTRHONDDA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SZ

Cwm Clydach

19/1319/15 Decision Date: 02/03/2020
Proposal: Removal of condition 5 (contamination) of planning permission for log cabin (Ref 19/0499)
Location: LAKESIDE BUILDINGS, CLYDACH VALE COUNTRY PARK, CLYDACH, TONYPANDY, CF40 2XX

Report for Development Control Planning Committee

Tonypandy

20/0198/01 Decision Date: 24/04/2020
Proposal: New fascia and projecting signs.
Location: 121 DUNRAVEN STREET, TONYPANDY, CF40 1AS

Trealaw

20/0099/10 Decision Date: 25/03/2020
Proposal: Detached double garage.
Location: 91 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UF

20/0186/10 Decision Date: 29/05/2020
Proposal: Rear conservatory
Location: 117 RHYS STREET, TREALAW, TONYPANDY, CF40 2QQ

Penygraig

19/1055/10 Decision Date: 07/05/2020
Proposal: Proposed exhumation of 2 No. 60,000 litre below ground fuel storage tanks and the installation of 2 No. new 60,000 litre double skinned steel below ground storage tanks with associated surfacing replacement required.
Location: SHELL PETROL STATION, TYLACELYN ROAD, PENYGRAIG, TONYPANDY

20/0164/15 Decision Date: 05/05/2020
Proposal: Proposed 1 four bedroom house with basement garage - Variation of condition 1 - renewal of planning consent 15/0530/15.
Location: LAND ADJACENT TO 1 GRAIG-YR-EOS, PENYGRAIG, CF40 1PG

20/0274/10 Decision Date: 29/05/2020
Proposal: Two-storey rear and ground floor front extensions.
Location: 7 TURBERVILLE TERRACE, MIDDLE STREET, PENYGRAIG, TONYPANDY, CF40 1LG

20/0301/09 Decision Date: 02/04/2020
Proposal: Small home to house 3 Children.
Location: TY COED FARM, VICARAGE ROAD, PENYGRAIG, TONYPANDY, CF40 1HS

Report for Development Control Planning Committee

Porth

19/1100/10 Decision Date: 04/03/2020

Proposal: Double garage

Location: LAND OPPOSITE 17 CORONATION TERRACE, PORTH, CF39 9YH

19/1217/10 Decision Date: 28/02/2020

Proposal: Remodelling of mixed-use building to create an additional dwelling (1-bed flat).

Location: 4 CEMETERY ROAD, PORTH, CF39 0LG

19/1327/10 Decision Date: 27/02/2020

Proposal: Detached garage (re-submission of planning consent 19/1093/10).

Location: 5 VICARAGE ROAD, PORTH, CF39 0NG

20/0296/23 Decision Date: 25/03/2020

Proposal: The building to be demolished is Porth Farm Surgery, a single storey, traditionally constructed property of masonry cavity wall under a double pitch timber roof construction with concrete tiles. To make way for the Port

Location: PORTH FARM SURGERY, PORTH STREET, PORTH, CF39 9RR

Cymmer

20/0007/10 Decision Date: 18/03/2020

Proposal: Ground floor side extension

Location: 20 OLIVE TERRACE, TREBANOG, PORTH, CF39 9YU

20/0138/10 Decision Date: 03/04/2020

Proposal: First floor rear extension.

Location: 216 TREBANOG ROAD, TREBANOG, PORTH, CF39 9DY

20/0363/10 Decision Date: 16/06/2020

Proposal: Two-storey rear extension (amended plans received: 01/06/2020)

Location: 9 ST JOHN'S STREET, GLYNFACH, PORTH, CF39 9LA

20/0381/10 Decision Date: 19/06/2020

Proposal: Loft conversion including raising roof height and construction of front and rear extensions.

Location: OR DIWEDD, 1 PLEASANT VIEW, TREHAFOD, PONTYPRIDD, CF37 2NY

Report for Development Control Planning Committee

Ynyshir

19/1146/10 Decision Date: 27/02/2020
Proposal: Construction of a garage.
Location: REAR OF 34 SOUTH STREET, YNYSHIR, PORTH, CF39 0EG

19/1187/10 Decision Date: 26/03/2020
Proposal: Proposed boundary treatment to form a compound for the parking of light goods vehicles.
Location: FORMER SITE OF THE BUTCHERS ARMS, ABERLLECHAU ROAD, WATTSTOWN, PORTH.

20/0405/10 Decision Date: 19/06/2020
Proposal: Two storey rear extension
Location: 1 JOHN STREET, YNYSHIR, PORTH, CF39 0HF

Tylorstown

20/0189/10 Decision Date: 01/04/2020
Proposal: Proposed new house to be constructed on site of previously demolished house.
Location: LAND BETWEEN 140 - 142 EAST ROAD, TYLORSTOWN, FERNDALE, CF43 3BP

20/0211/10 Decision Date: 09/04/2020
Proposal: Two storey extension.
Location: 21 THE AVENUE, PONTYGWAITH, FERNDALE, CF43 3LN

Ferndale

19/1167/10 Decision Date: 04/05/2020
Proposal: Proposed construction of a garage to the rear of the property.
Location: 6 PINE STREET, FERNDALE, CF43 4RB

20/0159/10 Decision Date: 14/04/2020
Proposal: Two-storey rear extension.
Location: 119 NORTH ROAD, FERNDALE, CF43 4RF

20/0160/10 Decision Date: 14/04/2020
Proposal: Proposed extension to rear.
Location: 28 FIR STREET, FERNDALE, CF43 4RD

20/0241/10 Decision Date: 02/04/2020
Proposal: Ground floor rear extension.
Location: 1 LLYN CRESCENT, FERNDALE, CF43 4LH

Maerdy

19/1294/10

Decision Date: 06/05/2020

Proposal: Change of use from mixed residential/commercial to residential. Replacement of ground floor front facade.

Location: 60 MAERDY ROAD, MAERDY, FERNDALE, CF43 4AE

Report for Development Control Planning Committee

Cilfynydd

- 20/0002/10** Decision Date: 27/02/2020
Proposal: Porch with dual pitch roof, dormer extension and off-street parking. (Amended Plans received 17/02/20)
Location: MARLEY HOUSE, OAKLAND TERRACE, CILFYNYDD, PONTYPRIDD, CF37 4HB
-

Glyncoch

- 20/0143/10** Decision Date: 12/03/2020
Proposal: Attic conversion with dormer windows to front and rear.
Location: BROOKLLYN BUNGALOW, BROOKFIELD, YNYSYBWL, PONTYPRIDD, CF37 3HD
-

Town (Pontypridd)

- 19/0853/10** Decision Date: 19/03/2020
Proposal: Decking, pergola and shed to rear garden.
Location: 14 MAES-Y-DERI, GRAIGWEN, PONTYPRIDD, CF37 2JA
-
- 20/0015/19** Decision Date: 05/03/2020
Proposal: Removal of ivy and thinning work on the branch growing west over the neighbouring building to reduce weight by approximately 20% by thinning at the outer edge of the crown removing 1 in 5 branches, including those
Location: CWRT COED Y LAN, TYFICA ROAD, PONTYPRIDD, CF37 2DJ
-
- 20/0047/01** Decision Date: 27/02/2020
Proposal: Replacement of ATM header signage.
Location: HSBC, 92A TAFF STREET, PONTYPRIDD, CF37 4SR
-
- 20/0089/19** Decision Date: 04/03/2020
Proposal: Proposed 30% crown reduction to oak tree (T1).
Location: GROVE HOUSE, 38 LANPARK ROAD, PONTYPRIDD, CF37 2DL
-
- 20/0105/10** Decision Date: 11/03/2020
Proposal: Change of use of ground floor of building from retail (A1) to office use (A2).
Location: 54-55 TAFF STREET, PONTYPRIDD, CF37 4TD
-
- 20/0114/10** Decision Date: 23/04/2020
Proposal: Side extension, rear dormer with Juliet balconies, front dormer, and a garage conversion.
Location: 40 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA
-
- 20/0262/10** Decision Date: 02/04/2020
Proposal: Demolition and re-build of retaining wall.
Location: 33 GRAIGWEN ROAD, GRAIGWEN, PONTYPRIDD, CF37 2HD
-

Report for Development Control Planning Committee

Trallwn

19/1041/10 Decision Date: 02/03/2020
Proposal: 2 pairs of semi detached houses. (Amended plans received 30/01/2020).
Location: 17A COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LG

19/1315/01 Decision Date: 21/05/2020
Proposal: External signage.
Location: MALTSTERS ARMS PUBLIC HOUSE, BRIDGE STREET, PONTYPRIDD, CF37 4PF

20/0049/10 Decision Date: 18/03/2020
Proposal: Rear two-storey and single storey extension.
Location: CONWAY HOUSE, COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LR

Rhondda

19/1062/10 Decision Date: 21/05/2020
Proposal: Proposed single dwelling and associated highway improvement works. (Amended plans received 23/03/2020).
Location: LAND SOUTH WEST OF ROSSER STREET, PONTYPRIDD, CF37 1EB

19/1092/10 Decision Date: 02/04/2020
Proposal: Use of land in connection with a dog breeding enterprise and part retrospective construction of dog breeding kennels.
Location: GLEN VIEW, MOUNT PLEASANT, TREHAFOD, PONTYPRIDD, CF37 2NU

20/0340/15 Decision Date: 22/05/2020
Proposal: Variation of condition 1 of planning consent ref. 17/0326/15 to permit a period of a further 3 years for the submission of reserved matters for a single dwelling (original app. ref. 13/0988/13).
Location: TYBERW COTTAGE, HAFOD LANE, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2PF

Report for Development Control Planning Committee

Graig

19/0992/10 Decision Date: 17/04/2020
Proposal: Construction of 2 no. 2 bedroom and 2 no. 1 bedroom apartments with under-croft parking and associated works.(Amended plans received 16/12/2019).
Location: LAND AT 53-55 RICKARDS STREET, GRAIG, PONTYPRIDD, CF37 1RE

19/1048/10 Decision Date: 26/03/2020
Proposal: Conversion of existing commercial units (B1) and roof alterations to form 4No. new residential apartments (C3) and alterations to existing shop facade.
Location: TRATTORIA, 9 HIGH STREET, PONTYPRIDD, CF37 1QJ

20/0352/10 Decision Date: 17/06/2020
Proposal: Two storey side extension.
Location: 29 ST ANDREW'S CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XF

20/0377/10 Decision Date: 15/06/2020
Proposal: Porch and new dormers.
Location: 1 ROWAN CLOSE, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1XD

Treforest

20/0021/10 Decision Date: 16/03/2020
Proposal: First floor rear flat roof extension over existing ground floor extension. (Amended Plans Received 04/03/20)
Location: 13 LEWIS STREET, TREForest, PONTYPRIDD, CF37 1BZ

20/0035/10 Decision Date: 11/03/2020
Proposal: Alterations to ground floor fenestrations and erection of front and rear facing dormers within the roofing profile.
Location: ST MARYS BUNGALOW, ST MARY'S CLOSE, GLYNTAFF, PONTYPRIDD, CF37 4BN

20/0096/12 Decision Date: 16/04/2020
Proposal: Rebuild stone chimney.
Location: 172 BROADWAY, TREForest, PONTYPRIDD, CF37 1BH

20/0206/15 Decision Date: 09/04/2020
Proposal: Variation of Condition 1 of planning permission 15/1257/10 - extend time period for a further 5 years.
Location: LAND ADJ TO 14 PARK STREET, TREForest CF37 1SN

20/0389/10 Decision Date: 04/06/2020
Proposal: Conversion of 5 bed HMO to 2 No. Self Contained Flats.
Location: 5 PRINCESS STREET, TREForest, PONTYPRIDD, CF37 1RY

Report for Development Control Planning Committee

Rhydyfelin Central

19/1059/10 Decision Date: 20/03/2020

Proposal: Single & two storey rear extensions.

Location: 13 ELM STREET, RHYDYFELIN, PONTYPRIDD, CF37 5DF

19/1194/10 Decision Date: 23/04/2020

Proposal: Erection of 2 no. detached bungalows, private driveway & turning area (Amended Site Plan rec. 29/01/20 and Amended Elevation and Floor Plans rec. 31/01/20).

Location: LAND ADJACENT TO PWLL Y FELIN, CAENANT, RHYDYFELIN, PONTYPRIDD, CF37 5PY

20/0076/10 Decision Date: 03/03/2020

Proposal: External ramp.

Location: 88 WORDSWORTH GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5HG

20/0077/10 Decision Date: 03/03/2020

Proposal: External ramp.

Location: 117 WORDSWORTH GARDENS, RHYDYFELIN, PONTYPRIDD, CF37 5HH

20/0287/10 Decision Date: 16/06/2020

Proposal: Two storey and single storey rear extension. Insertion of roof lights in main roof.

Location: 6 ILAN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PN

Report for Development Control Planning Committee

Hawthorn

20/0042/10	Decision Date: 02/04/2020
Proposal:	Installation of 1 x Media EV Charger with Screen, 1 x Fast EV Charger and 2 Steel Flagpoles
Location:	TESCO SUPERSTORE, TESCO APPROACH ROAD, UPPER BOAT, PONTYPRIDD, CF37 5SN

20/0043/01	Decision Date: 02/04/2020
Proposal:	One LCD Media Screen and Two Flag Pole Signs
Location:	TESCO SUPERSTORE, TESCO APPROACH ROAD, UPPER BOAT, PONTYPRIDD, CF37 5SN

20/0098/10	Decision Date: 14/04/2020
Proposal:	Change of use to D2 - Leisure (To include a gymnastics club and associated toilets, changing rooms, dance studio and cafe).
Location:	JR BUSINESS CENTRE, UNITS 21, 25 AND 26 POWYS ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR.

20/0119/10	Decision Date: 20/04/2020
Proposal:	Dual pitched single storey extension.
Location:	8 FAIRFIELD CLOSE, HAWTHORN, PONTYPRIDD, CF37 5AD

20/0126/10	Decision Date: 11/03/2020
Proposal:	Two storey rear extension.
Location:	6 SYCAMORE STREET, RHYDYFELIN, PONTYPRIDD, CF37 5NB

20/0366/10	Decision Date: 12/06/2020
Proposal:	Rear and front dormers to loft conversion.
Location:	FFYNNON WEN FARM, FFYNNON-WEN, UPPER BOAT, TAFFS WELL, CARDIFF, CF15 7UU

20/0371/10	Decision Date: 27/05/2020
Proposal:	Proposed extended entrance canopy, relocation of doors to suit internal refresh works and minor car park works (Amended plans received 23/04/20).
Location:	CASTLE BINGO, RIVERSIDE FORGE, MAIN AVENUE, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5UR

Report for Development Control Planning Committee

Ffynon Taf

19/0820/19

Decision Date: 27/02/2020

Proposal: To reduce the canopies of 1no. Ash Tree and 1no. Oak Tree by approximately 5 metres.

Location: 24 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA

20/0036/10

Decision Date: 12/03/2020

Proposal: Single storey rear extension.

Location: 9 TABOR STREET, TAFFS WELL, CARDIFF, CF15 7PS

20/0213/10

Decision Date: 30/04/2020

Proposal: Change of use from D1 (Clinical Use) to B1 (Offices).

Location: UNIT 6 SWFRS OCCUPATIONAL HEALTH UNIT, CEFN COED, NANTGARW, TAFFS WELL, CARDIFF, CF15 7QQ

20/0388/19

Decision Date: 12/06/2020

Proposal: Reduction in height by 3-4 metres and shaping of Beech Tree in rear garden, radially reduce lateral branches growing over public path behind by 3-4 metres and balance.

Location: 180 RHIW'R DDAR, TAFFS WELL, CF15 7ND

20/0420/10

Decision Date: 11/06/2020

Proposal: Single storey extension to rear annex.

Location: 69 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SU

Report for Development Control Planning Committee

Llantwit Fardre

20/0011/10 Decision Date: 26/02/2020

Proposal: Garage conversion

Location: 65 CADWAL COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2FA

20/0044/10 Decision Date: 11/03/2020

Proposal: Two-storey extension to side and rear.

Location: 2 LLYS LLEWELYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HQ

20/0056/10 Decision Date: 27/02/2020

Proposal: Two-storey side extension

Location: 5 PARC-Y-BRYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ED

20/0124/10 Decision Date: 19/03/2020

Proposal: Rear single storey extension.

Location: 4 HILL DRIVE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2ES

20/5015/41 Decision Date: 10/03/2020

Proposal: Pre app enquiry

Location: LLANTWIT FARDRE, PONTYPRIDD

Report for Development Control Planning Committee

Church Village

20/0014/10 Decision Date: 26/03/2020
Proposal: To install a two storey temporary classroom facility made up of 14 individual units stacked 7 on 7 and separate single storey toilet block. It will be in use until 20/12/2021.
Location: LIFELONG LEARNING CENTRE, YSGOL GYFUN GARTH OLWG, ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RQ

20/0101/10 Decision Date: 04/03/2020
Proposal: Two storey extension and detached double garage.
Location: 19 CAE'R GERDDI, CHURCH VILLAGE, PONTYPRIDD, CF38 1UQ

20/0185/19 Decision Date: 01/04/2020
Proposal: Crown lifting and reduction to oak tree (T4)
Location: 12 FARDRE COURT, CHURCH VILLAGE, PONTYPRIDD, CF38 1DG

20/0288/10 Decision Date: 27/05/2020
Proposal: Construction of new single storey garage to the side of existing property
Location: 33 ACORN GROVE, CHURCH VILLAGE, PONTYPRIDD, CF38 2AJ

20/0318/10 Decision Date: 27/05/2020
Proposal: Proposed two storey side & ground floor rear extension.
Location: 43 THE PADDOCKS, CHURCH VILLAGE, PONTYPRIDD, CF38 1TL

20/0335/10 Decision Date: 11/06/2020
Proposal: Replacement roofing system to be installed on primary school, youth centre and Block D and Block E plant room.
Location: GARTH OLWG CAMPUS, ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RQ

Tonteg

20/0080/09 Decision Date: 26/02/2020
Proposal: Rear dormer and rear extension.
Location: 25 UNDERHILL DRIVE, TONTEG, PONTYPRIDD, CF38 1NW

20/0148/10 Decision Date: 27/03/2020
Proposal: Proposed rear conservatory, ground floor and first floor side extensions.
Location: 3 WILLOWFORD COTTAGES, MAIN ROAD, GWAELOD-Y-GARTH, CF15 9JL

Report for Development Control Planning Committee

Gilfach Goch

20/0024/01 Decision Date: 05/03/2020
Proposal: 1 no. internally illuminated fascia (only the logo illuminates), 2 no. internally illuminated logos, 26 no. non-illuminated aluminium panels and 1 no. internally illuminated 3.5m totem (only logo illuminates).
Location: CO-OP, GILFACH GOCH, HENDREFORGAN, PORTH, CF39 8UH

20/0165/10 Decision Date: 14/04/2020
Proposal: Bay window to front elevation.
Location: 4 HENDREFORGAN CRESCENT, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UL

Tonyrefail West

19/1198/10 Decision Date: 27/02/2020
Proposal: Detached garage.
Location: 52 DUFFRYN CLOSE, TONYREFAIL, PORTH, CF39 8HD

19/1310/10 Decision Date: 25/03/2020
Proposal: Ground floor side extension
Location: 6 LEWIS ARMS ROW, PENRHIW-FER, TONYPANDY, CF40 1SH

20/0057/10 Decision Date: 02/04/2020
Proposal: Ground and first floor rear extension.
Location: 17 CHURCH ROAD, PENRHIW-FER, TONYPANDY, CF40 1RY

20/0242/10 Decision Date: 28/05/2020
Proposal: First floor side extension.
Location: 51 CAER GWERLAS, TONYREFAIL, PORTH, CF39 8HY

20/0261/10 Decision Date: 06/05/2020
Proposal: Single storey side extension.
Location: 20 HEOL GLANNANT, EDMONDSTOWN, TONYPANDY, CF40 1PX

20/0308/10 Decision Date: 08/06/2020
Proposal: Single storey rear extension.
Location: 40 HEOL DINAS ISAF, WILLIAMSTOWN, TONYPANDY, CF40 1NG

20/0423/10 Decision Date: 09/06/2020
Proposal: Ground floor rear extension.
Location: 3 GRAIG Y MYNYDD, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FD

Report for Development Control Planning Committee

Tonyrefail East

-
- 19/1174/10** Decision Date: 30/04/2020
Proposal: Construction of bungalow. (Coal Mining Risk Assessment Received 04/03/20)
Location: GROUNDS OF EVASHAM BUNGALOW, OLD LLANTRISANT ROAD, TONYREFAIL, PORTH, CF39 8YU
-
- 20/0168/10** Decision Date: 08/04/2020
Proposal: Demolition of existing garage and conservatory and construction of a two storey extension (Re-submission).
Location: 33 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN
-
- 20/0207/10** Decision Date: 21/04/2020
Proposal: First floor side extension
Location: 78 PARKLANDS ROAD, TONYREFAIL, PORTH, CF39 8PT
-
- 20/0380/10** Decision Date: 18/06/2020
Proposal: Ground floor rear extension.
Location: 22 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GA
-

Beddau

-
- 20/0228/10** Decision Date: 06/04/2020
Proposal: Proposed two storey rear extension.
Location: 39 MANOR CHASE, GWAUN MISKIN, BEDDAU, PONTYPRIDD, CF38 2JD
-
- 20/0282/10** Decision Date: 04/06/2020
Proposal: First floor extension to rear, above existing single storey extension.
Location: OLD BRYNTEG INN, BRYNTEG LANE, BRYNTEG, BEDDAU, PONTYCLUN, CF72 8LS
-
- 20/0387/10** Decision Date: 19/06/2020
Proposal: Ground floor side extension and entrance porch.
Location: 41 BYRON AVENUE, BEDDAU, PONTYPRIDD, CF38 2TW
-

Ty'n y Nant

-
- 20/0221/23** Decision Date: 27/03/2020
Proposal: Phase 2 prior approval demolition of structures.
Location: DISUSED CWM COKING WORKS, WINDSOR GARDENS, BEDDAU
-
- 20/0222/23** Decision Date: 01/04/2020
Proposal: Phase 3 prior approval demolition of concrete structures.
Location: DISUSED CWM COKING WORKS, WINDSOR GARDENS, BEDDAU
-

Report for Development Control Planning Committee

Town (Llantrisant)

-
- 19/0503/12** Decision Date: 28/02/2020
Proposal: Convert existing chapel into 2 residential units and part demolish the former vestry to create amenity space, bin and cycle storage to serve the proposed new dwellings.
Location: PENUEL CHAPEL, HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BQ
-
- 19/0516/10** Decision Date: 28/02/2020
Proposal: Convert existing chapel into 2 residential units and part demolish the former vestry to create amenity space, bin and cycle storage to serve the proposed new dwellings.
Location: PENUEL CHAPEL, HIGH STREET, LLANTRISANT, CF72 8BQ
-
- 20/0013/10** Decision Date: 05/03/2020
Proposal: Replacement porch / front addition
Location: 46 DESPENSER AVENUE, LLANTRISANT, PONTYCLUN, CF72 8QA
-
- 20/0034/10** Decision Date: 10/03/2020
Proposal: Loft conversion.
Location: 15 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF
-
- 20/0063/10** Decision Date: 06/04/2020
Proposal: Forming a car parking area on land opposite no. 15 Heol Y Sarn.
Location: 15 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DA
-
- 20/0104/10** Decision Date: 30/03/2020
Proposal: First floor side extension and single storey rear extensions.
Location: 20 CLOS LELAND, LLANTRISANT, PONTYCLUN, CF72 8QN
-
- 20/0106/10** Decision Date: 21/05/2020
Proposal: Replace refrigeration plant, replace enclosure, installation of new cold rooms and canopy, redecorate shop front. Remove door and window to front, block opening to match existing, installation of new lighting and
Location: THE CO OPERATIVE FOOD, 2-6 SOUTHGATE AVENUE, LLANTRISANT, PONTYCLUN, CF72 8DQ
-
- 20/0254/10** Decision Date: 15/05/2020
Proposal: Proposed single storey wrap around extension.
Location: 17 TAN-YR-ALLT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8PY
-
- 20/0369/10** Decision Date: 17/06/2020
Proposal: Two storey side extension. (Amended Plans received 07/06/20)
Location: 18 MAES CEFN MABLEY, LLANTRISANT, PONTYCLUN, CF72 8GA
-

Report for Development Control Planning Committee

Talbot Green

20/0059/10 Decision Date: 18/03/2020
Proposal: Retention of outbuilding at rear of property.

Location: 3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW

20/0133/10 Decision Date: 03/04/2020
Proposal: Replacement and enlargement of garage roof

Location: 1 MAES-Y-RHEDYN, TALBOT GREEN, PONTYCLUN, CF72 8AN

20/0136/10 Decision Date: 29/05/2020
Proposal: Ground floor rear extension

Location: THE GLENS, LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

20/0167/10 Decision Date: 14/04/2020
Proposal: Proposed side and rear extension.

Location: 26 HEOL MILES, TALBOT GREEN, PONTYCLUN, CF72 8HU

20/0204/10 Decision Date: 01/06/2020
Proposal: Proposed hip to gable extension, rear dormer and garage conversion (Block Plan received 20/04/20)

Location: NYTHCLYD, 64 LANELAY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HY

20/0226/10 Decision Date: 16/06/2020
Proposal: Ground floor rear extension.

Location: 12 LANELAY PARK, TALBOT GREEN, PONTYCLUN, CF72 8RA

20/0290/01 Decision Date: 01/05/2020
Proposal: Replacement of 1no. existing external ATM signs with 1no. new external ATM sign.

Location: HSBC, 14-16 ELY VALLEY ROAD, TALBOT GREEN, PONTYCLUN, CF72 8AP

20/0440/09 Decision Date: 05/06/2020
Proposal: Alterations of existing foul drainage to underground water treatment system.

Location: PINWOOD LODGE, PINWOOD HILL, TALBOT GREEN, PONTYCLUN, CF72 8JE

Report for Development Control Planning Committee

Pontyclun

19/1300/10

Decision Date: 01/05/2020

Proposal:

Single storey extension with glazed link to house.

Location:

MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN

20/0005/12

Decision Date: 01/05/2020

Proposal:

Single storey extension with glazed link.

Location:

MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN

20/0016/01

Decision Date: 02/03/2020

Proposal:

New signage.

Location:

WINDSOR ARMS, THE TAURUS STEAKHOUSE, LLANTRISANT ROAD, PONTYCLUN, CF72 9DQ

20/0019/10

Decision Date: 05/03/2020

Proposal:

First floor side extension with ground floor alterations.

Location:

5 MANOR HILL, MISKIN, PONTYCLUN, CF72 8JP

20/0029/15

Decision Date: 26/02/2020

Proposal:

Variation of condition 3 - to extend opening hours agreed under application no.19/0067/10.

Location:

12 COWBRIDGE ROAD, PONTYCLUN, CF72 9ED

20/0135/10

Decision Date: 30/03/2020

Proposal:

Two-storey side and ground floor rear / side extension (Re-submission).

Location:

2 MAESYFELIN CRESCENT, COWBRIDGE ROAD, PONTYCLUN, CF72 9BQ

20/0170/10

Decision Date: 08/04/2020

Proposal:

Single storey extension to front and rear, extension at first floor level to side and rear.

Location:

21 TEGFAN, PONTYCLUN, CF72 9BP

20/0235/09

Decision Date: 17/04/2020

Proposal:

Single storey extension

Location:

2 ROWAN TREE LANE, MISKIN, PONTYCLUN, CF72 8SF

Report for Development Control Planning Committee

Llanharry

20/0123/10

Decision Date: 19/03/2020

Proposal:

Change of use from use class D2 / Sui Generis use to class B1/B2/B8.

Location:

UNITS F1 TO F3, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9HG

20/0231/01

Decision Date: 27/04/2020

Proposal:

Four internally illuminated fascia signs.

Location:

UNIT D1, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9EW

20/0232/10

Decision Date: 11/05/2020

Proposal:

Change of use of the premises to a Class A1 Bakery, external alterations including new shop front, plant and outside seating area and associated works

Location:

UNITS D1, COEDCAE INDUSTRIAL ESTATE, TALBOT GREEN, PONTYCLUN, CF72 9EW

20/0319/10

Decision Date: 21/05/2020

Proposal:

Garage disabled adaptation and associated single storey link extension.

Location:

FFOREST HOUSE, FFOREST ROAD, LLANHARRY, PONTYCLUN, CF72 9GQ

Report for Development Control Planning Committee

Llanharan

-
- 19/0575/10** Decision Date: 21/05/2020
Proposal: Proposed extension and alterations of property, detached double garage and landscaping of site.
Location: TY MAELWG, ROAD TO FOREST VIEW, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 9JS
-
- 19/1323/10** Decision Date: 13/03/2020
Proposal: Retention of existing side (northern) extension.
Location: TY UCHAF, MYNYDD COEDBYCHAN ROAD, BRYNNA, PONTYCLUN, CF72 9QS
-
- 20/0073/10** Decision Date: 22/05/2020
Proposal: Sub-division of hotel to create 1No. 5 x bedroom private residence.
Location: LANELAY HALL HOTEL, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9LA
-
- 20/0081/09** Decision Date: 17/03/2020
Proposal: Residential accommodation and care of up to 3 children aged between 8 and 17 with 2 support staff operating 24 hours a day.
Location: 13 NANT Y DWRGI, LLANHARAN, PONTYCLUN, CF72 9GR
-
- 20/0210/09** Decision Date: 17/04/2020
Proposal: Rear single storey extension.
Location: 18 ST PETERS CLOSE, LLANHARAN, PONTYCLUN, CF72 9SD
-
- 20/0234/10** Decision Date: 22/04/2020
Proposal: Two storey side/rear extension, porch.
Location: 5 ST LUKE'S CLOSE, LLANHARAN, PONTYCLUN, CF72 9ST
-
- 20/0237/10** Decision Date: 07/05/2020
Proposal: Extension on top of existing single storey.
Location: 3 ROSE TERRACE, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RH
-
- 20/0243/10** Decision Date: 24/04/2020
Proposal: Detached garage.
Location: 1 ST PETERS CLOSE, LLANHARAN, PONTYCLUN, CF72 9SD
-
- 20/0339/10** Decision Date: 05/06/2020
Proposal: Two storey side extension, rear single storey extension and porch.
Location: 20 ST LUKE'S CLOSE, LLANHARAN, PONTYCLUN, CF72 9ST
-

Report for Development Control Planning Committee

Brynna

-
- 20/0087/10** Decision Date: 04/05/2020
Proposal: Reposition existing fence to edge of boundary.(as amended 03/04)

Location: 38 FFORDD DOL Y COED, LLANHARAN, PONTYCLUN, CF72 9ZF
-
- 20/0178/09** Decision Date: 14/04/2020
Proposal: Certificate of lawful development for a side extension to existing property.

Location: 5 BRYN HENLLAN, BRYNNA, PONTYCLUN, CF72 9SG
-
- 20/0194/10** Decision Date: 21/04/2020
Proposal: Ground floor front and rear extensions

Location: 12 WESTBOURNE TERRACE, LLANHARAN, PONTYCLUN, CF72 9RW
-
- 20/0209/10** Decision Date: 09/04/2020
Proposal: Rear extension.

Location: 1 DUFFRYN CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RR
-
- 20/0295/09** Decision Date: 27/05/2020
Proposal: Proposed dormer bedroom to rear elevation.

Location: 30 MANOR PARK, BRYNNA, PONTYCLUN, CF35 6PE
-

Total Number of Delegated decisions is 214

Rhigos

20/0302/10

Decision Date: 15/05/2020

Proposal: Demolition of garages and construction of a domestic dwelling.

Location: CEFN FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS

Reason: 1 The site lies outside the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP). New residential development is not supported in such a location, and no suitable justification has been submitted to negate this.

The proposal therefore is contrary to Policies AW1 and AW2 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The means of access to the development is sub-standard in terms of junction vision splays. As such intensification of its use will result in further detriment to highway safety and the free flow of traffic.

The proposal therefore is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

Reason: 3 The proposed development is located in an unsustainable location and would be heavily reliant on the use of private motor vehicles, contrary to the sustainable transport hierarchy set out in Planning Policy Wales edition 10.

The proposal therefore is contrary to PPW 10 and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Aberdare West/Llwydcoed

20/0031/10 Decision Date: 08/04/2020

Proposal: 5 No detached houses (amended layout plan rec. 27/01/20) (amended layout and cross-section plan rec. 06/03/20).

Location: LAND ADJOINING HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW

Reason: 1 The proposal, as a result of the number and scale of the dwellings proposed, would lead to overdevelopment of the plot which would have a detrimental impact upon the character and appearance of the site and surrounding area. The application would therefore not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal, as a result of the number, scale and position of the dwellings proposed, would lead to overdevelopment of the plot which would result in an unacceptable overbearing impact upon the amenity and privacy of existing residential properties in Tan y Bryn Gardens. The application would therefore not comply with Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

20/0132/13 Decision Date: 03/04/2020

Proposal: Outline application (with all matters reserved) for 4 detached residential dwellings off a private drive

Location: SWN YR AFON, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

Reason: 1 The proposal, by virtue of its scale, form and design, would be out of context with the local area. It would therefore have a detrimental impact upon the character and appearance of the site and surrounding area and would not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal, by virtue of its scale, form and design, would result in overdevelopment of the plot which would detrimentally impact upon the residential amenity of the adjacent neighbouring property. Furthermore, the application does not include site levels to enable a full assessment of this impact. The proposal would therefore not comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan

Reason: 3 Insufficient information has been received to fully assess the impact of the proposed development on the ecological status of the site and the proposal is therefore contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been received to fully assess the impact of the proposed development on protected trees within and adjacent to the site. The proposal therefore does not comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 10: Tree Preservation Orders

Aberdare East

20/0001/10 Decision Date: 11/03/2020

Proposal: Change of use of ground floor of building from A2 (Bank) to C3 (Two Residential Units).

Location: NATWEST, 26 VICTORIA SQUARE, ABERDARE CF44 7LB

Reason: 1 The proposed change of use would not reinforce the role of Aberdare as a Principal Town, resulting in its fragmentation and undermining its vitality and viability. It would not integrate well with existing development and would not provide a direct service to visiting members of the public. As such the proposal is not in accordance with Policies CS 1, AW 2, NSA 1 and NSA 19 of the Rhondda Cynon Taf Local Development Plan as well as Paragraph 4.3.37 of Planning Policy Wales 10.

Reason: 2 The marketing information submitted in support of the application does not satisfy the requirements of Policy AW 11 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The proposed flats would provide future occupants with unacceptable levels of privacy due to habitable windows directly fronting the street in a busy and prominent town centre location, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

20/0070/13 Decision Date: 23/03/2020

Proposal: Detached dwelling (Outline all matters reserved).

Location: SUMMERFIELD HOUSE, PLASDRAW PLACE, ABER-NANT, ABERDARE, CF44 0NS

Reason: 1 1. The proposed development will increase vehicular movements along a sub-standard street in terms of lacking suitable turning area resulting in reversing movements by all types of vehicle over a considerable distance to the detriment of safety of all highway users and free flow of traffic.
2. In the absence of a Coal Mining Risk Assessment, insufficient information has been submitted to demonstrate that the risks and consequences associated with ground stability of the application site can be adequately managed.

As such, the proposal conflicts with Policy AW5 and Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

20/0353/10 Decision Date: 12/06/2020

Proposal: Detached dwelling and garage/store (Re-submission of planning application 18/0197/10).

Location: LAND ADJACENT TO NO. 2 MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU

Aberdare East

Reason: 1 The application site is located outside of the defined settlement boundary of Aberdare in an unsustainable location. Consequently the proposed development fails to comply with the key sustainable development objectives of Policies CS2, AW1, AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan and those set out in Planning Policy Wales Edition 10 and is therefore unacceptable in principle.

Mountain Ash East

18/1262/10 Decision Date: 16/04/2020

Proposal: Construction of 5 bedroom detached house with integral garage / parking and associated landscaping and services. (Coal Mining Risk Assessment received 15/01/19)(Flood Consequences Assessment Received 20/02/20)

Location: PLOT 6 IN TREM Y DYFFRYN, MOUNTAIN ASH, CF45 4AQ

Reason: 1 By virtue of its location within a designated C2 Flood Zone, the proposed development is at risk of flooding and is considered to be contrary to Policies AW2 and AW10 of the Local Development Plan as well as Planning Policy Wales Technical Advice Note (TAN) 15: Development and Flood Risk and is therefore unacceptable in principle.

Treorchy

20/0373/10 Decision Date: 18/06/2020

Proposal: Proposed two storey side and rear extension.

Location: 9 GETHIN ROAD, TREORCHY, CF42 6SE

Reason: 1 By virtue of its scale, mass and design, the proposed extensions form obtrusive and overbearing additions, which serve to 'unbalance' the appearance of the semi-detached dwellings of which they are a part and creating a development that is out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. Furthermore, the mass, height and siting of the development would be overbearing to and harm the outlook of No's.1 & 2 Gethin Road, resulting in unacceptable harm to their residential amenities. The development is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

Report for Development Control Planning Committee

Ystrad

19/1156/10 Decision Date: 10/03/2020

Proposal: Raised terrace to front of dwellinghouse

Location: 27 DANYCOED, YSTRAD, PENTRE, CF41 7SL

Reason: 1 The development, by virtue of its scale, design and elevated height, represents an incongruous development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of the street scene. Further to this, the raised terrace would also result in an unacceptable impact upon the residential amenity and privacy standards currently enjoyed by neighbouring occupiers. The proposal would therefore be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

20/0084/10 Decision Date: 29/04/2020

Proposal: Change of use from a domestic property to care home.

Location: 9 AVONDALE ROAD, GELLI, PENTRE, CF41 7TP

Reason: 1 The proposed change of use would provide a home for two looked-after children. Due to the small scale of the development and absence of external alterations to the property, it is considered that there would be no harm caused to highway safety or any discernible impact to the appearance of the street scene.

However, noting the density and proximity of the surrounding development, including the attached dwellings to either side of the application property; it is considered that insufficient information has been provided to be able to determine whether the proposed care home could operate or be managed in such a way as to protect the amenity of existing neighbouring residents.

In addition, the Council's Flood Risk Management Plan identifies that a change of use to a care home would constitute critical infrastructure in an area designated as being at medium to high risk from surface water flooding.

Consequently, the development is considered not to comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Cymmer

20/0072/10

Decision Date: 14/04/2020

Proposal: 4 no. semi-detached dwellings and 1 no. detached dwelling.

Location: PLOT 1A, LAND BETWEEN 37 - 43 TREBANOG ROAD, TONYREFAIL, CF39 9EP

Reason: 1 The site includes land outside the defined settlement boundary of the Rhondda Cynon Taf Local Development Plan and is identified as a Site of Importance for Nature Conservation. As such the proposal conflicts with Policies AW 2 and NSA 12 of the Rhondda Cynon Taf Local Development Plan and it would amount to an unjustifiable extension of residential development into the countryside.

Reason: 2 The proposed development lacks a satisfactory vision splay onto Trebanog Road (A4233) which is a classified road and increasing potential hazards to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 Insufficient information, interpretation, mitigation and enhancement has been submitted to enable a full assessment of the impact of the proposal on ecology and protected species. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on flooding. As such the development would be contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

Ynyshir

20/0090/10

Decision Date: 12/03/2020

Proposal: Two semi detached dwellings on an empty plot.

Location: 7 ABERLLECHAU ROAD, STANLEYTOWN, CF39 0PB

Reason: 1 The development would result in vehicular reversing movements in close proximity to the road bend and junction, with limited forward vision. In addition, the absence of satisfactory off-street car parking facilities could result in on-street car parking in close proximity to the road bend and junction.

Consequently the increased hazards caused by vehicular movements and impact on the free flow of traffic and sight lines would be detrimental to the safety of all highway users and the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Ferndale

19/0414/10

Decision Date: 05/05/2020

Proposal: Construction of 2 detached 3 bed dwellings (Amended Plans 2nd August).

Location: LAND ADJACENT TO 28 ABERDARE ROAD, BLAENLLECHAU, FERNDAL, CF43 4PF

Reason: 1 Insufficient information has been submitted with regard the extent of works for the construction of the retaining walls and land required, to enable a full assessment of the proposed development and the impact from any land instability. As such the development is contrary to Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Cilfynydd

20/0272/10 Decision Date: 06/05/2020

Proposal: Construction of a 2 storey side extension.

Location: 32 HEOL MYNYDD, CILFYNYDD, PONTYPRIDD, CF37 4HG

Reason: 1 The application is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and Section 3 of the Supplementary Planning Guidance: A Design Guide for Householder Development for the following reason:

The proposed development would not be a subservient addition to the original dwelling and will unbalance the pair of semi-detached houses. This will therefore be considered to have an unacceptable effect on the character and appearance of the site and the surrounding area.

Town (Pontypridd)

20/0129/01 Decision Date: 12/06/2020

Proposal: Removal of 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-Poster).

Location: LAND AT 37 TAFF STREET, PONTYPRIDD, CF37 4TR

Reason: 1 The proposed advertisement would cause undue driver distraction to the detriment of highway safety contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Treforest

20/0137/10 Decision Date: 09/06/2020

Proposal: Proposed 4no new build, two bedroom apartments (description amended 12/5/20).

Location: 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD, CF37 1BT

Reason: 1 The proposed development would result in an unacceptable intensification of use of both Cambrian Place and its substandard junctions with the wider highway network; and would create on-street parking demand on Cambrian Place. The development would therefore be detrimental to highway safety and the free flow of traffic,

In addition, the Council's Flood Risk Management Plan identifies that the development would be in an area designated as being at risk from, and within an area of influence of, surface water flooding.

Consequently, the development is considered not to comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

20/0192/10 Decision Date: 15/04/2020

Proposal: Retrospective application for change of use from C3 to C4 (HMO).

Location: 32 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

20/0208/10 Decision Date: 13/05/2020

Proposal: Proposed conversion of single residential dwelling to 3 no. self-contained flats.

Location: 29 BROOK STREET, TREFOREST, PONTYPRIDD, CF37 1TW

Reason: 1 The proposed development would place significant pressure on the plot, representing an over intensive use of the site; and in trying to accommodate as many self-contained units as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance: Development of Flats.

Report for Development Control Planning Committee

Treforest

20/0220/10 Decision Date: 29/04/2020

Proposal: Vehicle access.

Location: 26 RAYMOND TERRACE, TREFOREST, PONTYPRIDD, CF37 1ST

Reason: 1 The application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason:

The proposed development would be served off an adopted rear lane which is not designed or constructed to serve as a primary means of access and intensification of its use would be to the further detriment of highway safety and the free flow of traffic.

20/0393/10 Decision Date: 19/06/2020

Proposal: Change of use from a residential dwelling (Use Class C3) to a HMO (Use Class C4).(Amended first floor layout plan rec. 22/05/2020)

Location: 15 NIAGARA STREET, TREFOREST, PONTYPRIDD, CF37 1BP

Reason: 1 The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

Tonteg

20/0199/19 Decision Date: 06/05/2020

Proposal: Works to mature oak (30% Canopy Reduction).

Location: NEW BUNGALOW, 42 MEADOW CRESCENT, TONTEG, PONTYPRIDD, CF38 1NL

Reason: 1 In the absence of sufficient justification, the tree reduction works are considered to have a detrimental impact upon the character of the application tree and wider TPO area. Consequently, the application is contrary to Policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note (TAN) 10.

Tonyrefail East

19/0017/10 Decision Date: 19/06/2020

Proposal: Extension to Car Park

Location: LAND WEST OF ELY VALLEY MINERS WELFARE ASSOCIATION, TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AL

Reason: 1 In the absence of ecological reports, insufficient information has been submitted to demonstrate that the proposed development would not result in detrimental consequences to ecology at the application site. As such, the proposal conflicts with Policies AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

19/0656/10 Decision Date: 24/03/2020

Proposal: Extension of residential curtilage (change of use of land) and erection of retaining walls for a temporary period of time in relation to the temporary dwelling (retrospective) at Ein Glaswellt Farm, Llantrisant, Pontyclun, CF72 8LQ

Location: EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

Reason: 1 The development is considered to have a detrimental visual impact on the rural character of the application property and surrounding area, and is harmful to the qualities of the Special Landscape Area, contrary to LDP Policies AW6 and SSA23.

In addition the development has prevented use of the public right of way ANT/127/1 which crosses the site, and it has not been demonstrated that the loss of the footpath can be replaced with an alternative, acceptable provision, contrary to LDP Policy AW7.

19/0805/10 Decision Date: 26/05/2020

Proposal: Construction of a stable block for private equine use (Affecting Public Right of Way ANT/77/1 ANT/78/1, ANT/86/1 and ANT/87/1).

Location: LAND TO THE REAR OF HAFOD WEN, TONYREFAIL, CF39 8LB

Reason: 1 The proposal would have an unacceptable ecological and visual conflict with the surrounding rural land and its designation as a Site of Special Scientific Interest (SSSI). Therefore, this would be considered an unsustainable location for development. As such the development would be contrary to Policy AW 2 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The stable and equine use of the land would have a detrimental impact on the ecological qualities of the Site of Special Scientific Interest (SSSI) and it has not been demonstrated that the development could be managed in a way that would protect the SSSI and that would provide a net biodiversity benefit. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan

Tonyrefail East

Reason: 3 The development would have a detrimental visual impact on the character of the surrounding rural area and it has not been demonstrated that it could be screened acceptably. As such the development would be contrary to Policies AW 5 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact on Public Rights of Way that cross the site. As such the development would be contrary to Policy AW 7 of the Rhondda Cynon Taf Local Development Plan

19/1274/10 Decision Date: 19/03/2020

Proposal: Proposed agricultural dwelling (Affecting Public Right of Way ANT/125/1).

Location: PANTYDDRAINAN FARM, LLANTRISANT ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

Reason: 1 The application does not fully meet the tests in paragraph 4.4.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010). The evidence submitted regard the financial test and other dwelling test is not considered robust enough to fully justify a new dwelling.

Reason: 2 The siting of the proposed dwelling would have a detrimental impact on the rural character of the area that is identified a Special Landscape Area. As such the development would be contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

Reason: 3 The means of access to the proposed development is sub-standard in terms of horizontal geometry, carriageway width, junction radii, vision splays, forward visibility, segregated footway, street lighting, drainage and structural integrity and intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

Reason: 4 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and protected species. As such the development would be contrary to Policies AW 5, AW 6 and AW 8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

19/1322/10 Decision Date: 31/03/2020

Proposal: Construction of 1 no. detached dwelling with undercroft parking (Amended plans received and description amended 19/02/20).

Location: LAND ADJ TO 135 MILL STREET, TONYREFAIL, PORTH, CF39 8AE

Tonyrefail East

Reason: 1 The development of the application site for a single dwelling would be prejudicial to any future development at the adjacent land, land east of Mill Street and land part of Tylcha Ganol Farm, which are allocated for residential and retail development under Policies SSA10 and SSA15 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposal would encroach onto the public highway, the proposed off-street parking would result in danger to safety of all highway users, and there is insufficient design and detail of footway, vehicular crossover, vision splays and drainage to enable a comprehensive highway safety assessment to be carried out. Therefore the proposal is also contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Town (Llantrisant)

20/0347/10

Decision Date: 11/06/2020

Proposal: Proposed change of use of outhouse to dwelling including: alteration of roof pitch, ground works to form garden, fencing boundary treatments and garden retaining wall.

Location: 15 HEOL-Y-SARN, LLANTRISANT, PONTYCLUN, CF72 8DA

Reason: 1 The proposal would result in poor quality living accommodation as a result of its access and the relationship to surrounding neighbouring properties. As such the proposal is contrary to the Council's Supplementary Planning Guidance: Development of Flats – Conversions and New Build.

Reason: 2 The proposal would result in a loss of amenity to neighbouring properties. The intensification of the residential use of the site and access would result in nuisance issues such as noise and disturbance. The main windows on the side elevation (facing the boundary of 15 Heol-y-Sarn) would result in perceived overlooking and a detriment to the amenity of neighbours. As such the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Pontyclun

20/0248/13 Decision Date: 17/06/2020

Proposal: Two split level 4 bed dwellings with garages and shared drive (Outline).

Location: LAND AT OTTERS BROOK, IVOR PARK, BRYNSADLER, PONTYCLUN, CF72 9BY

Reason: 1 The proposed access off Talygarn Drive and Ivor Park is considered unacceptable to serve two additional residential dwellings and vehicular and pedestrian movements associated with the residential dwellings due to its sub-standard width to facilitate satisfactory passing of 2 large vehicles, sub-standard turning areas, and missing footway links. In addition, the proposed intensification of use would be detrimental to highway safety and the free flow of traffic. Therefore, the development would be contrary to Policy AW5 of the Local Development Plan and the Council's Supplementary Planning Guidance for Access, Circulation and Parking Requirements.

20/0342/10 Decision Date: 09/06/2020

Proposal: Conversion of garage to workshop and first floor extension to existing structure (Amended description 15/04/20).

Location: 11 CASTAN ROAD, PONTYCLUN, CF72 9EH

Reason: 1 The application increases the demand for on-street parking, with the local highway network already being sub-standard in regard to junction radii and vision splays. The resulting indiscriminate on-street parking as well as additional, potentially commercial, traffic would negatively impact upon the free flow of traffic, to the detriment of the safety of all highway users. The development is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

Llanharry

20/0320/10 Decision Date: 21/05/2020

Proposal: Garage / workshop

Location: BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LH

Reason: 1 The garage, by virtue of its excessive mass and height, represents a visually incongruous form of development which would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area. The development is therefore considered to be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taff Local Development Plan.

Report for Development Control Planning Committee

Llanharan

20/0229/10 Decision Date: 24/04/2020

Proposal: Detached double garage (retrospective).

Location: 2 YNYSMAERDY TERRACE, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LG

Reason: 1 By virtue of its scale, mass and design, the proposed garage forms an obtrusive and overbearing addition, out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. In addition, the structure encroaches on to the public highway, causing an obstruction and future highway maintenance issues for the Council, to the detriment of the safety of all highway users. The development is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

Brynna

20/0062/10 Decision Date: 19/03/2020

Proposal: Loft conversion and roof raised with rear dormer extension

Location: 1 LANTERN CLOSE, LLANHARAN, PONTYCLUN, CF72 9ZB

Reason: 1 The development, by virtue of its scale, massing, design and elevated height, represents an incongruous proposal that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of both the host dwelling and the wider street scene. The proposal is therefore contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

20/0313/10 Decision Date: 26/05/2020

Proposal: Proposed change of use of first floor triple garage from storage to holiday let.

Location: THE OLD COACH HOUSE, LLANILID, PENCOED, BRIDGEND, CF35 5LA

Reason: 1 The proposed development would intensify the use of severely substandard lanes in the area of the property to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

Reason: 2 The proposed development's shortfall in off-street parking provision will result in the creation of parking within access and circulation demand to the detriment of all highway users. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

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