



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 o'r **Pwyllgor Cynllunio a Datblygu** yn cael ei gynnal yn **Siambr y Cyngor, Y Pafiliynau, Parc Hen Lofa'r Cambrian, Cwm Clydach, Tonypany, CF40 2XX** ar **DYDD IAU, 20FED AWST, 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. RYDYN NI'N GOFYN EICH BOD CHI'N RHOI GWYBOD AM EICH BWRIAD I SIARAD DRWY E-BOSTIO **GWASANAETHAUCYNLLUNIO@RCTCBC.GOV.UK** ERBYN 5PM AR DYDD MAWRTH, 18 AWST 2020, GAN NODI A FYDDWCH CHI'N SIARAD YN GYMRAEG NEU'N SAESNEG.

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 9 Gorffennaf 2010 yn rhai cywir.

5 - 8

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

5. CAIS RHIF: 18/1291

Newid defnydd y safle yn storfa gynhwysyddion dur (derbyniwyd manylion diwygiedig, gan gynnwys cynllun safle ehangach, manylion o ran goleuo ac oriau gwaith, ar 26/11/2019)
Tir ger Heol Glynfach, Glynfach, y Porth.

9 - 22

6. CAIS RHIF: 20/0065

Tynnu adeilad 'pre-fab' i lawr a chodi 2 dŷ 3 ystafell wely ar wahân, gyda modurdai.
Eglwys Fedyddwyr Moriah, Neuadd y Gymuned, Stryd Bassett, Abercynon, Aberpennar.

23 - 32

7. CAIS RHIF: 20/0720

Balconi arfaethedig, gyda storfa oddi tano.
37 Teras Cilhaul, Heol Llanwynno, Aberpennar.

33 - 38

ARCHWILIAD O'R SAFLE

8. CAIS RHIF: 18/0880

Newid defnydd llawr cyntaf ac ail lawr yr eiddo, o hen neuadd snwcer (Dosbarth D2) i 22 o fflatiau hunan-gynhaliol preswyl i fyfyrwyr (Sui Generis) a gwaith cysylltiedig (Derbyniwyd disgrifiad diwygiedig ar 03/10/2016) (Caniatâd Adeilad Rhestredig). (Derbyniwyd Asesiad Diwygiedig o'r Effaith ar Dreftadaeth ar 12/07/2019)
1 Stryd Fothergill, Trefforest, Pontypridd, CF37 1SG.

39 - 56

9. CAIS RHIF: 18/0886

Newid defnydd llawr cyntaf ac ail lawr yr eiddo, o hen neuadd snwcer (Dosbarth D2) i 22 o fflatiau hunan-gynhaliol preswyl i fyfyrwyr (Sui Generis) a gwaith cysylltiedig.
1 Stryd Fothergill, Trefforest, Pontypridd, CF37 1SG.

57 - 80

CEISIADAU WEDI'U GOHIRIO

10. CAIS RHIF: 19/0829

Trosi eglwys yn 8 fflat (derbyniwyd cynllun parcio diwygiedig ar 06/12/2019)
Eglwys Saesneg Bedyddwyr Calfari, Teras y Clogwyn, Trefforest, Pontypridd.

81 - 92

11. 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.

93 - 100

ADRODDIAD ER GWYBODAETH

12. 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, am y cyfnod 20/07/2020 – 07/08/2020.

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.

13. MATERION BRYS

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

Cyfarwyddwr Gwasanaeth y Gwasanaethau Democraidd 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 Democraidd a Chyfathrebu
Cyfarwyddwr Materion Ffyniant a Datblygu
Pennaeth Datblygu Mawr a Buddsoddi
Pennaeth Cynllunio
Rheolwr Datblygu Priffyrdd a Mabwysiadu Priffyrdd
Pennaeth y Gwasanaethau Cyfreithiol

**PWYLLGOR CABINET CYNGOR RHONDDA CYNON TAF
PWYLLGOR CYNLLUNIO A DATBLYGU**

Cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd Dydd Iau, 9 Gorffennaf
2020 am 3.00 pm ym Virtual.

**Y Cyngorwyr Bwrdeistref Sirol - Pwyllgor Cynllunio a Datblygu Aelodau oedd yn
bresennol:-:-**

Y Cyngorydd S Rees (Cadeirydd)

Y Cyngorydd G Caple Y Cyngorydd J Bonetto
Y Cyngorydd P Jarman Y Cyngorydd D Grehan
Y Cyngorydd G Hughes Y Cyngorydd J Williams
Y Cyngorydd W Owen Y Cyngorydd R Yeo
Y Cyngorydd D Williams Y Cyngorydd S Powderhill

Swyddogion oedd yn bresennol

Mr C Hanagan, Cyfarwyddwr Gwasanaeth y Gwasanaethau Democraidd a Chyfathrebu
Mr S Gale, Cyfarwyddwr Materion Ffyniant a Datblygu
Mr J Bailey, Pennaeth Cynllunio
Mr S Zeinali, Rheolwr Datblygu Priffyrdd a Mabwysiadu Priffyrdd
Mr S Humphreys, Pennaeth y Gwasanaethau Cyfreithiol
Mr H Towns - Rheolwr Cynllunio Mwynau a Gwastraff,
Mr N Pilliner, Rheolwr Diogelu'r Amgylchedd a Safonau Tai
Mr G Purnell, Swyddog Rheoli Llygredd

Y Cyngorwyr Bwrdeistref Sirol eraill oedd yn bresennol

Y Cyngorydd R Bevan
Y Cyngorydd S Pickering

Y Cyngorydd H Fychan
Y Cyngorydd M Powell

233 DATGAN BUDDIANT

Cafodd y datganiadau o fuddiant personol canlynol eu gwneud ynglŷn â'r agenda:

- Yn unol â'r Cod Ymddygiad, datganodd Cyngorydd y Fwrdeistref Sirol D Williams fuddiant personol, sydd hefyd yn fuddiant sy'n rhagfarnu, ynglŷn â Chais Rhif: 15/0666 Estyniad gorllewinol i'r chwarel bresennol, i gynnwys echdynnu 10 miliwn tunnell ychwanegol o dywodfaen pennant yn raddol, adeiladu byndiau sgrinio, gwaith cysylltiedig, a chydgrynhoi'r holl ganiatadau cynllunio mwynau blaenorol yn Chwarel Craig yr Hesg, gan gynnwys estyn y dyddiad gorffen ar gyfer chwarela a chynllun adfer cyffredinol (gwybodaeth ychwanegol wedi'i nodi yn yr adroddiad "Materion Lles ac Iechyd yr Amgylchedd"). Chwarel Craig yr Hesg, Heol Berw, Pontypridd, CF37 3BG.
"Rwy'n rhan o grŵp gweithredu sydd yn erbyn y cynnig i ymestyn y chwarel.

234 DEDDF HAWLIAU DYNOL 1998 A PHENDERFYNIADAU RHEOLI DATBLYGU

PENDERFYNWYD 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.

235 DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

PENDERFYNWYD nodi bod Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar gyrrff 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.

236 CAIS RHIF: 15/0666/10

CAIS RHIF: 15/0666/10 Estyniad gorllewinol i'r chwarel bresennol, i gynnwys echdynnu 10 miliwn tunnell ychwanegol o dywodfaen pennant yn raddol, adeiladu byndiau sgrinio, gwaith cysylltiedig, a chydgrynhoi'r holl ganiatadau cynllunio mwynau blaenorol yn Chwarel Craig yr Hesg, gan gynnwys estyn y dyddiad gorffen ar gyfer chwarela a chynllun adfer cyffredinol (gwybodaeth ychwanegol wedi'i nodi yn yr adroddiad "Materion Lles ac Iechyd yr Amgylchedd"). Chwarel Craig yr Hesg, Heol Berw, Pontypridd, CF37 3BG.

NODER: Roedd Y Cynghorydd Bwrdeistref Sirol D Williams, a oedd wedi datgan buddiant personol a buddiant sy'n rhagfarnu ynglyn â'r mater yma, wedi gadael y cyfarfod er mwyn i'r drafodaeth gael ei chynnal (Fel sydd wedi'i nodi yng Nghofnod 233 uchod).

Siaradodd yr Aelodau Lleol, Cynghorwyr y Fwrdeistref Sirol H Fychan, M Powell a S Pickering, nad ydyn nhw'n aelod o'r Pwyllgor, am y cais gan fynegi ei gwrthwynebiad i'r datblygiad arfaethedig a'r effaith bosibl ar drigolion lleol.

Penderfynodd y Pwyllgor gadw aelodau o'r wasg a'r cyhoedd allan o ystafell y cyfarfod, dan Adran s100A(4) o Ddeddf Llywodraeth Leol 1972 er mwyn cael cyngor cyfreithiol mewn perthynas â'r cais, ar y sail y byddai'n debygol o ddatgelu gwybodaeth eithriedig yn ôl diffiniad paragraff 16 o Ran 4 o Atodlen 12A o'r Ddeddf Llywodraeth Leol 1972, yn benodol, gwybodaeth a allai arwain at hawlio braint broffesiynol gyfreithiol mewn achos cyfreithiol.

Yn dilyn derbyn y cyngor cyfreithiol, cyflwynodd y Pennaeth Materion Cynllunio fanylion y cais i'r Pwyllgor, a rannwyd gyda'r Pwyllgor yn flaenorol ar 6 Chwefror 2020,. Bryd hynny, roedd yr Aelodau o blaid gwrthod y cais yn groes i argymhellion y Cyfarwyddwr - Materion Ffyniant a Datblygu. Amlinellodd gynnwys llythyrau 'hwyr' a dderbyniwyd, gan roi gwybod i'r Pwyllgor bod 62 o negeseuon e-bost wedi'u derbyn, a bod 60 ohonynt yn nodi gwrthwynebiadau ar sail effaith ffrwydradau ar ansawdd yr aer, llwch, traffig a phroblemau

amgylcheddol. Roedd 2 neges e-bost o blaid y datblygiad.

Yn ogystal â hynny, ailgyflwynwyd un llythyr gan yr AC Vikki Howells, a oedd yn amlinellu pryderon ar ran ei hetholwyr y byddai'r gwaith yn digwydd o fewn cylchfa ragod o 200m, yn ogystal â'r pryderon lleol ynglŷn â ffrwydradau, effaith llygredd yn yr aer a phroblemau traffig. Cafodd llythyr gan Gyngor Cymuned Ynysybŵl a Choed-y-Cwm, sy'n ategu'i wrthwynebiad i'r cais, ei rannu hefyd.

Hefyd, cafwyd 2 lythyr gan yr ymgynghorydd cynllunio ar ran yr ymgeisydd, ac roedd y diweddaraf ohonynt (dyddiedig 7 Gorffennaf 2020) yn amlinellu'r amodau a awgrymwyd i fynd i'r afael â'r pryderon a amlinellwyd yn yr adroddiad ynghylch y gylchfa ragod 200m a chyfyngu ar allbwn o'r chwarel.

Dywedodd y Pennaeth Materion Cynllunio wrth yr Aelodau fod Mr H. Towns (Rheolwr Cynllunio Mwynau a Gwastraff o Gyngor Sir Caerfyrddin) a oedd yn bresennol i ddarparu cyngor arbenigol yng nghyfarfod blaenorol y Pwyllgor ym mis Chwefror, hefyd yn bresennol yn y cyfarfod yma er mwyn annerch yr Aelodau. Yna rhoddodd Mr H Towns drosolwg i'r Pwyllgor o'r adroddiad a oedd yn manylu ar y pryderon a nodwyd gan yr Aelodau yn y gorffennol. Trafododd y cryfderau a'r gwendidau sydd ynghlwm â phob pwynt a godwyd yn yr adroddiad: 1) effeithiau niweidiol ar iechyd oherwydd ansawdd aer, 2) effeithiau amwynder niweidiol o ran peidio â darparu cylchfa ragod o 200m a 3) difrod i'r rhwydwaith priffyrdd.

Rhoddodd yr Aelodau ystyriaeth fanwl i'r adroddiad pellach, a oedd yn tynnu sylw at gryfderau a gwendidau posibl gwrthod cais yn groes i argymhelliad swyddogion ac yn dilyn trafodaeth hir, **PENDERFYNWYD** gwrthod y cais yn groes i argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu, am y rhesymau canlynol:

1) Nodyn Cyngor Technegol Mwynau (MTAN) 1: Mae agregau (Paragraffau 70 a 71) yn nodi isafswm pellter addas rhwng chwareli creigiau caled a datblygiad sensitif fel 200 metr ac yn nodi y dylid profi bod unrhyw ostyngiad o'r pellter hwn oherwydd rhesymau clir y gellir eu cyfiawnhau. Mae'r estyniad arfaethedig yn tresmasu o fewn 200m i ddatblygiad sensitif ac nid yw'r Cyngor o'r farn bod yr ymgeisydd wedi darparu tystiolaeth ddigonol o resymau clir y gellir eu cyfiawnhau dros leihau'r isafswm pellter yn yr achos hwn.

Daeth y cyfarfod i ben am 4.20 pm

**Y Cynghorydd S Rees
Cadeirydd.**

tudalen wag



PLANNING & DEVELOPMENT COMMITTEE

20 AUGUST 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/1291/10 (BJW)
APPLICANT: A P Plant Hire
DEVELOPMENT: Change of use of site to storage yard of steel storage containers (amended details, including enlarged site area, lighting details and hours of operation received 26/11/2019).
LOCATION: LAND ADJACENT TO GLYNFACH ROAD,
GLYNFACH, PORTH, CF39 9LL
DATE REGISTERED: 26/11/2019
ELECTORAL DIVISION: Cymmer

RECOMMENDATION: Approve

REASONS:

The proposed change of use would be a suitable and appropriate use for this otherwise surplus area of land. The operation of the use would not have a detrimental impact on the amenity of neighbouring residential properties.

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its impact on the visual amenities of the area, highway safety and the amenities of nearby residential properties

REASON THE APPLICATION IS BEING REPORTED TO COMMITTEE

There have been more than three objections received to the proposal.

APPLICATION DETAILS

Full planning permission is sought for the change of use of this currently disused piece of land opposite Glynfach Road, Glynfach, Porth to a storage container yard.

The application differs from the originally submitted proposal in that it encompasses a larger site area, includes only one point of access off Glynfach Road (the initial

proposal also included a second access point onto the eastern boundary of Dyllas Road) and is solely for container storage and does not include the storage of caravans.

Specifically, the application proposes the following:

- The repositioning of the existing outer gates next to Glynfach Road. This is to allow customers to drive in to the site without having to wait on Glynfach Road and temporarily block it having to open the security gates;
- Retrofit the existing inner security gates will be with an automatic gate opening/closing system as we have in an existing facility in Tonyrefail. This would then be operated by the means of a programmed access security card, so that all customers who use the yard are recorded on a database, details which include customer name, date and time of entry or exit. The automated gates are silent running and would not be heard by local residents. Gates can be remotely operated from our main office, homes and smartphones. Until such time that the gates are automated, the gates would continue to be manually operated and locked with a combination padlock.
- The installation of up to 16 CCTV cameras installed with cameras monitoring the entry and exit of customers with cameras located on containers to ensure site safety and security. Monitoring will be achieved from our main office, our homes and smartphones. The cameras include mostly fixed units with a single pan, tilt and zoom (PTZ) unit attached to the lamp post by the inner gate.
- The installation of a mixture of small and larger storage containers within the plateau of the existing yard area, an area of 72.6m in length and 14.1m in depth (50 total containers). The submitted layout plan indicates 23 larger containers immediately abutting the Glynfach Road boundary measuring 6.1m(l) x 2.44m(w) x 2.6m(h) with a volume of 33.1 cubic metres and 27 smaller containers, 3 at the main entrance/Glynfach Road boundary and the other on the southern boundary, these units would measure 3m(l) x 2.44m(w) x 2.6m(h) with a volume of 15.1 cubic metres. All of the containers would be constructed with steel doors, sides, frames and under structures and with a marine-ply floor.
- The site would have a single lamp post installed by the internal gate, 7m high, providing light from a 100W LED luminaire positioned face down and cowled to illuminate the inner gate, operated by a dusk to dawn sensor, to provide safe passage to and from the site and provide sufficient light for a customer to exit a vehicle safely to use the gate automation system. The luminaire would not interfere or shine into properties but would be installed as per street lighting specification.

There will be a maximum of 6 x 15w LED luminaires controlled by a dusk to dawn sensor, attached to selected 20ft containers, positioned faced down and cowled to provide safety and security lighting.

Each container will have an individual 8W LED luminaire with a PIR fitted above the container doors to allow safe opening, closing and use of the container.

These luminaires will only be activated when customers are present. These are not shown on the site plan as it affects all containers.

8W LED with PIR	-	Slimline Guardian PIR Part No: LFSP6B150
15W LED without PIR	-	Slimline Guardian Part No: LFS12B150
100W LED Floodlight	-	Meridian Part No: IFL100

- The outer chain-link fence will be replaced and any damaged concrete posts will be replaced by the Landlord.
- The proposed hours of operation of use sought are 24 hours, 7 days a week. In their supporting statement the applicant has provided the following by way of justification:

We request that the site has access 24 hours per day, 7 days per week for the benefit of our customers, many who will be local residents and business customers. The storage business is a very quiet and will have no impact on noise or disturbance to local residents. From our records of operation in Tonyrefail, most customers use their containers in normal daytime hours and we rarely have customers visit outside these times. Our existing facility is used by local domestic customers for house moves, recreational and general storage purposes and local businesses, requiring general storage for the safe-keeping of tools and materials from van thefts overnight to additional storage for seasonal use or project works.

The application is also accompanied by a Coal Mining Risk Assessment by Rhondda Geotechnical Services in support of the proposal.

SITE APPRAISAL

The application site relates to a broadly rectangular parcel of land situated adjacent to Glynfach Road, Porth. It is bounded by the highway of Glynfach Road to the south, a steep embankment to the north and Dyllas Road to the east. It is served by an existing access point off Glynfach Road.

The site is situated approximately 3 metres below the level of road and the ground slopes steeply from down to a flat plateau. Beyond this plateau, there is a steep embankment that falls away from the site in a north-easterly direction.

PLANNING HISTORY

14/1622	Land adjacent to Glynfach Road, Cymmer, Porth	Construction of new residential dwelling (Amended plans received 13/3/2015)	GTD 08/06/15
R/01/6280	Land at Glynfach Road, Cymmer, Porth	Erection of 5 no. 3 bedroom dwellings	GTD 07/12/01

R/98/6222	Former Market site, Glynfach Road, Cymmer, Porth	Residential Development	GTD 12/02/99
97/6713	Former Market site, Glynfach Road, Cymmer, Porth	Temporary consent for 6 months – car park	GTD 09/03/98
92/0082	Former Market site, Glynfach Road, Cymmer, Porth	Residential Development	Refused 03/08/92
87/0893	Former Market site, Glynfach Road, Cymmer, Porth	Landfill	GTD 29/04/88
86/1096	Land at Glynfach Road, Cymmer, Porth	Open Air Market	
85/0393	Land at Glynfach Road, Cymmer, Porth	Tipping	Refused 01/10/85
82/0525	Land at Glynfach Road, Cymmer, Porth	Tipping	GTD 15/02/83
79/0158	Land at Glynfach Road, Cymmer, Porth	Extension to caravan site	GTD 10/04/79

PUBLICITY

This has included site notices and the direct notification of properties surrounding the site for both the initial proposal and the amended details. A total of nine responses have been received, from five separate respondents, objecting to the application. The main points of the responses are detailed below:

- The use as a storage yard is incompatible with a residential area and will cause noise and disturbance particularly if allowed as a 24 hour operation.

- Increased vehicular movements on what is already a busy route and a bus route.
- The lighting used will cause a light nuisance to neighbouring properties.
- The land has been previously built up and previous applications for housing have not been implemented. What guarantee is there that the land can withstand the weight of the containers that are proposed?
- The existing highway network is unsuitable for larger vehicles that may access the site.
- The applicant has already been using this site and the adjacent one causing noise and disturbance to neighbouring properties. We have been woken on many occasions at early hours with shouting, music blaring from vans and machines being moved onto trailers.
- At the moment, in my view the land behind and adjacent to the area is being used inappropriately. The land is being used for railway workers who are not supposed to be using it and are attending at unsociable hours making lots of noise and disturbances which is having a detrimental effect on the livelihood of those surrounding.
- The land should only be used for residential purposes to enhance our area and not degrade it.

CONSULTATION

Transportation Section – no objection. There is some concern regarding the intensification of use of the sub-standard access in terms of visibility onto Glynfach Road. However, taking into account that the proposal is for container storage served off an existing private shared access with limited extra vehicular movement and considering the previous approved planning for a singular dwelling on Glynfach Road, on balance the proposal is considered acceptable.

Land Reclamation and Engineering (Drainage) – no objection.

Public Health and Protection Division – No objection, subject to conditions to control the hours of operation during the construction phase of the development and to require a site investigation survey in relation to potentially previously contaminated land uses and standard informative notes.

Dwr Cymru Welsh Water (DCWW) – no objection. Standard advice is offered in relation to the proximity of DCWW apparatus which may affect the development site which the developer will have to liaise with DCWW.

Coal Authority – no objection. The initial planning application and the subsequently amended details are supported by a Coal Mining Risk Assessment dated 13th December 2018 and prepared by Rhondda Geotechnical Services. It is noted that this report establishes the extent of treatment and remediation in respect of shallow mine workings from previous planning applications. The site has been remediated through sufficient measures to suit the requirements for the development.

In respect of the mine entry, the report author has identified the presence of the adit on the outskirts of the planning application boundary. The report author notes that due to the nature of development and the distance of the mine entry from the boundary, that there is no risk to ground stability.

On the basis of the information submitted, and the professional opinion of the report author set out therein, the Coal Authority has no objection to proposed development.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Porth and is unallocated

Policy CS1 - sets out criteria for achieving sustainable growth including promoting and enhancing transport infrastructure services.

Policy AW 2 - supports development in sustainable locations.

Policy AW 5 - lists amenity and accessibility criteria that will be supported in new development proposals.

Policy AW 6 - lists design and place making criteria that will be supported in new development proposals.

Policy AW10 - development proposals must overcome any harm to public health, the environment or local amenity.

National Guidance

Planning Policy Wales

In the determination of planning applications regard should also be given to the requirements of National Planning Policy that 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 generations 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 3 (Strategic and Spatial Choices);

Chapter 4 (Active and Social Places);

Chapter 5 (Productive and Enterprising Places); and

Chapter 6 (Distinctive and Natural Places).

Other relevant national policy guidance consulted:

Planning Policy Wales Technical Advice Note 11: Noise

Planning Policy Wales 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 land does meet the criteria for previously developed land as set out in National Guidance and as is clear from its planning history.

It is apparent that unauthorised works of a heavy engineering nature have been carried out from the site (the rail industry being one such previous use identified by respondents) and that these uses have caused noise and disturbance to neighbouring properties.

The proposed use is one of storage and is being presented by LS Storage who already operate a similar facility in Tonyrefail on a former Council yard. The applicant is looking to expand their business interests with this site having operated their other site successfully for several years.

It is considered that the application represents a productive use of the site that would be less intensive and cause less disturbance to local residents than the unauthorised uses at the site have previously caused.

The site is within a sustainable location with good access and infrastructure and the features that would be installed at the site would improve the safety and visual appearance of the site.

Consequently, the principle of the development is considered to be acceptable, subject to conditions.

Impact on neighbouring properties

The site is within a plateau located approximately 3m below the road level of Glynfach Road. Consequently, the proposed containers will not be immediately visible from properties in Glynfach Road and similarly neither will visitors/customers to much of the site.

The lighting arrangements would consist of a single, cowled 100W light on a 15m pole to illuminate the main entrance gates which are located within the site. Additional illumination would be present on and around individual containers which would not be immediately visible from neighbouring properties on Glynfach Road.

The use of the site for storage would be mainly undertaken during the standard working day. While the applicant was requested to apply for restricted hours they have advised that they require 24 hour operation for the convenience of their customers.

While this is not ideal, their current operation, in Tynybryn Road, Tonyrefail (application 17/0943/10 refers), is also located in a residential area, is operated on a 24 hour basis and has caused no issues in terms of noise or disturbance. The proposal at this site would follow the same operational methods of the existing site.

Whilst it is acknowledged that the previous, unauthorised uses, on the site have caused noise and disturbance to neighbouring properties that have adversely affected their residential amenity. It is considered, however, that the proposed storage use would have a generally lower level of activity and its use would preclude the particularly heavy and noisy uses that have characterised previous uses at the site.

Consequently, it is considered that the proposed use and its operation would be such that it would not have an adverse impact to the amenity of neighbouring properties and is acceptable in this regard

Visual amenity

The site is currently visually poor with rusty chain-link fencing, some damaged concrete posts on the Glynfach Road (southern) boundary and a variety of unauthorised items that are being stored on the land (such as caravans, a storage unit and a boat).

It is considered that the proposal would represent an opportunity to improve the appearance of the site with new fencing and repairs to the concrete posts along the Glynfach Road boundary as well as formalising the arrangement of storage containers within the site.

It should also be noted that the plateau, within which the majority of containers would be placed, are approximately 3m below the street level of Glynfach Road and the impact on the visual and residential amenity is already of a low level.

Having regard to the above, it is considered that the application is acceptable in this respect.

Highway safety

The Transportation Section has raised no objection to the application. This view acknowledges the following:

The proposal lies within the settlement boundary and is in a sustainable location. It would make use of a previously developed parcel of land situated within an established residential area of Porth. There have been no objections to the previous planning applications in regards to a singular dwelling and the proposal is considered acceptable in terms of highway safety.

The proposed is located on a bus route with bus stops a short walk from the proposed. There are also a number of local businesses within walking distance, which is acceptable.

Access

The proposed is served off Glynfach Road, which has a carriageway width of 6.8m with no parking restrictions and footways that vary in width between 1.8m – 2.0m, which is acceptable to serve the proposed steel container storage. Glynfach Road has a mixture of terraced residential dwellings and semi-detached dwellings. To the west of the existing / proposed access are two semi-detached dwellings with direct access onto Glynfach Road.

There is an existing access, which is proposed as a private shared access to serve the land to the west and the proposal area. The access measures 5.5m in width, which is satisfactory for the two-way vehicular movement and is therefore acceptable. The existing access gates are to be remodelled to provide sufficient space for a vehicle to park off the highway to open and shut gates to both sites which is acceptable.

The proposal is to use the existing access off Glynfach Road as a private shared access with adjacent landowner to the west. The developer has proposed a private shared access into the boundary shown red on the submitted location plan measuring 5.5m wide allowing two vehicles to pass at any one time without effecting the free flow of traffic.

Visibility

Glynfach Road has a speed limit of 30Mph requiring a visibility splay of 2.4m x 40m in accordance with TAN 18.

Taking into account the more critical visibility splay is from the west the worst-case scenario has been assessed 2.4m x 35m for visibility from the private shared access.

The achievable visibility from the existing access is 2.4 x 28m left to the east and 2.4m x 22m to the right west which is below recommended standard. Therefore, any increase in vehicular movement off the sub-standard access would be to the detriment of safety of all highway users.

Accident Data

The accident data for the period 30/06/2013 – 19/06/2018 has been assessed with no accidents recorded on Glynfach Road.

However, taking into account that the proposal is for container storage served off an existing private shared access, with access/egress in forward gear by all vehicles with no accidents within the vicinity of the existing access due to sub-standard geometry or visibility this concern alone would not warrant a highway objection.

In conclusion, there is some concern regarding the intensification of use of the sub-standard access in terms of visibility onto Glynfach Road. However, taking into account that the proposal is for container storage served off an existing private shared access with limited extra vehicular movement. In addition to the previous approved planning for a singular dwelling on Glynfach Road, on balance the proposal is considered acceptable.

Other issues

The issues raised by the respondents to the application are acknowledged. Having regard to the points raised the following comments are offered.

It is considered that a well-managed site is capable of being located within a residential area without detriment to the amenities of neighbouring properties as evidenced by the applicant's other premises in Tonyrefail.

The impact on the existing highway network has been examined by the Council's Transportation Section who have raised no objection to the application.

The lighting proposed for the development would be mainly located on and around the containers that are within the plateau within the site which are approximately 3m below the level of the southern highway boundary. The main, single lighting column would be cowled and directed away from neighbouring properties and into the site.

The site has been approved for other commercial uses as well as residential purposes and there has been no indication of land instability. Additionally, the application details include a Coal Mining Risk Assessment (CMRA). The CMRA has been examined by the Coal Authority who have accepted its findings and raise no objection in this regard.

The previous unauthorised use of the site is acknowledged as are the occasions of noise and disturbance. It should be noted however that some of this activity has been for the adjacent site located to the west of the main entrance point. Additionally, storage uses tend to generate less noise and disturbance than the heavy industrial uses to which respondents refer to in their comments.

The comments made by the Council's Public Health and Protection Division are acknowledged. In terms of the restriction of the hours of operation during the construction phase of the development, it is considered that this can be more efficiently and effectively dealt with under other legislation that is available to the Council.

However, their recommendation for site investigations due to potentially contaminating previous land uses are considered to be reasonable and necessary to include.

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 change of use of the site and its physical alterations are considered to be acceptable. The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of the change of use, highway safety and the impact on neighbouring properties and the visual amenity of the area (Policies AW5 and AW6).

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 approved plan(s) no(s)

- Amended site location plan
- Layout/lighting plan

and documents received by the Local Planning Authority 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 development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved in writing by the Local

Planning Authority (hereafter referred to as “the LPA”). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing.

- 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.
- 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 (1) above.
- 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 interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme (referred to in Condition 3) 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 interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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

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

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PLANNING & DEVELOPMENT COMMITTEE

20 AUGUST 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0065/10 (BJW)
APPLICANT: Mr D Collins
DEVELOPMENT: Demolition of pre-fabricated building and construct 2 no. 3 bedroom detached houses with garages.
LOCATION: MORIAH BAPTIST CHURCH, COMMUNITY HALL, BASSETT STREET, ABERCYNON, MOUNTAIN ASH, CF45 4SP
DATE REGISTERED: 10/03/2020
ELECTORAL DIVISION: Abercynon

RECOMMENDATION: Approve

REASONS:

The application proposes a pair of contemporary dwellings on a fairly large site within the settlement boundary that would be within the main residential area. The proposal would make a productive use of the site for residential purposes that would be in keeping with surrounding land uses and of a scale and design that would be sympathetic to the character of the area.

The relationship between the proposed dwellings and neighbouring properties is such that the proposal is not considered to cause detriment to their amenities.

The application is also considered to comply with the relevant policies of the Local Development Plan in respect of its access and highway safety considerations and the impact on the visual amenities of the area.

REASON THE APPLICATION IS BEING REPORTED TO COMMITTEE

There have been more than three objections received to the proposal.

APPLICATION DETAILS

Full planning consent is sought for demolition of the existing, single-storey pre-fabricated building on the site and the construction of a pair of semi-detached dwellings with detached single garages.

The dwellings would be located left of centre within the existing plot and would measure a total of 10.4m in width, by 9.75m at their longest point (including the ground floor entrance porch), by 4.8m in height to the eaves and 7.35m to the highest part of the roof. The dwellings would be orientated to face Basset Street.

Accommodation would consist of a hall, W.C., living room and kitchen/dining room at ground floor and three no. bedrooms and a bathroom at first floor level. The hallway porch would discharge directly onto the existing footway at the front of the property.

The detached garages would be located either side of the main properties and would measure 3m in width, by 5.5m in length by 2.2m in height to the eaves and 3.15m to the highest part of the roof. The garages would be set back approximately 7m from the footpath of Bassett Street to allow a second vehicle to be parked, off-street, for each property.

The modest rear garden would also contain a drying area, a lockable cycle store and a refuse area.

Additional details were provided in respect of the construction of the building and its internal spaces, particularly roof voids, following a request from the Council's Ecologist in order to assess the potential of the building for use by bats.

SITE APPRAISAL

The application site is an irregularly shaped piece of land located at the junction of Bassett Street and Thurston Street, Abercynon. The site has street frontages onto both Bassett Street (22m) and Thurston Street (10.5m), has an area of 332sq.m and a maximum depth of 16.5m. The land slopes gently from east (Bassett Street) to west (Thurston Street and Mountain Ash Road – B4275).

The site is within the defined settlement boundary, where development is usually considered to be acceptable, subject to other Policies within the Local Development Plan (LDP).

The surrounding area is predominantly characterised by a mixture of historic valley terraces although there is a more modern housing development to the west of the site, in Thurston Street, which is a low-rise development of 10 flats known as Bethania Flats.

The site is within a low risk area for former coal mining activity and therefore a Coal Mining Risk Assessment (CMRA) was not required. The site is outside of any flood zones as detailed in Natural Resources Wales Development Advice Maps and as such a Flood Consequence Assessment was also not required.

There is currently a single storey, pre-fabricated former church/community hall located to the right-centre of the plot. The site is bounded by a mixture of stone/brick and block walling with a gated entrance close to the centre of the Bassett Street frontage.

PLANNING HISTORY

19/5007/41	Moriah Baptist Church, Community Hall, Bassett Street, Abercynon, Mountain Ash, CF45 4SP	Development of 4 flats (2 x two beds and 2 x one bed) on current site of Moriah Baptist/Guide Hut on Bassett Street, Abercynon.	04/03/2019 Raise no objection
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PUBLICITY

The application has been advertised by neighbour notification letters, site notices and a press notice. Four responses have been received, although two were from the same respondent, the main points of which are detailed below:

- Loss of privacy and light due to the height of the proposed dwellings.
- Loss of parking at the frontage of the site. The erection of the houses will prevent residents parking and minimise the available spaces to those who already live here.
- Disruption during the construction phase, particularly from large construction vehicles.
- The applicant has stated that they have consulted with neighbours through “church meetings”. This claim is contested by the respondent.
- The materials will not fit in with the surrounding area.

CONSULTATION

Transportation Section – no objection, subject to conditions to restrict the height of the boundary wall to maintain visibility; to require details of the two pedestrian footway crossings to serve the proposal; a restriction that surface water run-off from the proposed parking areas shall not discharge onto the public highway and a restriction to the times that Heavy Goods Vehicles can attend the site during the construction period of the development.

Flood Risk Management (Drainage) – The property is situated approximately 5 metres West of a Q100 Surface Water Flood zone area and as such the developer should be made aware of the inherent risk identified outside of the development boundary.

Offers no objection, subject to standard drainage conditions. These conditions are now governed by ‘Schedule 3 of the Flood and Water management act 2010’ - ‘From the 7th January 2019 all surface water drainage for new developments are required to comply with mandatory National Standards for Sustainable Drainage systems which

will be demonstrated through the application of Sustainable Drainage Approval to the Sustainable Drainage Approval Body (SAB) prior to the commencement of works. There requirements can be specified through appropriately worded informative notes.

Public Health and Protection Division – no objection, subject to a condition to control the hours of operation during the construction phase of the development and standard informative notes.

Dwr Cymru Welsh Water – no objection, subject to conditions and informative notes.

Wales and West Utilities (WWU) – no response received.

Western Power Distribution (WPD) - the applicant is advised that if they require a new connection or service alteration they will need to make a separate application to WPD.

Countryside, Landscape and Ecology – requested that information, through photographs, be provided to allow an assessment of the building that was to be demolished for potential for bat use.

The photographs show a very simple structure with a false ceiling and the roof space above (the roof space is very shallow). Despite the poor condition of the ceiling, with gaps into the main building space below, the most telling photos show the upper side of that false ceiling which looks very clean with no bat droppings or evidence of bat use. The external photos show well-maintained soffit/wall connections with no obvious holes or gaps for bat access into that narrow roof space.

Based on the photos the bat potential of this building is probably negligibly small, and it would be unreasonable on that evidence to require a bat survey. However, as a precaution, it is recommended that the appropriate bat informative note be appended to any planning permission.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is within the settlement boundary of Abercynon and is unallocated.

Policy CS1 – sets out criteria for achieving strong sustainable communities including: promoting residential and commercial development in locations which support and reinforce the role of principal towns and settlements.

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

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy that 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 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 set down in Chapter 2, People and Places: Achieving Well-being Through Placemaking of PPW10 and is also consistent with the following chapters of PPW inasmuch as they relate to the development proposed:

Chapter 3 (good design and 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 (distinctive and natural places).

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 within the defined settlement boundary where development is broadly considered to be acceptable subject to compliance with other policies within the Local Development Plan.

The proposal would create modern residential accommodation, consistent with the existing pattern of development and of a scale, design and appearance that would, subject to conditions, be sympathetic to the existing area.

It is considered that the existing building on the site is currently in a reasonable state of repair, however this is likely to worsen over time given its lack of use and maintenance. The building itself is visually poor and has little architectural merit or value in terms of the visual amenity of the area. It is considered that the proposal would improve the visual qualities of the site and, consequently, the visual amenity of the immediate locality.

Consequently, it is considered that the principle of the proposed development is acceptable.

Impact on amenities of neighbouring properties

The application site is a constrained site within the immediate area with site frontages onto both Bassett Street and Thurston Street.

While there would be some impact on the houses to the west of the site, 2-6 (evens) Thurston Street, the impact would not be sufficient to warrant refusal of the application. There is already over-looking from the newer build properties to the west of the existing houses in Thurston Street, 1-4 Bethania Flats, which immediately abut no. 2 Thurston Street and are located in an elevated position. Therefore, despite their close relationship, it is not considered that the proposed development would have an adverse impact on the amenities of this or any other neighbouring property by way of loss of privacy or through its scale or design being inappropriate or overbearing.

Consequently, while the comments of neighbouring properties are acknowledged, it is considered that the proposal would not be sufficiently detrimental in this regard as to warrant refusal of the application.

Character and appearance of the area

The application proposes a modest pair of contemporary dwellings within a residential setting in the village of Abercynon.

The design of the dwellings is considered to be appropriate for what amounts to an infill site within an existing residential setting. The use of facing brick and tile is acknowledged as are the concerns of neighbouring properties that this would not be in keeping with the existing vernacular of the area.

It is considered however that the use of contemporary materials would be appropriate and in keeping with other modern developments within the area, for example Bethania Flats to the west of the site. While concern is acknowledged over the colour of the materials it should also be noted that Bethania Flats has used a buff coloured brick and there are many examples of red roof tiles within the immediate locality.

Additionally, the type and colour of materials would be subject to control and approval by the Local Authority through the use of a restrictive planning condition.

Indeed, it is considered that the proposed modern dwellings would sit comfortably within this setting and that the proposal would have a positive effect on the character and appearance of the area.

Consequently, the development is considered to be acceptable in this regard.

Highway safety

The application has been subject to consultation with the Transportation Section of the Council who have raised no objection to the proposal, subject to conditions. In coming to this view the following comments have been received:

Access

Primary access for the proposed is served off Bassett Street which has a carriageway width of 7.3m and continuous pedestrian links which are acceptable to serve the proposed development.

There is concern that there is a high demand for existing on-street car parking space due to the nature of terraced dwellings with limited or no off-street car parking facilities.

The proposal provides for two off-street car parking spaces per plot with reversing to or from Bassett Street. There is concern that the proposed results in reversing movements in close proximity to the junction with Thurston Road with limited vision. There is potential to overcome this concern by reducing the height of the boundary wall fronting Thurston Road and Bassett Street to 0.9m to afford forward vision around the bend in the interests of safety of all highway users and free flow of traffic. Such mitigation measures can be secured via suitably worded planning condition.

Parking

The existing community facility requires in the region of 8 off-street car parking spaces in accordance with the SPG: Access, Circulation & Parking 2011 with none provided. However, it is noted that a number of trips would have taken place on foot.

The proposed 3 bed dwellings require up-to a maximum of 3 spaces per dwelling in accordance with the SPG: Access, Circulation & Parking 2011 with 2 per plot provided.

Taking into account the sustainable location of the proposed, within walking distance of Abercynon Retail Area and both bus and rail stops, the off-street car parking provision is acceptable.

In conclusion, there is some concern that the proposed development will result in reversing movements in close proximity to the adjacent junction of Thurston Road. However, taking into account the majority of traffic will be local traffic travelling at slow speeds due to the built up nature and road geometry coupled with a condition limiting the boundary wall to a maximum height of 0.9m for Thurston Road and Bassett Street

and retaining at such height in perpetuity, on-balance, the proposed is considered acceptable in terms of access.

The shortfall in parking provision also gives cause for concern. However, considering the sustainable location and having regard to PPW10, on balance, the shortfall in parking provision is also considered acceptable.

Other issues

The concerns of the respondents to the application are acknowledged and the following comments are offered:

It is considered that the buildings are of a modest height that is partially mitigated by the site being at a lower level than properties to the rear. While there would be some loss of privacy, existing properties are already overlooked by other properties within the immediate locality, particularly Bethania Flats.

It is acknowledged that the development will reduce the provision of on-street parking. However, the use of the site for residential purposes would have a lesser parking requirement than the existing use. Additionally, the on-site provision for the residential use would have less impact on parking provision than if the site stayed in use as a church/community facility.

There is inevitably some disruption during the construction phase of any development, however this can be reasonably and successfully mitigated through the use of planning conditions and other means available to the Local Authority.

The applicant does not have to consult with local residents as this is covered in the application process.

Concerns regarding the materials for the proposal are acknowledged and can be addressed through an appropriately worded planning condition.

The comments of the Council's Public Health and Protection Division are acknowledged in respect of their suggested condition to restrict the hours of operation during the construction phase of the development. However, it is considered that there are more appropriate, timely and effective options available to the Local Authority in this respect. Consequently, it is not proposed to include this condition. The various other informative notes are however considered expedient to include in further informing the applicant.

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. Therefore no CIL would be payable.

Conclusion

The proposed dwellings are considered to be of an acceptable scale and design that would not have a harmful impact on neighbouring properties, the visual amenity of the area, or highway safety considerations. Consequently, the proposal is considered to be acceptable.

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 approved plan(s) no(s)

- Site Location Plan
- Proposed Ground Floor Plans, Drawing No. SK/200/1
- Proposed First Floor Plans, Drawing No. SK/200/2
- Proposed Elevation (front and left) Plans, Drawing No. SK/200/3
- Proposed Elevation (rear and right) Plans, Drawing No. SK/200/4

and documents received by the Local Planning Authority 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. Building operations shall not be commenced until samples, including the colour of the materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to the sample(s) so approved thereafter.

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.

4. The boundary wall fronting Bassett Street and Thurston Road shall be no more than 0.9 metres above ground level in height and shall be constructed and retained in perpetuity in accordance with details to be submitted to and

approved in writing by the Local Planning Authority prior to any dwelling being brought into beneficial occupation.

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

5. Prior to any dwelling being brought into beneficial occupation, 2 no. vehicular footway crossings shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development works commencing on site.

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

6. HGV's used as part of the development shall be restricted to 09:30am to 16:30pm weekdays, 09:30am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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



PLANNING & DEVELOPMENT COMMITTEE

20 AUGUST 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0720/10 (KL)
APPLICANT: Mr C Conway
DEVELOPMENT: Proposed balcony to rear with garden store underneath.
LOCATION: 37 CILHAUL TERRACE, LLANWONNO ROAD,
MOUNTAIN ASH, CF45 3ND
DATE REGISTERED: 23/07/2020
ELECTORAL DIVISION: Penrhiwceiber

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

REASONS: The proposal is considered to be acceptable in terms of the impact it would have on the character and appearance of the property and the surrounding area, the amenity and privacy of surrounding residential properties and upon highway safety in the vicinity of the site.

REASON APPLICATION REPORTED TO COMMITTEE

The applicant is an employee of the Regeneration and Planning Service or their immediate family;

APPLICATION DETAILS

Full planning permission is sought for the construction of a balcony and associated storage at the rear of no. 27 Cilhaul Terrace, Llanwonno Road, Mountain Ash.

The proposed balcony would project from the north-east facing rear elevation of the property, wrapping around an existing single-storey extension. It would measure 4.2 metres in width by 5 metres in depth from the rear entrance door and 3.2 metres in depth from the back wall of the extension. It would measure 3 metres in height from ground level with a surrounding glass balustrade measuring a further 1.1 metres in height. A set of steps would be constructed at the end of the balcony (projecting a further 1.7m at the widest point) to provide access down to the garden.

The underpart of the balcony would be bricked up and utilised as a storage area. It would be externally finished with render to match the existing dwelling and a timber

door would be incorporated into the rear elevation for external access (no internal access to the storage area).

SITE APPRAISAL

The application site relates to a mid-terrace, two-storey property that is located on Cilhaul Terrace, Llanwonno Road which is located on the western edge of Mountain Ash. The bay-fronted property is set within a rectangular shaped plot with a small, enclosed garden to the front and a larger enclosed garden to the rear. Due to differences in ground level in the area, the rear garden is set at a much lower ground level than the ground floor level of the property.

The application property is set within a row of properties which are all of a similar scale and design with rear gardens that are set below ground floor level. It is noted that many properties have been extended at the rear with many already having similar balcony projections similar to that currently proposed.

The nearest neighbouring properties are 36 & 38 Cilhaul Terrace which are located immediately to the south-east and north-west respectively. No. 36 has an elevated garden area that is set off the boundary with the application property whilst the garden levels of no. 38 appear to be unchanged and similar to the current garden levels of the application property. The rear of the site is bound by a rear access lane with the grounds of Miskin Primary School beyond.

PLANNING HISTORY

No previous planning applications have been submitted at the application site within the last 10 years.

PUBLICITY

The application has been advertised by means of direct neighbour notification. No letters of objection or representation had been received at the time of writing this report. Any representations received will therefore be presented to the Committee at the meeting.

CONSULTATION

None undertaken

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The following policies are considered to be relevant to the application:

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

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.

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 and Country Planning.

It is considered that this proposal meets the seven goals set out in the Well-being of Future Generation's (Wales) Act 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 3 Strategic and Spatial Choices (good design and better places, promoting healthier places, sustainable management of natural resources)

Chapter 4 Active and Social Places (moving within and between places, transport, living in a place, housing)

Chapter 5 Productive and Enterprising Places (economy, energy, minerals and use of material resources)

Chapter 6 Distinctive and Natural Places (green infrastructure, landscape, biodiversity and ecological network, water and flood risk, air quality and soundscape, lighting)

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 the construction of a balcony and associated storage area within the garden curtilage of an existing residential dwelling. As such, the principle of the proposal is considered to be acceptable, subject to an assessment of the criteria set out below:

Impact on character and appearance of area

The proposed balcony and associated storage room structure would form a sizeable addition at the rear of the property however, there are a number of other structures that are of a similar scale and design at properties further along Cilhaul Terrace and it is not considered that the proposed structure would form an overly prominent addition to the property or the surrounding area.

Furthermore, the external walls of the storage area would be finished with render to match the existing dwelling.

As such, it is not considered that the proposal would have an adverse impact upon the character and appearance of the application property or the wider area and the application would therefore comply with policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

The proposed balcony would span almost the full width of the plot and, as a result, would be in close proximity to the boundaries with both immediately adjoining neighbouring properties. As such, there is concern that the balcony would result in a significant level of overlooking towards these properties. However, it is noted that there are a number of similar developments further along the row which have a similar impact upon their respective neighbours. Furthermore, it is considered that this impact can be reduced by providing a privacy screen along the sides of the boundary and a condition is recommended for obscure screens measuring 1.8 metres from the platform level, should Members be minded to approve the application. As such, it is not considered that the level of overlooking created by the proposal would be so significant that it would warrant the refusal of the application.

The proposal would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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 not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

The proposal is considered to be acceptable in terms of its impact on the character and appearance of the surrounding area, the amenity and privacy of surrounding residential properties and upon highway safety in the vicinity of the site.

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 approved plans and documents received by the Local Planning Authority, unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Site Plan;
- Drawing No. 2738 R: Proposed Balcony to Rear with Garden Store Under – Proposed Plans (Rec. 31/07/2020)

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

3. The balcony hereby approved shall include privacy screening along the full length of the two side elevations. The privacy screen shall measure 1.8 metres in height from the level platform and shall contain obscure glazing. The privacy screen shall be erected prior to beneficial use of the balcony and must be retained in perpetuity.

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



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

28th July 2020
SITE MEETING

APPLICATION NO's: 18/0880 and 18/0886- Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works (Amended description received 03/10/2016) (Listed Building Consent). (Amended Heritage Impact Assessment Received 12/07/2019)
1 FOTHERGILL STREET, TREForest, PONTYPRIDD, CF37 1SG.

REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES & COMMUNICATION

Author: Jessica Daniel, Council Business Unit.

1. PURPOSE OF THE REPORT

- 1.1 To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Director, Prosperity & Development, attached at Appendix 1.

2. RECOMMENDATION

It is recommended that Members:

- 2.1 Approve the application in accordance with the recommendation of the Director, Prosperity & Development.

3. BACKGROUND

- 3.1 In accordance with Minute No 193 (Planning and Development Committee – 16th July 2020) a site inspection was undertaken on Tuesday 24th July 2020 to consider the impact of the proposed development on highway safety.
- 3.2 Due to Welsh Government social distancing restrictions in response to Covid-19, Committee Member attendance at the site visit was reduced to ensure the safety of those attending. The meeting was attended by the

Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, S. Powderhill and J. Williams.

- 3.3 Members met at the front of the proposed development 1 Fothergill Street, Treforest, Pontypridd.
- 3.4 The Planning Officer in attendance informed members that listed building consent and planning permission is sought for the conversion of the first and second floors of the property from a former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis).
- 3.5 The Planning Officer outlined the details of the application to Members and Members walked to the rear of the proposed development. They noted the lack of parking provision within the application. The Highways Officer advised Members that the existing use requires substantially higher parking requirements than the proposed. Members were also informed that the site is in a highly sustainable location with access to public transport, local amenities, employment and the University. The applicant also proposes 15 secure cycle stands and therefore on that basis the Highways Officer confirmed that no highway objection is raised.
- 3.6 Members also expressed concerns regarding highways safety noting the busy roads alongside the proposed development. The Highways Officer advised Members that the local highway network serving the site incorporates a comprehensive traffic management scheme to maintain highway safety and the free flow of traffic. The existing traffic management, coupled with the suggested condition for HGV deliveries during construction and powers made available to the Council as Highway Authority under Highways Act 1980, would enable necessary action to be taken if the highway safety requirements are breached.
- 3.7 Members also raised concerns over the location of the refuse and recycling storage area. Members felt that this area was small in size and close to the highway. The Highways Officer advised Members that the storage area must be outside the limit of the adopted highway and any obstruction could be dealt with under separate Highway legislation, which empowers the Council to take necessary enforcement action if required.
- 3.8 Members raised the potential for neighbouring properties to be overlooked as a result of the proposed development. The Planning Officer showed Members images of the design for the final development and acknowledged that this would result in some degree of overlooking into the properties opposite. The Planning Officer advised Members that the degree of overlooking is not considered significant enough to warrant an officer recommendation of refusal.

- 3.9 Members also discussed concerns over the proposed number of flats sought as part of the application. Members expressed concern that 22 would be an overdevelopment of the site and the number could exacerbate their other concerns detailed above. The Planning Officer informed Members that the possibility of reducing the number of units had been discussed with the applicant however this would impact on the viability of the proposed development.
- 3.10 Members also discussed the application for listed building consent. The planning officer acknowledged that the proposal would lead to the loss of some internal historic fabric, specifically the plaster ceilings in the main, first-floor hall area and informed Members that while this would be regrettable, it was considered that due to the poor state of repair that the ceilings were in that this would be an acceptable loss if a viable alternative use was found for the building. The Planning Officer advised Members that the lost ceilings would also be recorded, and the details retained on the architectural record by the imposition of suitably worded condition.
- 3.10 The Chair thanked the officers for the report and closed the meeting.

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RHONDDA CYNON TAF

PLANNING & DEVELOPMENT COMMITTEE

16 JULY 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/0880/12 (BJW)
APPLICANT: Mr R Higgitt
DEVELOPMENT: Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works (Amended description received 03/10/2016) (Listed Building Consent). (Amended Heritage Impact Assessment Received 12/07/2019)
LOCATION: 1 FOTHERGILL STREET, TREForest,
PONTYPRIDD, CF37 1SG
DATE REGISTERED: 03/10/2018
ELECTORAL DIVISION: Treforest

RECOMMENDATION: Approve, subject to conditions and to a favourable referral to Cadw.

REASONS: The application proposes the productive use of a currently under-used building to provide student accommodation within the area through the re-use of the upper floors.

The use of the upper floors will be achieved through internal alterations, including a mezzanine floor as well as external alterations, including the installation of dormers, the resizing of upper floor windows and the installation of a modern extension to house a management office and roof plant for the proposal.

The internal alterations, while regrettable, represent the best opportunity to bring this perennially disused and semi-derelict part of the building into productive use and for this reason it is considered that the alterations are, on-balance, acceptable, subject to conditions.

The use of this part of the property would be a sympathetic use of the upper floors of the building, which would retain its commercial uses at ground floor level. The proposal would also comply with the requirements of the Council's

Supplementary Planning Guidance (SPG) for the conversion of larger buildings for residential purposes.

The comments of the two responding historical societies are acknowledged. However, following an updating of the supporting details for the application to a Heritage Impact Assessment (HIA) on which the respondents have been re-consulted, no further comments have been offered. This is despite the additional details addressing the concerns that have been raised and offering comments and justification for the approach proposed.

The proposed development is therefore considered to comply with the relevant local and national planning policies in respect of the impact on the special architectural and historic merit of the Listed Building and the character and appearance of the Castle Square Conservation Area.

Consequently, it is considered that the proposal for the conversion of the upper floors of the building would, on balance, be justified in this instance and a recommendation to approve the application, subject to conditions, is offered.

REASON APPLICATION REPORTED TO COMMITTEE

The application for planning permission (18/0886/10) which this application accompanies is being reported to Committee as the planning proposal is not covered by determination powers delegated to the Service Director of Prosperity and Development. Consequently, as it is considered good practice to consider both applications at the same time, it is also considered prudent to report the Listed Building Consent element of the proposal to Members of the Planning and Development Committee.

APPLICATION DETAILS

Listed Building Consent is sought for the conversion of the first and second floors of the property from a former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis). The details are the same as presented with the accompanying application for full planning permission (reference no 18/0886/10) and are included below for completeness.

The conversion would result in 22 no. self-contained studio flats, 11 no. at first floor level and 11 no. at second floor level. A small management office would also be located at second floor level and a bike store created at ground floor level beneath the access stairwell. Each unit would comprise a bedroom / living / kitchen area and separate en-suite bathroom, and would be occupied by 1 no. student.

The conversion would be facilitated mainly through internal alterations, however a number of external works are also proposed:

- Each of the existing windows at first floor level on both the properties front (eastern) and rear (western) facing elevations would be replaced with larger openings to suit the residential nature of the proposed use. A further new window opening would also be installed on the properties front elevation at first floor level to serve one of the proposed units. All new windows would be of grey uPVC.
- 6 no. dormer roof extensions would be installed to both the front and rear elevations to serve the new units. A single roof light would also be installed to the front to provide light to the main access stairwell. All new windows would be of grey uPVC.
- A modern grey standing seam extension would be sited above the existing terracotta entrance block to allow access to the second floor and to provide space for the management office. Grey uPVC windows would be located throughout.
- The external elevations would be subject of general refurbishment works including new through colour render throughout the main body of the building; replacement of slate roof tiles where required; and tidying up of the terracotta entrance façade.

The existing access off Fothergill Street (front) would be utilised as the facilities main entrance. A secondary access would be sited to the rear off Bridge Street where a communal refuse/recycling bin store area would be located.

As the building encompasses the whole plot there is currently no off-street parking at the property and none is proposed. However, as noted above, a secure cycle store would be provided within the building at ground floor level.

The following additional details are directly relevant to the planning application for the site and are included below for completeness.

The applicant has detailed that the units would be occupied solely by students attending the nearby University of South Wales (Treforest Campus) and that they would not be occupied as private rentals on the open housing market at any time. This is clarified by the description of the development, i.e. 'self-contained residential student flats' within the Sui Generis planning use class, rather than 'private residential units' that would fall within planning use class C3.

To ensure the facility is well maintained and occupants are respectful of the existing community, the applicant has submitted a management scheme with the application which comprises:

- 24 hour secure entry systems;
- 24 hour helpline for occupants to assist with any management or maintenance issues;
- Management programme of the cycle store and refuse/recycling areas;
- A programme of planning and reactive maintenance, supported by the 24 hour helpline, with high risk issues being dealt with as an emergency;

- Inspections of all student rooms at periodic intervals;
- Regular cleaning and landscaping of external areas;
- All necessary health and safety precautions;
- A condition of the tenancy that any occupiers cannot keep cars;
- Welcome pack and introductions.

The applicant has detailed that the existing halls of residence within the nearby University of South Wales (Treforest Campus) are only able to accommodate 1200 students and that they are at capacity (Members are advised however that no confirmation of this fact has been provided from the University in support of the application). Consequently, other than a small number of private off-campus halls of residence within the Treforest/Pontypridd area, the primary option for students unable to gain accommodation on-campus is through the use of former residential properties in the town that are now occupied as Houses of Multiple Occupation (HMO), which has caused well-documented local tensions. As such the applicant contends that the introduction of additional purpose built student accommodation at this property would go some way to alleviating both the capacity issues at the university and the overconcentration of HMOs in Treforest.

The property is Grade II Listed for both its internal and external architectural interest. As such this application forms the Listed Building Consent in support of the associated full planning application ref. 18/0886/10 which considers the wider impacts of the scheme.

The application is accompanied by a Heritage Impact Assessment (HIA) in support of the proposal, following a request to update the submitted Design, Access and Heritage Statement to comply with current legislation.

SITE APPRAISAL

The application property is a large and prominent commercial unit located at the junction of Fothergill Street and Bridge Street, Treforest. It is sited within a corner plot and occupies the whole site. As such the building is triangular in shape, widening from south to north and has no off-street parking provision. The site is also located within the Castle Square Conservation Area and is immediately adjacent to another Listed Building, Libanus Welsh Baptist Church, which is located to the north-west.

The property is three storeys in nature with the ground floor occupied by 4 no. retail units and a separate, self-contained access stairway to the upper floors. The access stairway is enclosed within a decorative, free classical style terracotta façade at the southern end of the building.

The retail units occupy the remainder of the ground floor each having modern glazed shopfronts on to Fothergill Street. Both the first and second floors were last lawfully occupied as a snooker hall, but at the time of the officer site visit were in use as a storage facility for an off-site antique dealership.

Full details of the listing, reference no. 24914, are included below:

Location

At the southern end of Fothergill Street, at its junction with Bridge Street.

History

Built in 1913 (date on building) as the Cecil Cinema, which closed in 1980. From 1975-80 it was also partly a bingo hall. It was converted to a snooker club in 1981, which involved levelling the original raked floor in the main auditorium and inserting a suspended ceiling below the original ceiling, which has survived.

Exterior

An early cinema with a free classical style entrance wing in terracotta and a taller and longer main range behind. The building occupies a corner site and so the entrance wing is triangular in plan, while the main range follows the line of Bridge Street on the rear (western) side. The eastern side has a single-window facet over no. 2 Fothergill Street and then a 5-window facet at an angle and set back behind nos. 3-5 Fothergill Street. The entrance wing has a roof concealed behind a parapet. The eastern elevation facing Fothergill Street has 2 segmental-headed doorways with keystones, of which the left hand side is blind and the right hand side has recessed double panelled doors. To the right is a single narrow window under a keystone, boarded up at the time of inspection. In the upper storey is a large recessed panel rendered white, within which are 2 oculi with keystones and large festoons, in which are pivoting small-pane windows. The outer sides have blank tablets with foliage drops. A moulded cornice is below the parapet and continues around the southern and western walls. The narrow southern end wall has an infilled upper storey window, formerly lighting the stair, with keystone and festoon. The western elevation facing Bridge Street is similar to the eastern, but has 3 small infilled windows with keystones at low level. Between the 2 oculi is a dated rainwater head. The main range has roughcast walls and slate roof with a single ridge ventilator. In the southern gable end, above the entrance wing, is a blind keyed oculus in terracotta surround. Facing Fothergill Street are 4-light mullioned and transomed windows. The 6-window Bridge Street (western) elevation has windows boarded up and an inserted escape door in the left hand side window. The northern gable end has a low projection with mono-pitch roof.

Interior

The entrance vestibule has a rich plaster ceiling with classical detail. The stair is in 2 flights and is V-shaped, with moulded wooden hand rail and steel balusters. The main auditorium has modern fittings concealing original detail. At the time of inspection the original segmental plaster vault was partly visible and has classical detail.

Listed

Listed for architectural interest as a pre-1914 cinema, an extremely rare survival in South Wales.

The site is located at the heart of the town's commercial centre and is therefore surrounded primarily by various commercial uses. It is noted however that a terraced row of residential dwellings is located directly to the rear (west).

PLANNING HISTORY

No previous planning applications have been submitted at this unit other than the current, associated planning application also before Members (ref. 18/0886/10).

Members are advised however that the 4 no. retail units at ground floor level have each been subject to numerous planning applications in the past, none of which are considered relevant to this case.

PUBLICITY

The application has been advertised by means of direct neighbour notification, site notices and a press notice. While two letters of objection have been received from members of the public and 1 no. from the local Member, in respect of the full planning application, no responses have been received to this application for Listed Building Consent.

CONSULTATION

The following groups were consulted and have offered no comments: The Royal Commission for Ancient and Historical Monuments in Wales; The society for the Protection of Ancient Buildings; The Twentieth Century Society and The Council for British Archaeology Wales/Cymru.

Georgian Group – no comments, defer to the Victorian Society.

Ancient Monuments Society (AMS) – The applicant's Design and Access Statement makes brief reference to Cadw's list description and states that it was 'noted in the 2001 listing that some segmental plaster detail ceiling was partially visible, however there are no such features now visible.' The list description explains that a suspended ceiling was inserted in 1981 and that the original ceiling has survived below it. Is this still in place and, if not, was it removed unlawfully?

Further information on the building's historic interior is given in the list description: 'The entrance vestibule has a rich plaster ceiling with classical detail. The stair is in 2 flights and is V-shaped, with moulded wooden hand rail and steel balusters. The main auditorium has modern fittings concealing original detail. At the time of inspection the original segmental plaster vault was partly visible and has classical detail.'

Cadw describes the building as an 'extremely rare survival in South Wales' but no detailed information about the architectural and historic interest of the Listed Building has been given by the applicant. We believe that a Heritage Statement is required to allow for a proper assessment of the case.

For the reasons given above, we object to the application as it currently stands. We would be happy to be consulted again, should the necessary information be made available.

Victorian Society (VS) - As this site was originally constructed as an early (pre-1914) cinema, it has been cited as an 'extremely rare survival in South Wales' by Cadw in their listing report.

The interior of the site is not mentioned at all in the Design, Access and Heritage Statement available on the Council's website, despite Cadw citing in their report of 2001 that the entrance vestibule had, 'a rich plaster ceiling with classical detail'.

The Design, Access and Heritage Statement claims, 'there are no such features now visible' but fails to evidence this claim with photographs. As the Ancient Monuments Society mentioned in their response to this consultation, is this ceiling still in place? The only photographs included in the Design, Access and Heritage Statement show the exterior of the site.

In order for the impact of the proposals on the significance of the Grade II Listed former cinema and its setting to be fully understood, it is essential that the Design, Access and Heritage Statement be extended to include a comprehensive assessment of the interior of the building and any surviving historic fabric.

We would respectfully remind you of your duty to ensure that any planning applications and/or change of use with the potential of impacting on the significance of a Listed Building be accompanied by a comprehensive heritage statement.

At present, the above proposal does not satisfy this requirement. As such we concur with our colleagues at the Ancient Monuments Society in objecting to these proposals in their current form.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is a Grade II Listed Building, located within the settlement boundary for Treforest, the Castle Square, Treforest Conservation Area and the Treforest Local and Neighbourhood Centre.

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

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

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 will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the area.

Policy AW8 – sets out the criteria for the protection and enhancement of the natural environment.

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 SSA13 – sets out the criteria for the consideration of housing development proposals within settlement boundaries in the Southern Strategy Area.

Policy SSA16 – identifies the retail hierarchy for the Southern Strategy Area with Treforest being classed as a Local and Neighbourhood Centre.

Supplementary Planning Guidance

- Design and Placemaking;
- The Historic Built Environment;
- Design in Town Centres;
- Nature Conservation;
- Access, Circulation and Parking;
- 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.

Welsh Government published Planning Policy Wales (Edition 10) on 5th December 2018. The document aims to incorporate the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the Welsh Government's policy on planning issues relevant to the determination of planning applications.

It is considered that this proposal meets the seven goals set out within the Well-being of Future Generations (Wales) Act and the site has been brought forward in a manner consistent with the Acts five ways of working. Furthermore, it is also considered that the proposed development is consistent with the key principles set out in Chapter 2 (People and Places: Achieving Well-being 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 Planning Policy Wales (Edition 10).

Other relevant policy guidance consulted:

Planning Policy Wales Technical Advice Note 12 Design.

Sets out the objectives of good design and aims to encourage good design in all aspects of development.

Technical Advice Note (TAN) 24: The Historic Environment (2017)

Provides guidance on how the planning system should consider the historic environment during development plan preparation and decision making on planning and Listed Building applications.

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 16(2) Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Main Issue:

Acceptability of the proposed development on the special architectural and historic merit of the building.

The property represents a prominent historic building within a Conservation Area, immediately adjacent to another Conservation Area (Old Park Terrace) and another Listed Building, Libanus Welsh Baptist Church.

The building, while both prominent and distinctive, has been the subject of many modern alterations, particularly on the ground floor where there are several commercial properties. What remains of its original use, as a cinema, has also been eroded as its last substantive use as snooker/pool hall and bar.

The result is such that much of the internal detailing and features of the property have either been removed entirely or have been damaged by the installation of modern interventions such as partitions or suspended ceilings.

Consequently, while remnants of the historic plaster ceiling remain within the property, they are extensively damaged by both the accumulation of tobacco smoke and the drilled fixings of the suspended ceiling that obscures them from view.

It is clear that the ceilings would be completely lost should the application proceed in its current form. This could be wholly reduced with a lesser number of flats within the property, however this could render the scheme financially unviable leading to a further period of disuse and likely decline in the condition of the building. Where this is not strictly a consideration for Listed Building Consent, where "Heritage Deficit" (the existing value of the asset plus the cost of bringing it back into productive use is greater than the value upon completion) it does have clear implications for the current scheme in wider planning and regeneration terms.

While the loss of any interior detail is regrettable, it is considered that in this case the poor condition of the historic fabric present is such that this loss, to facilitate the re-use of the building would be, on balance, acceptable. This is supported by the Heritage Impact Assessment and the case officer's own observations at the site.

With regard to the external alterations proposed, it is considered that the replacement windows and dormer are all on the part of the building that has less architectural and historic importance than the end terracotta façade. That accepted, the use of uPVC is still considered to be too strident and it is recommended that a condition be imposed to substitute this for painted timber or powder coated aluminium double glazed units should Members be minded to approve the application.

In terms of the manager's office which would be formed through a new, contemporary structure at roof level immediately above the main feature of the property, the terracotta façade, it is considered that this would represent a minor and wholly modern addition that would be of a modest scale and design that would sit comfortably with the historic elements of the building.

This building, like many historic properties within RCT, suffers from its inability to adapt to alternative uses, particularly commercial uses, given its location, dimensions and historic restrictions. The building has seen a lack of investment, maintenance and interest required to secure a viable future which has seen its condition decline over a sustained period. While the current owner has some responsibility, it is an accumulation of all the preceding owners that have led to the deterioration of the property to its current state.

It is for these reasons that it is considered prudent to accept what is not an ideal scheme, but is likely the best scheme for the future longevity of the building in the medium to long term.

Impact on the visual quality of the Castle Square Conservation Area

The property is located within the Castle Square, Treforest Conservation Area and is immediately adjacent to the Old Park Terrace Conservation Area and in close proximity to several other listed structures. Consequently, it is clear that the wider area is one of acknowledged historic, architectural and townscape quality.

While the proposal makes use of modern architectural features, it is considered that these would sit comfortably within their setting and would not only improve and enhance the building itself, but also the wider area.

Conclusion

The loss of features to any Listed Building is always regrettable and should be a last resort of any decision to grant Listed Building Consent. However, in this case it is considered that the property has already lost many of its internal features and those that remain are either already hidden or damaged beyond feasible repair. Therefore the loss of those remaining would be an unfortunate but acceptable compromise in order to secure a long-term future use for the property whilst also preserving the majority of the external façade.

In terms of the external alterations, subject to conditions in terms of suitable materials and others for the satisfactory recording of the property, it is considered that the proposal would, on balance, be acceptable.

RECOMMENDATION: Approve, subject to conditions and favourable referral to Cadw.

RECOMMENDATION: Grant

1. The development hereby granted consent shall be begun not later than the expiration of five years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990.

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

- 3158 P001 – Site Location
- 3158 P004 – Ground and 1st Floor Plans - Proposed
- 3158 P005 – 2nd Floor and Roof Plans – Proposed
- 3158 P007 – Elevations and Section – Proposed

and documents received by the Local Planning Authority on 03/08/18, 04/10/18 and 22/10/18, 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. Building operations shall not be commenced until samples of the materials 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.

4. Notwithstanding the approved details, no development shall commence on site until sample materials of the replacement windows and proposed dormers 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 thereafter.

Reason: To ensure that the appearance of the proposed works will be in-keeping with the special architectural and historic character of the Listed Building, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

5. Notwithstanding the approved details, no development shall commence on site until the design and details of the following have been submitted to and approved in writing by the Local Planning Authority:

- window repairs and replacements;
- rainwater goods;

- soffits and fascias;
- stone and bricks.

The works shall be carried out in accordance with the approved details thereafter.

Reason: To ensure that the appearance of the proposed works will be in-keeping with the special architectural and historic character of the Listed Building, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

6. No works shall commence on site until copies of plans and/or a photographic record of Mr Snooker's Club (formerly Cecil Cinema – 1 Fothergill Street) have been deposited by the applicant in the Royal Commissions archive and confirmation has been submitted to and approved in writing by the Local Planning Authority.

Reason: To retain a record of the building to accord with para. 6.5.17 Chapter 6 of Planning Policy Wales

7. All disturbed fabric shall be made good to match the existing building.

Reason: To ensure that the appearance of the proposed works will be in-keeping with the special architectural and historic character of the Listed Building, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

28th July 2020
SITE MEETING

APPLICATION NO's: 18/0880 and 18/0886- Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works (Amended description received 03/10/2016) (Listed Building Consent). (Amended Heritage Impact Assessment Received 12/07/2019)
1 FOTHERGILL STREET, TREForest, PONTYPRIDD, CF37 1SG.

REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES & COMMUNICATION

Author: Jessica Daniel, Council Business Unit.

1. PURPOSE OF THE REPORT

- 1.1 To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Director, Prosperity & Development, attached at Appendix 1.

2. RECOMMENDATION

It is recommended that Members:

- 2.1 Approve the application in accordance with the recommendation of the Director, Prosperity & Development.

3. BACKGROUND

- 3.1 In accordance with Minute No 193 (Planning and Development Committee – 16th July 2020) a site inspection was undertaken on Tuesday 24th July 2020 to consider the impact of the proposed development on highway safety.
- 3.2 Due to Welsh Government social distancing restrictions in response to Covid-19, Committee Member attendance at the site visit was reduced to ensure the safety of those attending. The meeting was attended by the

Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, S. Powderhill and J. Williams.

- 3.3 Members met at the front of the proposed development 1 Fothergill Street, Treforest, Pontypridd.
- 3.4 The Planning Officer in attendance informed members that listed building consent and planning permission is sought for the conversion of the first and second floors of the property from a former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis).
- 3.5 The Planning Officer outlined the details of the application to Members and Members walked to the rear of the proposed development. They noted the lack of parking provision within the application. The Highways Officer advised Members that the existing use requires substantially higher parking requirements than the proposed. Members were also informed that the site is in a highly sustainable location with access to public transport, local amenities, employment and the University. The applicant also proposes 15 secure cycle stands and therefore on that basis the Highways Officer confirmed that no highway objection is raised.
- 3.6 Members also expressed concerns regarding highways safety noting the busy roads alongside the proposed development. The Highways Officer advised Members that the local highway network serving the site incorporates a comprehensive traffic management scheme to maintain highway safety and the free flow of traffic. The existing traffic management, coupled with the suggested condition for HGV deliveries during construction and powers made available to the Council as Highway Authority under Highways Act 1980, would enable necessary action to be taken if the highway safety requirements are breached.
- 3.7 Members also raised concerns over the location of the refuse and recycling storage area. Members felt that this area was small in size and close to the highway. The Highways Officer advised Members that the storage area must be outside the limit of the adopted highway and any obstruction could be dealt with under separate Highway legislation, which empowers the Council to take necessary enforcement action if required.
- 3.8 Members raised the potential for neighbouring properties to be overlooked as a result of the proposed development. The Planning Officer showed Members images of the design for the final development and acknowledged that this would result in some degree of overlooking into the properties opposite. The Planning Officer advised Members that the degree of overlooking is not considered significant enough to warrant an officer recommendation of refusal.

- 3.9 Members also discussed concerns over the proposed number of flats sought as part of the application. Members expressed concern that 22 would be an overdevelopment of the site and the number could exacerbate their other concerns detailed above. The Planning Officer informed Members that the possibility of reducing the number of units had been discussed with the applicant however this would impact on the viability of the proposed development.
- 3.10 Members also discussed the application for listed building consent. The planning officer acknowledged that the proposal would lead to the loss of some internal historic fabric, specifically the plaster ceilings in the main, first-floor hall area and informed Members that while this would be regrettable, it was considered that due to the poor state of repair that the ceilings were in that this would be an acceptable loss if a viable alternative use was found for the building. The Planning Officer advised Members that the lost ceilings would also be recorded, and the details retained on the architectural record by the imposition of suitably worded condition.
- 3.10 The Chair thanked the officers for the report and closed the meeting.

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RHONDDA CYNON TAF

PLANNING & DEVELOPMENT COMMITTEE

16 JULY 2020

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/0886/10 (MF)
APPLICANT: Mr R Higgitt
DEVELOPMENT: Change of use of first and second floors of property from former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis) and associated works.
LOCATION: 1 FOTHERGILL STREET, TREFOREST, PONTYPRIDD, CF37 1SG
DATE REGISTERED: 29/10/2019
ELECTORAL DIVISION: Treforest

RECOMMENDATION: Approve

REASONS: Whilst it is accepted the proposal will result in the loss of a commercial unit at the heart of the town's retail centre, the proposed residential use would be restricted to the upper floors of the building only with the ground floor remaining in retail use, a common feature of such buildings in town centre locations. Therefore it is not considered that losing a commercial unit at the upper floors of the property would result in negative impact upon the vitality of the surrounding retail centre, and would in fact make effective use of what has become an underutilised building, improving the vitality of the wider centre.

Further, the proposal would provide 22 no. university students that might otherwise be seeking off-campus accommodation in the town a place to live during term time. This could reduce pressure on the existing housing stock in the town being converted to HMOs which has caused a number of social issues locally, potentially allowing some traditional residential properties in use as HMOs in Treforest to be returned back to family use. As such it is considered that this proposal provides an opportunity to go some way to helping slow any further erosion of the historic residential character and social cohesion of Treforest.

Finally, it is considered the proposed conversion would be acceptable in terms of its visual impact and the potential impact upon the Listed Building; its

potential impact upon the amenity and privacy standards currently enjoyed by surrounding residents; and its potential impact upon highway safety in the locality.

It is therefore considered the proposed development is compliant with the relevant local and national planning policies.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to Committee as the proposal is not covered by determination powers delegated to the Service Director of Prosperity and Development.

APPLICATION DETAILS

Full planning permission is sought for the conversion of the first and second floors of the property from a former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis).

The conversion would result in 22 no. self-contained studio flats, 11 no. at first floor level and 11 no. at second floor level. A small management office would also be located at second floor level and a secure bike store created at ground floor level beneath the access stairwell. Each unit would comprise a bedroom / living / kitchen area and separate en-suite bathroom, and would be occupied by 1 no. student.

The conversion would be facilitated mainly through internal alterations, however a number of external works are also proposed:

- Each of the existing windows at first floor level on both the properties front (eastern) and rear (western) facing elevations would be replaced with larger openings to better suit the residential nature of the proposed use. A further new window opening would also be installed on the properties front elevation at first floor level to serve one of the proposed units. All new windows would be of grey uPVC.
- 6 no. dormer roof extensions would be installed to both the front and rear elevations to serve the new units at second floor level. A single roof light would also be installed to the front to provide light to the main access stairwell. All new windows would be of grey uPVC.
- A modern grey standing seam extension would be sited above the existing terracotta entrance block to allow access to the second floor and provide space for the management office. Grey uPVC windows would be located throughout.
- The external elevations would be subject of general refurbishment works including new through colour render throughout the main body of the building; replacement of slate roof tiles where required; and tidying up of the terracotta entrance façade.

The existing access off Fothergill Street (front) would be utilised as the facilities main entrance. A secondary access would be sited to the rear off Bridge Street where a communal refuse/recycling bin store area would be located.

As the building encompasses the whole plot there is currently no off-street parking at the property and none is proposed. However, as noted above, a secure cycle store would be provided within the building at ground floor level.

The applicant has detailed that the units would be occupied solely by students attending the nearby University of South Wales (Treforest Campus) and that they would not be occupied as private rentals on the open housing market at any time. This is clarified by the description of the development, i.e. 'self-contained residential student flats' within the Sui Generis planning use class, rather than 'private residential units' that would fall within planning use class C3.

To ensure the facility is well maintained and occupants are respectful of the existing community, the applicant has submitted a management scheme with the application which is summarised below:

- 24 hour secure entry systems;
- 24 hour helpline for occupants to assist with any management or maintenance issues;
- Management programme of the cycle store and refuse/recycling areas;
- A programme of planning and reactive maintenance, supported by the 24 hour helpline, with high risk issues being dealt with as an emergency;
- Inspections of all student rooms at periodic intervals;
- Regular cleaning and landscaping of external areas;
- All necessary health and safety precautions;
- A condition of the tenancy that any occupiers cannot keep cars;
- Welcome pack and introductions.

The applicant has detailed that the existing halls of residence within the nearby University of South Wales (Treforest Campus) are only able to accommodate 1200 students and that they are at capacity (Members are advised however that no confirmation of this fact has been provided from the University in support of the application). Consequently, other than a small number of private off-campus halls of residence within the Treforest/Pontypridd area, the primary option for students unable to gain accommodation on-campus is through the use of former residential properties in the town that are now occupied as Houses of Multiple Occupation (HMO), which has caused well-documented local tensions. As such the applicant contends that the introduction of additional purpose built student accommodation at this property would go some way to alleviating both the capacity issues at the university and the overconcentration of HMOs in Treforest.

The property is Grade II Listed for both its internal and external architectural interest. As such this application is supported by a separate Listed Building Consent application (ref. 18/0880/12) which sets out the full details of the listing and the considerations of the scheme in respect of any potential impact upon the Listed Building.

The application is accompanied by the following supporting documents:

- Planning Statement;
- Design, Access and Heritage Statement;
- Heritage Impact Assessment;
- Bat Survey;
- Air Quality Assessment.

SITE APPRAISAL

The application property is a large commercial unit located at the junction of Fothergill Street and Bridge Street, Treforest. It is sited within a corner plot and occupies the whole site. As such the building is triangular in shape, widening from south to north, and has no off-street parking provision. The property is three storeys in nature with the ground floor occupied by 4 no. retail units and a separate, self-contained access stairway to the upper floors. The access stairway is enclosed within a decorative, free classical style terracotta façade at the southern end of the building. The retail units occupy the remainder of the ground floor each having modern glazed shopsfronts on to Fothergill Street. Both the first and second floors were last lawfully occupied as a snooker hall, but at the time of the officer site visit were in use as a storage facility for an off-site antique dealership.

The property was originally built in 1913 as the Cecil Cinema and is now Grade II Listed for both its internal and external architectural interest as a pre-1914 cinema, an extremely rare survival in South Wales. It is also noted that the property is located within the Castle Square, Treforest Conservation Area. Full details of the Listing are set out in the associated Listed Building Consent application ref. 18/0880/12.

The site is located at the heart of the town's commercial centre and is therefore surrounded primarily by various commercial uses. It is noted however that a terraced row of residential dwellings is located directly to the rear (west).

PLANNING HISTORY

No previous planning applications have been submitted at this unit other than the current, associated Listed Building Consent application also before Members, ref. 18/0880/12.

Members are advised however that the 4 no. retail units at ground floor level have each been subject to numerous planning applications in the past, none of which are considered relevant to this case.

PUBLICITY

The application has been advertised by means of direct neighbour notification, site notices and a press notice. 2 no. letters of objection have been received from members

of the public and 1 no. from the local Member, making the following comments (summarised):

- The number of units proposed would lead to overdevelopment of the property.
- The development would result in damage to the listed features of the building.
- The size of the rooms would result in poor quality living accommodation for future residents. Furthermore, there would be no outdoor amenity space for occupants.
- The surrounding streets are already congested with on-street parking. No off-street parking is proposed. Where will the occupants park? This development will exacerbate existing issues leading to parking in restricted areas.
- The bin storage area would be located directly adjacent to the highway. This would be unsafe for future occupants and highway users alike.
- There are plenty of existing empty properties in Treforest. As such there is no need for additional student accommodation within the village. If the new units cannot be occupied by students the landlord may be tempted to fill them with alcoholics, drug addicts and criminals to ensure viability of the development.
- Students have historically and are continuing to cause various problems in the town such as anti-social behaviour, litter, empty properties, to let signs, oversaturation of takeaways, etc. This development would exacerbate the existing situation.

CONSULTATION

Transportation Section – No objection, subject to conditions.

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

Flood Risk Management – No objection. Standard advice offered.

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

Waste Services – No objection. Standard advice offered.

Natural Resources Wales – No objection. Standard advice offered.

Dwr Cymru Welsh Water – No objection, subject to standard conditions and informative notes.

Wales and West Utilities – No objection, subject to standard conditions and informative notes.

Western Power Distribution – No objection. Standard advice offered.

South Wales Police – No objection. Standard advice offered.

South Wales Fire and Rescue Service – No objection. Standard advice offered.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located within the settlement boundary for Treforest, the Castle Square, Treforest Conservation Area, and the Treforest Local and Neighbourhood Centre.

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

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

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 will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the area.

Policy AW8 – sets out the criteria for the protection and enhancement of the natural environment.

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 SSA13 – sets out the criteria for the consideration of housing development proposals within settlement boundaries in the Southern Strategy Area.

Policy SSA16 – identifies the retail hierarchy for the Southern Strategy Area with Treforest being classed as a Local and Neighbourhood Centre.

Supplementary Planning Guidance

- Design and Placemaking;
- The Historic Built Environment;
- Design in Town Centres;
- Nature Conservation;
- Access, Circulation and Parking;
- 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.

Welsh Government published Planning Policy Wales (Edition 10) on 5th December 2018. The document aims to incorporate the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the Welsh Government's policy on planning issues relevant to the determination of planning applications.

It is considered that this proposal meets the seven goals set out within the Well-being of Future Generations (Wales) Act and that the site has been brought forward in a manner consistent with the Act's five ways of working. Furthermore, it is also considered that the proposed development is consistent with the key principles set out in Chapter 2 (People and Places: Achieving Well-being 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 Planning Policy Wales (Edition 10).

Other relevant national 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 18: Transport;
- PPW Technical Advice Note 24: 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.

Principle of the Proposed Development

Full planning permission is sought for the conversion of the first and second floors of the property from a former snooker hall (Class D2) to 22 no. self-contained residential student flats (Sui Generis).

The application site is located within the defined settlement boundary of Treforest and also within the heart of the town's retail centre. It therefore has easy access to various public transport links and numerous facilities/amenities. It is also in close proximity of the nearby University of South Wales, Treforest Campus which it would serve, and the neighbouring town centre of Pontypridd. As such the site is located within a highly sustainable location as defined by Policy AW2 of the LPD. Policies CS1, AW1 and AW2 encourage residential development in such locations.

Whilst it is acknowledged the proposal will result in the loss of a commercial unit at the heart of the town's retail centre, the proposed residential use would be restricted to the upper floors of the building only with the ground floor remaining in retail use, a common feature of such buildings in town centre locations. Additionally, the last lawful use of the property, a snooker hall, ceased in 2016 with no interest to reopen or to change to an alternate leisure/retail use since. The upper floors have simply been used as an informal storage lock-up for an off-site business for the past few years which has provided no benefit to the wider retail centre / town. It is considered that these facts clearly illustrate that it is unlikely the unit will ever be occupied as snooker hall again in future, or for any retail use. Therefore it is not considered that losing a commercial unit at the upper floors of the property would result in negative impact upon the vitality of the surrounding retail centre. In fact, it is considered the conversion would actually improve the vitality of the centre by introducing up to 22 no. new consumers.

It is noted that following advertisement of the application concern has been raised by residents and the local Member regarding the introduction of additional student accommodation in the village. One point raised was that there are numerous empty properties in the area and therefore further student accommodation is not required. Whilst these comments are acknowledged, Members are advised that it is not the role of the planning system to assess market forces and how strong the demand is likely to be for the intended development. It is understood however that a number of similar

recent developments for private, purpose built student accommodation (Park Pride, Treforest and both Llwyncastan and Gelliwastad Road, Pontypridd) have been fully let since opening. Additionally, the use of traditional residential properties in the town as student accommodation has caused a number of social problems in the past and therefore the provision of purpose built student accommodation at this site could go some way to alleviating these issues (as set out in detail below). Nevertheless, market demand does not form a material planning consideration that would carry any weight in the determination of this application.

Further concerns were raised in respect of the units being occupied as traditional residential properties rather than by students given the self-contained nature of the accommodation proposed. It was commented that applying for student accommodation would enable the developer to 'get away' without complying with the stricter planning guidelines and room size specifications etc. that would have to be adhered to if this scheme proposed conversion to a Class C3 (market housing residential use) block of flats. With this in mind it is important to make clear the distinctions, in terms of the planning use classification, between purpose built student accommodation and traditional residential units. The two uses fall within different planning use classes. Purpose built student accommodation is classified as 'Sui Generis' and a residential unit falls within 'Class C3'. Therefore, whilst it is acknowledged that there may be some similarities between the two development types, they are clearly two separate uses in planning terms and further planning permission would be required to convert a unit from one use to another and any future application would be refused if the scheme was not acceptable. In this case the applicant has applied for 'self-contained residential student flats (Sui Generis)' as set out in the description and the application must therefore be considered on these grounds only. Thus, if Members are minded to approve the application, the units could only be occupied by students and any occupation for general, open market housing would be a breach of the planning permission where enforcement action could be taken.

A further point raised by the objectors was that the units would result in overdevelopment of the building and poor quality living accommodation for future residents. Whilst these concerns are noted and it is accepted that a considerable number of units are proposed and the self-contained units are relatively small in nature, essentially forming bedsit units, they are generally considered acceptable in respect of their scale, design, outlook and resulting living accommodation, being typical of student halls of residence accommodation and comparable to that recently approved at the other similar developments nearby. It is accepted that there would be no outdoor amenity space for the occupants, but again, this is typical of these types of facilities or many blocks of flats. It is also noted that adequate bin and cycle storage would be provided and access provided from the main street. As such the proposed development is considered to generally comply the Council's adopted Supplementary

Planning Guidance (SPG): Development of Flats and is therefore considered acceptable in this regard.

The objectors have also commented that the redevelopment of the building for intensive residential student use would likely contribute to the further erosion of the traditional residential character and social cohesion of Treforest and potential antisocial behaviour issues. However, the primary option for students unable to gain accommodation at the University's on-site halls of residence is currently through the use of former traditional residential dwellings that are now occupied as HMOs, which has caused well-documented local tensions. This proposed form of development offers a type of accommodation that would create a viable alternative to the conversion of traditional family dwellings to HMO's, in the same way that on-campus halls of residence already do. Moreover, the proposed development is for a purpose built, self-contained student accommodation unit in close proximity of the University, it would not form a HMO itself. Therefore, on the basis that the proposal would provide 22 no. students that might otherwise be seeking off-campus accommodation within a HMO with purpose built student accommodation in the town, it is considered this development could reduce pressure on the existing housing stock to be converted to HMO's for students, and could potentially allow some HMOs in the area to be returned back to family use. As such it is considered that this development provides an opportunity to go some way to alleviating the number of terraced properties in Treforest that are converted to HMOs, thus helping to slow any further erosion of the historic residential character and social cohesion of the town.

Finally, it is acknowledged that under the provisions of Policy SSA12 a 20% affordable housing contribution should be sought on schemes which propose 5 no. or more units of residential accommodation in the Southern Strategy Area. However, the adopted SPG: Planning Obligations identifies that a number of exemptions apply for certain types of residential development, with one such exemption being the provision of student accommodation. Therefore no affordable housing contribution is applicable in this case.

It is therefore considered that the conversion of the property to student accommodation is considered acceptable, in principle, subject to the proposal being compliant with the other relevant material considerations set out below.

Visual Impact

The application property is a substantial building that occupies a prominent siting along the main highway through the town and at the centre of the Castle Square Conservation Area. Therefore any development at site would inevitably result in a noticeable alteration to the building and its immediate surroundings.

Notwithstanding the above, the building has been the subject of many modern alterations in the past, particularly at ground floor level where several commercial

premises are located, but also at first floor level through use as a snooker hall. Subsequently, other than the terracotta entrance façade, the current external appearance of the property bears very little resemblance to its original use as a cinema with much of the external detailing removed or damaged. Furthermore, since the closing of the snooker hall the building has fallen in to disrepair and appears in need of substantial refurbishment throughout, detracting from the character and appearance of the wider Conservation Area.

Subsequently, whilst a considerable number of dormer window additions are proposed and the scheme would see the existing window openings enlarged, it is not considered the works would result in a detrimental impact to the character and appearance of the building, but along with the wider general repair works proposed, would actually improve its current visual appearance. It is also noted that the majority of external alterations proposed would be to the part of the building that has less architectural and historic importance than the terracotta entrance façade, which would simply see some general repair works and a small, modern, glazed unit sited above. That accepted however, the use of uPVC is considered to be too strident for the Listed Building. As such, should Members be minded to approve the application, it is recommended that a condition be imposed on any consent to substitute this material for painted timber or powder coated aluminium double glazed units which would better relate with the historic nature of the building.

With respect to the manager's office which would be formed through a new, contemporary structure at roof level immediately above the main feature of the property, the terracotta façade, it is considered that this would represent a minor and wholly modern addition that would be of a modest scale and design that would sit comfortably with the historic elements of the building, adding to the attractive nature of this element of the structure.

Finally, this building, like many other historic properties within the County Borough, suffers from its inability to adapt to alternative uses, particularly commercial uses, given its location, dimensions and historic restrictions. The building has seen a lack of investment, maintenance and interest required to secure a viable future which has resulted its condition decline over a sustained period. Consequently, whilst it is accepted the proposal would inevitably result in highly visible alterations to the building's current character and appearance, the proposal is considered to be an appropriate scheme for the future longevity of the building in the medium to long term that would also improve its current character and appearance. The proposed development is therefore considered acceptable in respect of its potential visual impact.

Residential Amenity

The upper floors of the building were last in lawful use as snooker hall and have more recently been in use as an informal storage lock-up. As such it is considered that a

degree of noise and disturbance would have likely occurred to surrounding residents, often late in to the evenings. Furthermore, the building is located on the main thoroughfare through the town and at the heart of its retail centre. As such surrounding residents would be accustomed to the degree of noise and disturbance that comes with living in such a town centre location. Subsequently it is not considered that the introduction of a residential use at the site, albeit intensive in character, would result in any further impact in these respects or be any more intrusive to surrounding residents in comparison to that which would have previously occurred.

It is noted that the objectors commented that students have historically caused various anti-social behaviour and crime issues in the village and that the introduction of further student accommodation would exacerbate existing problems. Whilst these comments are acknowledged, any present issues caused by the behaviour of existing residents has no bearing upon the behaviour of potential future occupiers. The applicant has also detailed that there would be 24 hour security systems in place, a 24 hour help line for occupants, and a management plan which should ensure there are no such issues from the facility. However should such issues arise, any enforcement would be outside of the planning system and would form a public health / police matter.

Therefore it is not considered the introduction of purpose built student accommodation at the site would result in an unacceptable impact upon the amenities of the surrounding residents in these terms.

With respect to the proposed building itself and the potential impact the alterations to it may have upon the existing neighbouring properties, all of the window openings that would serve the units at first floor level are already in place, except one new additional window that is required to the front elevation. As such, whilst it is accepted the openings would be enlarged, it is not considered the residential units at first level would result in any further overlooking to the neighbouring properties than that which already occurs. It is acknowledged that the new dormer windows in the roof space would introduce an overlooking impact that does not currently exist, however there are no neighbouring properties to the front (east) of the building and as such no impact would occur here; and with the application property of a much greater scale and height than the residential properties to the rear (west), it is considered that the new dormer windows to the rear would look over the top of the neighbouring properties rather than directly overlook them. As such, on balance, it is not considered any potential impact in this respect would be significant enough to warrant refusal of the application.

Finally, the proposed residential units would be located above 4 no. commercial units, would be sited along the main highway through the town, and in close proximity of the nearby Pontypridd to Cardiff railway line. Consequently future occupiers may experience a degree of noise and disturbance themselves. No information has been submitted with the application in respect of proposed soundproofing measures to protect the amenities of future residents, however the Public Health and Protection Section commented that an appropriate scheme could be introduced during conversion works. As such no objections are raised in this respect but it is suggested

a condition be attached to any consent requiring a soundproofing scheme be submitted to and approved by the Local Planning Authority prior to any works starting on site.

Subsequently, in light of the above, whilst the concerns raised by the objectors in this respect are acknowledged and it is accepted a degree of impact would inevitably occur to the amenity and privacy standards currently enjoyed by nearest surrounding residents, on balance, it is not considered any impact would be so detrimental as to warrant refusal of the application. The application is therefore considered acceptable in this regard.

Highway Safety

The Council's Transportation Section raised no objections to the scheme following consultation, subject to a number of relevant conditions being added to any consent.

In their assessment of the scheme the Transportation Section commented that the primary means of access off the footway along Fothergill Street and the secondary access and bin store area along Bridge Road are both considered acceptable. Additionally, no objections to the proposed bin store area have been received from the Council's Waste Services Section. The Transportation Section did note that there is some concern regarding the likely increase in the number of deliveries to the property, however when considering that there is a loading bay present nearby along Fothergill Street, the concern was not considered significant enough to warrant a highway objection.

With respect to parking, it was commented that the existing use as a snooker club, in accordance with the Council's adopted SPG: Access, Circulation and Parking, has a requirement of 1 no. off-street parking space per 8m² plus 1 no. commercial vehicle space. The former snooker club had a gross floor area of 302m², resulting in an off-street parking requirement of 39 no. spaces, with none provided. The proposed conversion to 22 no. 1 bedroom student flats has an off-street parking requirement of 1 no. space per 25 beds for servicing and 1 no. space per 10 beds for student and visitor parking. The proposed use would therefore require 3 no. spaces with none provided. However, in accordance with the adopted SPG: Development of Flats, consideration must be given to the fact that residents of flats generally have lower levels of car ownership than other types of households. Furthermore, the building is situated in a highly sustainable location at the heart of the town's retail centre, in close proximity to a range of local transport services, the university which it will serve, and various shops, amenities and facilities. There are also public car parks nearby and traffic management and resident permit restrictions in the vicinity of the site; and the developer has proposed adequate secure cycle storage within the building. Subsequently, taking the above into consideration, it is not considered the proposed use would result in any further on-street parking issues in the locality than that which would have resulted as a consequence of the previous use. The lack of off-street parking provision is therefore considered acceptable in this instance; and no restrictions on future occupiers owning/using vehicles are considered necessary.

The Transportation Section has however suggested a condition be attached to any consent requiring the applicant upgrade the existing bus stop along Park Street at the nearby Treforest Train Station as part of this development. However the bus stop is located approximately 250m from and outside of the application site, and therefore whilst it may need upgrading and future occupants of this development may use it, it is not considered its upgrading would have any relevance to the development proposed. It is therefore considered that it would be unreasonable for the Council to request the developer pay for these works and the condition is not detailed below.

In conclusion, in light of the above highway assessment, whilst the concerns raised by the objectors in this respect are acknowledged, the proposed facility would have a satisfactory means of access; and whilst no off-street parking is proposed and none can be provided, the site is located in a highly sustainable location with good access to various public transport links. The application is therefore considered acceptable in respect of its potential impact upon pedestrian and highway safety in the vicinity of the site.

Public Health

No objections have been received from the Council's Public Health and Protection Section. They did however note that the application site is located within an Air Quality Management Area (AQMA) and as such there is the potential for future occupiers of the proposed residential units to be adversely affected by poor air quality. In light of this fact an Air Quality Assessment (AQA) has been carried out at the site and an associated report submitted for consideration.

Following assessment of the AQA the Public Health and Protection Section commented that the site falls within a current AQMA declared in respect of exceedances of the annual mean Nitrogen Dioxide (NO₂) objective. The air quality (NO₂) is likely to exceed the annual mean objective along the façade facing Fothergill Street and as such, mitigation would be required to reduce exposure to future residents. Mitigation measures to control the impact from dust/particulates has been presented in the form of a Dust Management Plan, and mitigation measures to control the impact of current air quality (NO₂) is suggested in the form of mechanical ventilation benefiting from air intakes located at roof height. The Public Health and Protection Section agree with the findings of the AQA and consider the proposed mitigation measures appropriate. As such no objection is raised but a condition is recommend to ensure the mitigation is installed prior to beneficial occupation of any unit and remains in place in future.

The Public Health and Protection Section also suggested 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.

Ecology

As the proposed conversion would result in a number of works to the building's roof space an ecology report has been submitted with the application to assess any potential impact upon protected species. Following consideration of the report both the Council's Ecologist and Natural Recourses Wales commented that the report is an appropriate assessment and has identified no evidence of bats using the building. Therefore no objections are raised, but the precautionary measures set out in the report in respect of clearance works and nesting birds should be the subject of conditions to ensure there is no impact.

Land Drainage and Flood Risk

As the proposed conversion would not alter the current drainage arrangements at the site no objections have been raised or conditions suggested by the Council's Flood Risk Management Section. It is also noted that no objections were received from Dwr Cymru Welsh Water, subject to standard conditions and advice.

Other Issues

It is noted that no objections were received from Wales and West Utilities, Western Power Distribution, South Wales Police or South Wales Fire and Rescue Service, subject to standard conditions and advice.

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), however purpose built student accommodation is classified as a Sui Generis use and the CIL rate for this type of development as set out in the Charging Schedule is £nil. Therefore no CIL would be payable.

Conclusion

Whilst it is accepted the proposal will result in the loss of a commercial unit at the heart of the town's retail centre, the proposed residential use would be restricted to the upper floors of the building only with the ground floor remaining in retail use, a common feature of such buildings in town centre locations. Therefore it is not considered that losing a commercial unit at the upper floors of the property would result in negative impact upon the vitality of the surrounding retail centre, and would in fact make effective use of what has become an underutilised building, improving the vitality of the wider centre.

Further, the proposal would provide 22 no. university students that might otherwise be seeking off-campus accommodation in the town a place to live during term time. This

could reduce pressure on the existing housing stock in the town being converted to HMOs which has caused a number of social issues locally, potentially allowing some traditional residential properties in use as HMOs in Treforest to be returned back to family use. As such it is considered that this proposal provides an opportunity to go some way to helping slow any further erosion of the historic residential character and social cohesion of Treforest.

Finally, it is considered the proposed conversion would be acceptable in terms of its visual impact and the potential impact upon the Listed Building; its potential impact upon the amenity and privacy standards currently enjoyed by surrounding residents; and its potential impact upon highway safety in the locality.

The proposed development is therefore considered to comply with the relevant local and national planning policies and is considered acceptable, subject to the conditions detailed below.

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 approved plans ref:

- 3158 P001 – Site Location
- 3158 P004 – Ground and 1st Floor Plans - Proposed
- 3158 P005 – 2nd Floor and Roof Plans – Proposed
- 3158 P007 – Elevations and Section – Proposed

and documents received by the Local Planning Authority on 03/08/18, 04/10/18 and 22/10/18, 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 on site, including any internal works, until full details (including siting and future monitoring) of the proposed swift enhancement measures detailed in sections 4.5 to 4.7 of the submitted Bat Survey (Crossman Associates 25 June 2018) have been submitted to and

approved in writing by the Local Planning Authority. The swift enhancement measures shall be carried out in accordance with the approved details prior to beneficial occupation of any unit and shall remain in place 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.

4. No development shall commence on site, including any internal works, until full details (including a tool box talk) of the proposed precautionary bat measures detailed in section 4.4 of the submitted Bat Survey (Crossman Associates 25 June 2018) 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 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. No development shall commence on site, including any internal works, until a detailed Dust Management Plan, incorporating those mitigation measures thought appropriate and as identified within Appendix C – Construction Mitigation Measures of the submitted Air Quality Assessment (Entran Environment and Transportation 19 June 2018) has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details and any protection measures shall be retained throughout the development period and any mitigation measures shall remain in place thereafter.

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

6. No development works shall commence on site, including any internal works, until full details of a proposed sound proofing mitigation scheme for the residential units has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved mitigation measures, the mitigation measures shall be installed prior to beneficial occupation of any unit and shall remain in place thereafter.

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

7. Notwithstanding the approved details, no development shall commence on site, including any internal works, until sample materials of the replacement windows and proposed dormers 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 thereafter.

Reason: To ensure that the appearance of the proposed works will be in-keeping with the special architectural and historic character of the Listed Building, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan

8. Notwithstanding the approved details, no development shall commence on site, including any internal works, until the design and details of the following have been submitted to and approved in writing by the Local Planning Authority:

- window repairs and replacements;
- rainwater goods;
- soffits and fascias;
- stone and bricks.

The works shall be carried out in accordance with the approved details thereafter.

Reason: To ensure that the appearance of the proposed works will be in-keeping with the special architectural and historic character of the Listed Building, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

9. All disturbed fabric shall be made good to match the existing building.

Reason: To ensure that the appearance of the proposed works will be in-keeping with the special architectural and historic character of the Listed Building, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

10. The secure cycle storage unit, as indicated on submitted drawing no. 3158 P004, shall be implemented on site prior to beneficial occupation of any unit and shall remain in place in perpetuity.

Reason: To encourage a sustainable mode of transport and in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan

11. All HGV deliveries during the construction period shall only take place between the hours of 09:30am and 15:30pm on weekdays to and from the site.

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

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

**PLANNING AND
DEVELOPMENT COMMITTEE
20 AUGUST 2020**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 10
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	APPLICATION NO: 19/0829 – CONVERSION OF A CHURCH TO 8 APARTMENTS (AMENDED PARKING SCHEME RECEIVED 06/12/2019), ENGLISH CALVARY BAPTIST CHURCH, CLIFF TERRACE, TREFOREST, PONTYPRIDD.
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1. PURPOSE OF THE REPORT

Members are asked to consider the determination of the above planning application.

2. RECOMMENDATION

That Members consider the proposed updated report and determine the application having regard to the advice given.

3. BACKGROUND

This application was originally reported to the Planning and Development Committee on 5th March 2020 with an officer recommendation of approval (a copy of the original report is reproduced as Appendix A).

Following consideration of the report, Members resolved to defer the application to undertake a site visit in order to consider the potential adverse effect the development could have on the local community and highway safety issues relating to parking (minute 193 refers).

Due to the recent Covid-19 restrictions the site visit was delayed until 24th June 2020. The application was then reported back to the 16th June 2020 meeting of the Planning and Development Committee where Members considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection. Following consideration Members were minded to refuse the application contrary to the recommendation of the Director, Prosperity &

Development as Members were of the view that the site would be overdeveloped and had concerns over the lack of parking provision. Therefore, the matter was deferred to the next appropriate meeting of the Planning and Development Committee for a further report of the Director, Prosperity & Development, if necessary in consultation with the Director, Legal & Democratic Services, highlighting the potential strengths and weaknesses of making a decision contrary to officer recommendation (minute 251 refers).

The material planning considerations of the application are considered in full in the original Committee report. It is considered that the conversion would bring a currently disused building back into beneficial use, would provide an alternative type of housing provision within the area and would include acceptable levels of off-street parking to serve the development. However, if after further consideration, Members are of the opinion that the application should be refused, the following reasons for refusal are suggested to reflect their views as previously expressed.

Reasons for refusal

1. The proposed development would represent overdevelopment of the site resulting in units with a poor standard of living accommodation to the detriment of future residents' living conditions, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
2. In the absence of adequate off-street parking facilities, the proposed development would lead to increased levels of indiscriminate on-street car parking in an area where there is already considerable demand leading to unacceptable highway and pedestrian safety concerns to the detriment of safety of all highway users and free flow of traffic.

PLANNING & DEVELOPMENT COMMITTEE

5 MARCH 2020

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0829/10 (BJW)
APPLICANT: Mr Ahmed
DEVELOPMENT: Conversion of a church to 8 apartments.
LOCATION: ENGLISH CALVARY BAPTIST CHURCH, CLIFF TERRACE, TREForest, PONTYPRIDD.
DATE REGISTERED: 30/08/2019
ELECTORAL DIVISION: Treforest

RECOMMENDATION: Approve.

REASONS:

The application proposes the productive use of a currently disused building. The use of the site would be sympathetic and in keeping with surrounding land uses, which are predominantly residential, and would comply with the requirements of the Council's Supplementary Planning Guidance (SPG) for the conversion of larger buildings for residential purposes.

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its access and highway safety considerations, the amenities of nearby residential properties and the impact on the visual amenities of the area.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development as the proposal is for more than 5 residential units; and
- Three or more letters of objection have been received.

APPLICATION DETAILS

Full planning permission is sought for the conversion of the English Calvary Baptist Church, Cliff Terrace, Treforest, Pontypridd into 8 apartments. The conversion would include the basement, lower ground floor, ground floor and first floor with the following arrangement of accommodation proposed:

Basement – 1 no. 1 bed unit, 1 no. 2 bed unit and cycle and bin store area
Lower ground floor – 1 no. 2 bed unit
Ground floor – 3 no. 2 bed units
First floor – 2 no. 2 bed units

The conversion would use the existing building with no external alterations proposed as part of the application.

An amended layout plan has been submitted, following comments from the Transportation section indicating 7 no. off-street parking spaces at the front of the site to serve the development.

SITE APPRAISAL

English Calvary Baptist Church is a large, civic scale religious building located within a predominantly residential area in the village of Treforest.

The building has a 2+ storey façade facing Cliff Terrace while the rear includes a lower ground floor and basement due to the sloping nature of the site to the north east onto the main railway line.

The highway to the front of the building is narrow and constrained to a single width of carriageway due to the historic layout of the area.

PLANNING HISTORY

None relevant.

PUBLICITY

This has included site notices and the direct notification of properties surrounding the site. Seven responses have been received, the main points of which are detailed below:

1. Lack of parking facilities for the proposal and the impact on existing parking within the area which is already oversubscribed.
2. It is not identified if this development is for students or working professionals/families: more students in our catchment will place a bigger burden on refuse collections as they are excluded from paying any council tax.
3. There are a large amount of empty properties already so is there really a need for more?
4. Cliff Terrace is narrow and not wide enough for 2 vehicles to pass and I have concerns about large vehicles delivering building materials blocking this entrance and the additional room needed for the construction workers vehicles to be parked if not on site. These large vehicles are likely to have to reverse onto Wood Road where it is a narrow blind corner and also a main bus route.
5. It is not clear from the current plan who will be responsible for the maintenance of the graveyard and grounds of the former chapel. If these are neglected they will become an eye saw and potential risk to safety.

CONSULTATION

Transportation Section – Initially raised objection to the application due to the lack of any off street parking facilities being included within the scheme. However, following an amendment to the scheme indicating 7 off-street parking spaces now offers no objection, subject to conditions to require the provision of a vehicular crossover, prior to commencement and the construction of the parking spaces as indicated in the amended plans, prior to beneficial occupation.

Land Reclamation and Engineering (Drainage) – No objection.

Public Health and Protection – No objection, subject to a condition to restrict the hours of operation during the construction phase of the development a condition to require a scheme for noise attenuation from the adjacent railway line, prior to commencement and standard informative notes in respect of noise, waste and dust associated with the proposed development.

Dwr Cymru Welsh Water – No objection, subject to conditions and informative notes.

Wales and West Utilities – No response received within the consultation period.

Western Power Distribution - No objection. The applicant should be aware that if they require a new connection, disconnection or service alteration that they should contact Western Power Distribution.

South Wales Fire and Rescue Service – No objection. Advice is provided in terms of the provision of adequate water supplies on site for fire-fighting purposes and access for emergency firefighting appliances.

Countryside, landscape and ecology – No response received.

Pontypridd Town Council – No response received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The property is within the defined settlement boundary and is unallocated.

Policy AW 1 - sets provisions for the creation of new housing throughout Rhondda Cynon Taf between 2006 –2021.

Policy AW 2 - supports development proposals in sustainable locations including sites within the defined settlement boundary.

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 – requires development proposals to have an acceptable impact on health and safety and local amenity in respect of issues such as pollution control and flooding.

Policy SSA13 - permits housing development within the defined settlement boundaries where it can be demonstrated that the proposal meets set amenity, highway, design and contamination standards.

Supplementary Planning Guidance (SPG): Development of Flats- Conversion and New Build

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy that 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 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 3 (good design and 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 (distinctive and natural places)

Planning Policy Wales Technical Advice Note 12 Design.

Sets out the objectives of good design and aims to encourage good design in all aspects of development.

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:

Principle of the proposed development

The site consists a disused and neglected church building with some attached ancillary buildings within a restricted plot in a prominent roadside position within the village of Treforest.

The site within the defined settlement boundary where development is considered to be acceptable, subject to compliance with other policies in the Local Development Plan. The premises has been disused for over three years before which it was used as a place of worship.

In terms of land-use planning considerations the site is within a sustainable location that has reasonable access to transport nodes, goods and services and is therefore in accordance with Policy AW2. The proposal would be sympathetic to surrounding land uses, which are predominantly residential, and would provide an alternative type of residential accommodation as well as securing a productive use for a currently disused site within the locality.

In this respect the re-use of the building is considered to be positive. However, the application will also need to be considered against the Council's Supplementary Planning Guidance (SPG) relating to the conversion of larger buildings into flats. The proposal features a prominent and identifiable entrance which is located at the front of the property. There is also space for bin storage and cycle storage within the property as well as limited amenity space and the potential for off-street parking within the site.

While it acknowledged that the units to the rear and within the lower ground floor and basement levels would not be ideally appointed it is considered that they do have reasonable levels of natural light and outlook due to the sloping nature of the site.

The principle of the development is therefore considered to accord with the provisions of the Local Development Plan, nevertheless, the proposal must also be assessed in line with the other key requirements of planning policy as discussed below.

Impact on amenities of neighbouring properties

The new residential units would be formed within the conversion would be in close proximity to existing properties opposite the site.

The application proposes no external alterations to the building and it is indicated that the existing openings will be utilised to serve the development.

There is potential for overlooking from habitable rooms to existing properties to the south and east of the property, however it is considered that this could be successfully mitigated through the use of obscure glazing to a portion of habitable room windows where the relationship is close and direct. While this has not been the source of an

objection it is considered prudent to control the glazing of the upper floor windows to be obscure glazed to a height of 1.8m from finished floor level to mitigate any potential adverse impact.

It is also considered that as the proposal is a conversion and would be of an identical scale that the development would not have an overbearing impact on neighbouring properties.

Character and appearance of the area

The building is a large and attractive chapel building which retains much of its original character although its condition is clearly worsening due to disuse.

The proposal would retain the existing facade with the possible installation of new windows being the only minor external alteration. The works to the front of the property to create parking area are considered to be proportionate and visually acceptable to a conversion of this nature.

Consequently, it is considered that the scale and design of the converted property would remain sympathetic and be in keeping with the existing dwellings in the area. Therefore, the application is considered to be acceptable in this respect.

Highway safety

The Transportation Section initially raised an objection to the proposal as there was no off-street parking provision indicated for the proposal. However, following the submission of amended plans, indicating 7 no. off street parking spaces to serve the development now raises no objection to the application on highway safety grounds. In this regard, the following comments have been offered in relation to the issues of access and parking.

Access

The proposed development would be served off Cliff Street via the existing means of access to the Church. In the vicinity of the development Cliff Street can only accommodate single file traffic and has a continuous footway on the development side only. Double yellow line road markings prevent on-street parking at the acute angled priority junction with Wood Road and the sub-standard turning area at the limit of Cliff Street.

Cliff Street does not meet current standards for a residential street, which gives cause for concern. However, given the existing dwellings on the street and the development's historic use as a church, the concern is not significant enough to warrant highway objection.

Parking

The proposed development will result in 8 no. 1-2 bedroom apartments (7 no. 2 bed and 1 no. 1 bed). In accordance with the Council's adopted SPG, a maximum of 18 off-street parking spaces are required (16 spaces for residents and 2 for visitors).

The amended site layout plan indicates that 7 no. off-street parking spaces are to be provided off Cliff Terrace. This results in a shortfall of 11 spaces, which gives cause for concern. However, when considering the council's SPG advice that residents of flats often have lower car ownership rates than other types of household and the sustainable location of the proposed development, the concern is not significant to warrant highway objection.

Furthermore, the submitted information indicates that secure cycle parking is to be provided for the proposal.

Other Issues

The comments of the Public Health and Protection Division in respect of a condition to restrict the hours of operation during construction are acknowledged, however it is considered that this issue can be better addressed through other legislative controls open to the Council.

In terms of the comments of neighbouring residents, the following comments are offered:

The application provides 7 no. parking spaces to serve the development. While it is acknowledged that this is less than would be ideally required, the fall-back position is that the use of the property as a Church or a similar D1 use (such as a clinic, crèche, day nursery or non-residential educational facility etc.) would generate an even higher requirement without the necessity for a planning consent or any ancillary parking provision.

The tenure of the flats is not specified. It is considered that this is a matter that is left to the market and is not a material planning consideration.

Similarly, the need for additional housing is a matter for market forces and not material to the consideration of the planning application.

The point made in relation to large delivery vehicles is acknowledged, however it would be the case whatever the use of the building is particularly if the use remained within its existing D1 use. Additionally, the application has been examined by the Council's Transportation Section who have raised no objection in this regard.

The maintenance of the graveyard remains with the owner of the site who is responsible in this regard. Any neglect of the graveyard could potentially be remedied through enforcement action available to the Council.

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.

The CIL (including indexation) for this development is expected to be £38,176.57.

Conclusion

The proposed conversion is considered to be a productive use of the property for a sympathetic and conforming use that would be of an acceptable scale and design, would not have a harmful impact on neighbouring properties, the visual amenity of the area or highway safety considerations. Consequently, the proposal is considered to be acceptable.

RECOMMENDATION: Approve.

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)

- Site location plan, Plan No. CEX7/1
- Block plan, including parking provision, Plan No. CEX7/10/A
- Proposed basement level, Plan No. CEX7/6
- Proposed lower ground floor plan, Plan No. CEX7/7
- Proposed ground floor plan, Plan No. CEX7/8
- Proposed first floor plan, Plan No. CEX7/9

and documents received by the Local Planning Authority on <insert date>, 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. Building operations shall not be commenced until samples of the materials 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.

4. Notwithstanding the details shown on the submitted plans, development shall not commence until details of a scheme of obscure glazing of the first floor side facing windows in the south-west and south-east elevations (facing 40 and 41 Wood Road) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the levels of obscurity to a minimum of level three. The agreed scheme shall be installed at the property to a height of 1.8m from finished floor level and shall be retained in place in perpetuity.

Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. Notwithstanding the submitted plans, development shall not commence until details providing for a vehicular crossover in accordance with Highway Design Guide Standard Details Drg. No. 111 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.

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

7. The parking spaces indicated on drawing no. CEX7/10/A shall be constructed on site in permanent materials prior to beneficial occupation and retained for the purpose of vehicular parking only.

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 Taf Local Development Plan.

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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

**PLANNING AND
DEVELOPMENT COMMITTEE
20 AUGUST 2020**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 11
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APPLICATION NO: 20/0306 – TWO- STOREY SIDE / FRONT EXTENSION, 17 MANOR CHASE, BEDDAU, PONTYPRIDD

1. 1. Purpose of the Report

Members are asked to consider the determination of the above planning application.

2. Recommendation

That Members consider this report in respect of the application and determine the application having regard to the advice given.

3. Background

This application was originally reported to the 2nd July 2020 meeting of the Planning and Development Committee with a recommendation of refusal. A copy of the original report is attached as Appendix A. At that meeting Members were minded to approve the application contrary to the recommendation. Members considered that the proposed two-storey side / front extension to 17 Manor Chase would not result in a significant impact to the visual amenity of the wider area.

As a consequence, it was resolved to defer determination of the application for a further report from the Service Director of Prosperity and Development to highlight the potential strengths and weaknesses of taking a decision contrary to the recommendation.

4. Planning Assessment

The considerations in respect of the potential impact the proposed development works could have upon the visual amenity of the street scene and wider area are set out in the original Committee report (Appendix A), however, a brief outline is set out below:

It was considered that, on balance, the creation of a two-storey side extension that projected 2 metres in depth beyond the principal front elevation of the dwelling would result in a visually incongruous form of development which would have a detrimental

impact upon the character and appearance of the host dwelling and surrounding locality. An impact significant enough to warrant refusal of the application.

As indicated within the original report, the proposal displays certain aspects of appropriate design with the majority of the proposal being set to the rear of the host dwelling, having no impact upon the street scene of Manor Chase. Furthermore, it is not considered the design and siting of the proposal would result in a significant impact to the residential amenity of any adjacent occupier. It is also acknowledged that there is a single example of a similar protruding gable feature that exists within the locality that arguably results in a comparable impact to that which would occur as a result of the proposed extension at this property.

Members are advised that the impact of any development upon the visual appearance of an area is subjective, and the original officer considerations were an 'on balance' recommendation. Therefore, whilst the original concerns remain and the scheme would undoubtedly result in some noticeable impact upon the street scene, the works could also be considered acceptable in this respect.

Therefore, if having considered the above advice and after further consideration Members remain of a mind to approve planning permission, it is suggested that the following conditions of consent would be appropriate:

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) and documents received by the Local Planning Authority as set out below:

- ALL-IN-ONE Plan – Received: 24/03/2020

That is, 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.

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

16 JULY 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 20/07/2020 – 07/08/2020

Planning 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

Report for Development Control Planning Committee

Aberdare West/Llwydcoed

20/0483/10 Decision Date: 29/07/2020
Proposal: Proposed extension over existing garage.
Location: 9 ASHBOURNE COURT, CWMDARE, ABERDARE, CF44 8HA

20/0573/10 Decision Date: 04/08/2020
Proposal: Remove duo-pitch roof, construct single storey extension to rear. New trussed roof over, dormer windows to front, rooflights to rear.
Location: THE ANCHORAGE, GLAN ROAD, GADLYS, ABERDARE, CF44 8BW

Aberdare East

20/0467/10 Decision Date: 22/07/2020
Proposal: External glazed canopy to the front elevation of the property.
Location: SUMMERFIELD HOUSE, PLASDRAW PLACE, ABER-NANT, ABERDARE, CF44 0NS

20/0488/23 Decision Date: 06/08/2020
Proposal: Prior approval for a new station platform with associated access ramps and retaining structures.
Location: SOUTH-EAST OF ABERDARE RAILWAY STATION, ABERNANT ROAD, ABERDARE, CF44 0PU

20/0512/10 Decision Date: 03/08/2020
Proposal: Proposed change of use from public house to 5 bedroom dwelling.
Location: MACKWORTH ARMS PUBLIC HOUSE, 25 GADLYS ROAD, GADLYS, ABERDARE, CF44 8AE

Cwmbach

20/0244/10 Decision Date: 21/07/2020
Proposal: Rear and side extensions, front porch and raising of ridge height of main dwelling.
Location: 1 PIT PLACE, ABERDARE ROAD, CWMBACH, ABERDARE, CF44 0LW

20/0245/10 Decision Date: 24/07/2020
Proposal: Rear extension, front porch and raising of ridge height of main dwelling.
Location: 2 PIT PLACE, ABERDARE ROAD, CWMBACH, ABERDAR, CF44 0LW

20/0534/10 Decision Date: 21/07/2020
Proposal: Proposed retail pod.
Location: ASDA STORES LTD, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

20/0535/01 Decision Date: 21/07/2020
Proposal: Advertisement consent to promote the brand and services of a new retail pod.
Location: ASDA STORES LTD, FFORDD TIRWAUN, CWMBACH, ABERDARE, CF44 0AH

Report for Development Control Planning Committee

Mountain Ash East

20/0493/10 Decision Date: 24/07/2020
Proposal: First floor rear extension.
Location: 2-3 LOW ROW, CWMPENNAR, MOUNTAIN ASH, CF45 4DL

20/0514/10 Decision Date: 20/07/2020
Proposal: Single storey extension providing utility/breakfast space along with other alterations. Provision of double garage with storage/home office space over.
Location: APRIL HOUSE, TON-COCH TERRACE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DY

Mountain Ash West

20/0501/10 Decision Date: 05/08/2020
Proposal: Two storey side extension.
Location: 31 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

Penrhiwceiber

20/0424/10 Decision Date: 29/07/2020
Proposal: Single storey rear extension.
Location: 6 HUGHES STREET, MOUNTAIN ASH, CF45 3UG

20/0562/10 Decision Date: 31/07/2020
Proposal: Proposed first floor extension.
Location: 21 ALBANY STREET, MOUNTAIN ASH, CF45 3BE

Abercynon

20/0360/10 Decision Date: 30/07/2020
Proposal: Single storey rear extension (amended plans received 30/06/20).
Location: 23 GREENFIELD TERRACE, ABERCYNON, ABERPENNAR, CF45 4TN

Report for Development Control Planning Committee

Treherbert

19/1302/10 Decision Date: 30/07/2020
Proposal: Outbuilding to rear curtilage and retention of boundary wall
Location: 78 BROOK STREET, BLAENRHONDDA, TREORCHY, CF42 5SA

20/0487/23 Decision Date: 06/08/2020
Proposal: Prior Approval for construction of a staff welfare facility and associated parking. The welfare facility as proposed includes the provision of toilets, washing and changing facilities as well as a rest room.
Location: WEST OF TREHERBERT RAILWAY STATION, STATION TERRACE, TREHERBERT, TREORCHY, CF42 5HU

Treorchy

20/0307/10 Decision Date: 30/07/2020
Proposal: Demolition of garage and erection of a new double garage.
Location: LAND TO THE REAR OF 47 & 48 YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EE

20/0341/10 Decision Date: 05/08/2020
Proposal: Two-storey rear extension and internal modifications.
Location: 113 DUMFRIES STREET, TREORCHY, CF42 6TS

Pentre

20/0528/10 Decision Date: 04/08/2020
Proposal: Proposed first floor side extension.
Location: 28 KENNARD STREET, TON PENTRE, PENTRE, CF41 7AY

Ystrad

20/0504/10 Decision Date: 24/07/2020
Proposal: Two storey side extension.
Location: HEDDFAN, PENRHYS ROAD, PENRHYS, PENTRE, CF41 7SW

20/0520/10 Decision Date: 30/07/2020
Proposal: New vehicle hardstand and roller shutter
Location: 47 LLOYD STREET, GELLI, PENTRE, CF41 7NQ

Report for Development Control Planning Committee

Tonypandy

20/0452/10 Decision Date: 20/07/2020
Proposal: Change of use - 1st floor from commercial to self-contained flat.
Location: DUNRAVEN CHAMBERS, EBENEZER ROAD, TONYPANDY, CF40 1BB

20/0531/10 Decision Date: 30/07/2020
Proposal: First floor rear extension.
Location: 26 COURT STREET, TONYPANDY, CF40 2RQ

20/0598/10 Decision Date: 06/08/2020
Proposal: Proposed rear conservatory.
Location: VALLEY VIEW, OLD STREET, TONYPANDY, CF40 2AG

Trealaw

20/0537/10 Decision Date: 30/07/2020
Proposal: Retrospective application for rear garden timber decking with pergola and steps.
Location: AERON, 162 BRITHWEUNYDD ROAD, TREALAW, TONYPANDY, CF40 2UH

Penygraig

20/0513/10 Decision Date: 31/07/2020
Proposal: Change of use of ex local authority adult centre to ancillary workshops, staff room and garaging of funeral vehicles in connection with funeral directors and monumental mason business (Retrospective).
Location: FORMER NAZARETH HOUSE ADULT LEARNING CENTRE, BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RE

Porth

20/0473/10 Decision Date: 28/07/2020
Proposal: Rear single storey extension.
Location: 70 CYMMER ROAD, PORTH, CF39 9BE

20/0474/10 Decision Date: 23/07/2020
Proposal: Two storey side extension, single storey side and rear extension.
Location: 25 CAEMAWR GARDENS, PORTH, CF39 9DB

Cymmer

20/0546/10 Decision Date: 28/07/2020
Proposal: Proposed 2 storey rear extension.
Location: 14 HIGH STREET, CYMMER, PORTH, CF39 9AB

Report for Development Control Planning Committee

Ynysir

- 20/0476/13** Decision Date: 03/08/2020
Proposal: Four bed detached dwelling (Outline) (Re-submission of previous application 20/0090/10).
Location: 7 ABERLLECHAU ROAD, STANLEYTOWN, CF39 0PB
-

- 20/0519/10** Decision Date: 29/07/2020
Proposal: First floor rear extension.
Location: 20 SCHOOL STREET, WATTSTOWN, PORTH, CF39 0PG
-

Ferndale

- 20/0475/10** Decision Date: 22/07/2020
Proposal: Rear first floor, ground floor and lower floor extensions.
Location: 16 FIR STREET, FERNDAL, CF43 4RD
-

- 20/0544/10** Decision Date: 06/08/2020
Proposal: Proposed extensions to dwelling, change of use of land to residential garden and a double garage.
Location: 20 BAPTIST SQUARE, BLAENLLECHAU, FERNDAL, CF43 4NT
-

Treforest

- 20/0489/10** Decision Date: 21/07/2020
Proposal: Retrospective Change of Use from Computer Repair Shop (Use Class A1) to Estate Agency (Use Class A2)
Location: 72 PARK STREET, TREForest, PONTYPRIDD, CF37 1SN
-

Ffynon Taf

- 20/0408/10** Decision Date: 21/07/2020
Proposal: Two storey rear extension.
Location: 15 OXFORD STREET, NANTGARW, TAFFS WELL, CARDIFF, CF15 7ST
-

- 20/0509/10** Decision Date: 21/07/2020
Proposal: Change of use of from D1 (Place of Worship) to B1 (Office Accommodation).
Location: GOSPEL HALL, CARDIFF ROAD, GLAN Y LLYN, TAFFS WELL
-

- 20/0567/09** Decision Date: 23/07/2020
Proposal: Alteration to the external appearance of the eastern elevation.
Location: RHYS DAVIES LOGISTICS, WAREHOUSE B, Ffordd Bleddyn, TAFFS WELL, CARDIFF, CF15 7XZ
-

Report for Development Control Planning Committee

Tonteg

20/0492/15 Decision Date: 31/07/2020
Proposal: Discharge of a Section 106 planning obligation 11/0045 highways improvements and associated hedgerow management.
Location: MAENDY FARM, MAENDY ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1SY

Gilfach Goch

20/0426/10 Decision Date: 22/07/2020
Proposal: Proposed single storey rear extension & outbuilding with hardstanding area.
Location: 15 GLAMORGAN TERRACE, GILFACH GOCH, PORTH, CF39 8RA

Tonyrefail West

20/0486/10 Decision Date: 24/07/2020
Proposal: Proposed erection of a garage for a caravan and car. Replacement of existing chain link boundary fence with a vertical close boarded fence (retrospective).
Location: LAND AT REAR OF "FAIRVIEW", EDMONDSTOWN, TONYPANDY

Beddau

20/0470/10 Decision Date: 22/07/2020
Proposal: Two-storey side extension and demolition of existing conservatory
Location: 28 CLOS Y DOLYDD, BEDDAU, PONTYPRIDD, CF38 2TG

Town (Llantrisant)

20/0477/10 Decision Date: 23/07/2020
Proposal: Detached garage.
Location: 14 PARK VIEW, LLANTRISANT, PONTYCLUN, CF72 8DL

Pontyclun

20/0273/10 Decision Date: 30/07/2020
Proposal: First floor side extension and alterations to porch.
Location: 18 YNYSDDU, PONTYCLUN, CF72 9UA

20/0765/09 Decision Date: 06/08/2020
Proposal: Replacement of single storey side extension.
Location: 64 HEOL-Y-COED, PONTYCLUN, CF72 9AT

Report for Development Control Planning Committee

Llanharry

20/0052/10

Decision Date: 28/07/2020

Proposal:

Boundary wall (part retrospective) (Amended plan received 18/06/20).

Location:

BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LH

Llanharan

20/0516/09

Decision Date: 27/07/2020

Proposal:

Construction of dormer on rear and conversion of loft to habitable space.

Location:

13 RHODFA BRYN RHYDD, TALBOT GREEN, PONTYCLUN, CF72 9FD

Brynna

20/0490/10

Decision Date: 28/07/2020

Proposal:

First floor side extension.

Location:

80 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX

Total Number of Delegated decisions is 48

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Report for Development Control Planning Committee

Abercynon

20/0575/10 Decision Date: 03/08/2020

Proposal: Proposed first floor extension.

Location: 58 AVONDALE STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YY

Reason: 1 The proposed extension, by reason of its height, size and siting, represents an undesirable and unneighbourly form of development, detrimental to the amenities of occupiers of the adjacent residential property 6 Avondale Court, particularly by reason of loss of daylight/sunlight and overbearing impact. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

Penygraig

20/0055/09 Decision Date: 07/08/2020

Proposal: Lawful Development Certificate for Existing A3 (Café and Takeaway) Use.

Location: BACCHETTA AND SON CAFE, 51 TYLACELYN ROAD, PENYGRAIG, TONYPANDY, CF40 1JU

Reason: 1 With regard to the evidence provided the applicant has failed to establish that the use applied for has existed on the land 10 years prior to the submission of the application.

Consequently the development is not lawful for planning purposes and planning permission is required for the existing use of the property as an A3 use. A Certificate of Lawfulness cannot therefore be issued.

Ty'n y Nant

20/0494/10

Decision Date: 27/07/2020

Proposal: Construction of a detached dwelling.

Location: 1 CALDERTON ROAD, BEDDAU, PONTYPRIDD, CF38 2LL

Reason: 1 The proposed dwelling would have a detrimental impact upon the character and appearance of the immediate surrounding locality by virtue of its excessive height, scale, and design.

The proposed development is therefore contrary to Policy AW6 of the Local Development Plan.

Reason: 2 The proposed development would result in increased vehicular reversing manoeuvres in close proximity to a priority junction to the detriment of 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 shortfall in on-site parking would result in the creation of on-street parking demand in close proximity of the junction to the detriment of highway safety and the free flow of traffic.

The proposal therefore is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 3

APPEALS RECEIVED

APPLICATION NO: 20/0103
APPEAL REF: X/20/3255268
APPLICANT: Mr R Bailey
DEVELOPMENT: Lawful development certificate for existing use as HMO.
LOCATION: 10 LEWIS STREET, TREFOREST, PONTYPRIDD, CF37 1BZ
APPEAL RECEIVED: 02/07/2020
APPEAL START DATE: 21/07/2020

APPLICATION NO: 20/0320
APPEAL REF: D/20/3255363
APPLICANT: Mr M Fletcher
DEVELOPMENT: Garage / workshop
LOCATION: BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN, PONTYCLUN, CF72 9LH
APPEAL RECEIVED: 03/07/2020
APPEAL START DATE: 21/07/2020

APPLICATION NO: 20/0353
APPEAL REF: A/20/3255286
APPLICANT: Mr & Mrs Perrott
DEVELOPMENT: LAND ADJACENT TO NO. 2 MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU
LOCATION: Detached dwelling and garage/store (Re-submission of planning application 18/0197/10).
APPEAL RECEIVED: 02/07/2020
APPEAL START DATE: 20/07/2020

APPLICATION NO: 20/0137
APPEAL REF: A/20/3256267
APPLICANT: Mr M Powell
DEVELOPMENT: Proposed 4no new build, two bedroom apartments (description amended 12/5/20).
LOCATION: 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD, CF37 1BT
APPEAL RECEIVED: 20/07/2020
APPEAL START DATE: 24/07/2020

APPLICATION NO: 19/1049
APPEAL REF: A/20/3256302
APPLICANT: Parkgrove Development Ltd
DEVELOPMENT: Construction of 51 bedroom nursing care home together with associated access, landscaping and infrastructure.
LOCATION: LAND AT FORMER NIXONS WORKINGMENS CLUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HE
APPEAL RECEIVED: 20/07/2020
APPEAL START DATE: 28/07/2020

APPLICATION NO: 20/0001
APPEAL REF: A/20/3256639
APPLICANT: Cartrefi Limited
DEVELOPMENT: Change of use of ground floor of building from A2 (Bank) to C3 (Two Residential Units).
LOCATION: NATWEST, 26 VICTORIA SQUARE, ABERDARE CF44 7LB
APPEAL RECEIVED: 25/07/2020
APPEAL START DATE: 28/07/2020

APPLICATION NO: 20/0427
APPEAL REF: A/20/3256764
APPLICANT: Mr R Servini
DEVELOPMENT: Re-submission of outline planning permission for a detached dwelling.
LOCATION: SUMMERFIELD HOUSE, PLASDRAW PLACE, ABERDANT, ABERDARE, CF44 0NS
APPEAL RECEIVED: 24/07/2020
APPEAL START DATE: 29/07/2020

APPLICATION NO: 20/0031
APPEAL REF: A/20/3257054
APPLICANT: Mr C Cousins
DEVELOPMENT: 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
APPEAL RECEIVED: 02/08/2020
APPEAL START DATE: 07/08/2020

APPEAL DECISIONS RECEIVED

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
DECIDED: 24/09/2019
DECISION: Refused
APPEAL RECEIVED: 06/05/2020
APPEAL DECIDED: 23/07/2020
APPEAL DECISION: Dismissed

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