



**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 rhithwir cyfarfod o'r **Pwyllgor Cynllunio a Datblygu** yn cael ei gynnal ar **DYDD IAU, 3YDD MEDI, 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, 1 MEDI 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 16 Gorffennaf 2020 yn rhai cywir.

5 - 12

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

### 5. **CAIS RHIF: 19/0840**

Cam 2 - Ymestyn Parc Busnes/Diwydiannol ar safle cae gwyrdd oddi ar safle Parc Busnes Llantrisant (cynlluniau diwygiedig wedi'u derbyn ar 18/12/19 a 23/04/20).

**TIR YN NHAL Y FEDW, PARC BUSNES LLANTRISANT, LLANTRISANT, PONT-Y-CLUN, CF72 8LF**

13 - 36

### 6. **CAIS RHIF: 20/0293**

Ailadeiladu adeilad y crochendy (cafodd yr adeilad gwreiddiol ei ddifrodi gan dân). Derbyniwyd y cynllun safle diwygiedig, yn dangos mynedfa a lleoedd parcio, ar 17 Gorffennaf 2020; derbyniwyd datganiad atodol ar 6 Awst 2020.

**SOUTHCLIFFE POTTERY, HEOL CREIGIAU, LLANILLTUD FAERDREF, PONTYPRIDD, CF15 9NN.**

37 - 48

### 7. **CAIS RHIF: 20/0394**

Gosod swyddfa y mae modd ei thynnu i lawr, gan gynnwys toiledau, cegin/ystafell egwyl ac ystafell loceri. I'w gosod ar sail sy'n bodoli eisoes yn dilyn dymchwel adeilad â ffrâm ddur.

**HEN SAFLE RHONDDA READY MIX CONCRETE, DEPO DINAS, HEOL Y CYMER, DINAS, Y PORTH, CF39 9BL.**

49 - 54

**8. CAIS RHIF: 20/0415**

Datblygu Annedd Sengl.

**1 MAES ALEXANDRA, ABERCYNON, ABERPENNAR, CF45 4YA**

**55 - 64**

**ARCHWILIAD O'R SAFLE**

**9. CAIS RHIF: 20/0404**

Cabinet Telathrebu - Virgin Media

**1 Y RHODFA, PONTYPRIDD, CF37 4PU**

**65 - 74**

**ADRODDIAD ER GWYBODAETH**

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

Rhoi gwybod i Aelodau am y canlynol, ar gyfer y cyfnod 10/08/2020 – 21/08/2020.

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.

**75 - 88**

**11. MATERION BRYD**

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

## **Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu**

### **Cylchrediad:-**

#### **Aelodau o'r Pwyllgor Cynllunio a Datblygu:**

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

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

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

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

Cofnodion o gyfarfod y rhithwir Pwyllgor Cynllunio a Datblygu a gynhaliwyd Dydd Iau, 16 Gorffennaf 2020 am 3.00 pm.

**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 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	Y Cyngorydd E Stephens

**Swyddogion oedd yn bresennol**

Mr C Jones, Pennaeth Datblygu Mawr a Buddsoddi  
Mr J Bailey, Pennaeth Cynllunio  
Mr S Zeinali, Rheolwr Datblygu Priffyrdd a Mabwysiadu Priffyrdd  
Mr S Humphreys, Pennaeth y Gwasanaethau Cyfreithiol

**Y Cyngorwyr Bwrdeistref Sirol eraill oedd yn bresennol**

Y Cyngorydd R Bevan	Y Cyngorydd A Cox
Y Cyngorydd G Davies	Y Cyngorydd W Jones
Y Cyngorydd S Pickering	Y Cyngorydd G Thomas
Y Cyngorydd R Turner	

**237 DATGAN BUDDIANT**

Yn unol â Chod Ymddygiad y Cyngor, doedd dim datganiadau o fuddiant ynglŷn â'r agenda.

**238 YMDDIHEURIADAU AM ABSENOLDEB**

Daeth ymddiheuriad am absenoldeb gan Gyngorydd y Fwrdeistref Sirol P. Jarman. Clywodd yr Aelodau fod Gyngorydd y Fwrdeistref Sirol E. Stephens yn eistedd ar y pwyllgor yn lle'r Gyngorydd P. Jarman, a chroesawyd hi i'r cyfarfod.

**239 DEDDF HAWLIAU DYNOL 1998 A PHENDERFYNIADAU RHEOLI DATBLYGU**

**PENDERFYNWYD** nodi y dylai Aelodau o'r Pwyllgor, wrth benderfynu ar faterion 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.

**240 DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015**

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

**241 COFNODION**

**PENDERFYNWYD** cadarnhau'r cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 11 Mehefin 2020 yn rhai cywir.

**242 NEWID I DREFN YR AGENDA**

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

**243 CAIS RHIF: 19/1245**

**Datblygiad o 25 o dai fforddiadwy a gwaith cysylltiedig (Derbyniwyd Nodyn Technegol Polisi Cynllunio; Atodiad Asesiad Trafnidiaeth; Ymchwiliad Safle; Cynllun Rheoli Ecolegol; Diwygio'r Ffin; a chynlluniau diwygiedig eraill i adlewyrchu'r newidiadau o ran arafu traffig/mynedfa'r safle ar 30 Ionawr 2020)**  
**TIR I'R GOGLEDD O HEOL BRYNNA, BRYNNA.**

Yn unol â'r gweithdrefnau a gafodd eu mabwysiadu, derbyniodd y Pwyllgor Mr J Hurley (Asiant). Cafodd e bum munud i gyflwyno'r cais i'r Aelodau.

Darllenodd y Pennaeth Materion Cynllunio gynnwys 5 llythyr yn gwrthwynebu i'r cais gan y trigolion canlynol:

- Mr S Harrison (Gwrthwynebydd)
- Mr R Vowles (Gwrthwynebydd)
- Mr C Jones (Gwrthwynebydd)
- Mr N McAndrew (Gwrthwynebydd)
- Ms C Rees (Gwrthwynebydd)

Arferodd yr Asiant, Mr J. Hurley, yr hawl i ymateb i'r sylwadau a wnaed gan y gwrthwynebwyr.

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

Cyflwynodd y Pennaeth Materion Cynllunio y cais i'w Pwyllgor ac, yn dilyn trafodaeth hir, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhellion y Cyfarwyddwr Gwasanaeth - Materion Cynllunio, a hynny'n amodol ar yr Amodau a amlinellir yn yr adroddiad ac ar Gytundeb Adran 106 (S106) sy'n gofyn am y canlynol:

- Bydd yr anheddau'n cael eu sefydlu a'u cynnal fel

unedau fforddiadwy, a hynny at y diben parhaus o ddiwallu anghenion tai sydd wedi'u nodi yn yr ardal leol.

- Bydd angen i'r cytundeb S106 ymgorffori dyletswydd i reoli'r tir sydd ynghlwm â safle'r cais, a hynny er mwyn darparu'r camau lliniaru ecolegol a gwaith ehangach, yn unol â'r Cynllun Rheoli Materion Ecolegol y cytunwyd arno.
- Mae Canllawiau Cynllunio Atodol y Cyngor ar gyfer Sgiliau Cyflogadwyedd yn ei gwneud hi'n ofynnol bod datblygiadau preswyl sy'n cynnwys 25 o anheddau neu ragor yn cael eu cefnogi gan Gynllun Cyflogadwyedd a Sgiliau. Dylai hyn hefyd gael ei sicrhau o fewn y cytundeb S016.

#### **244 CAIS RHIF: 20/0309**

**Datblygiad tai fforddiadwy arfaethedig (9 o fflatiau). (Derbyniwyd cynlluniau diwygiedig, sy'n gostwng uchder y rhandy yn y cefn, ar 3 Mehefin 2020).**

**SWYDDFA DDOSBARTHU'R POST BRENHINOL - TREORCI, 22-23 Y STRYD FAWR, TREORCI, CF42 6NP.**

Yn unol â'r gweithdrefnau sydd wedi'u mabwysiadu, derbyniodd y Pwyllgor Mr J Wilkes (Asiant). Cafodd e bum munud i gyflwyno'r cais uchod i'r Aelodau.

Darllenodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol gyflwyniad ysgrifenedig gan Gynghorydd y Fwrdeistref Sirol E Webster, nad yw'n Aelod o'r Pwyllgor, yn nodi ei bryderon mewn perthynas â'r Datblygiad arfaethedig.

Parhaodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol trwy gyflwyno'r cais uchod i'r Pwyllgor. Yn dilyn trafodaeth, **PENDERFYNODD** yr Aelodau gymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu

#### **245 CAIS RHIF: 20/0146**

**Gofod parcio i gwsmeriaid a derbynfa ar y llawr cyntaf (Derbyniwyd cynlluniau diwygiedig ar 29/5/2020).**

**Tŷ YSGOL BLAEN-CWM, HEOL HENDRE-WEN, BLAEN-CWM, TREHERBERT, CF42 5DR.**

Yn unol â'r gweithdrefnau sydd wedi'u mabwysiadu, derbyniodd y Pwyllgor Mr B Jones (Ymgeisydd). Cafodd e bum munud i gyflwyno'r cais uchod i'r Aelodau.

Siaradodd yr Aelod Lleol, y Cynghorydd y Fwrdeistref Sirol G Davies, nad yw'n aelod o'r Pwyllgor, am y cais gan fynegi ei gefnogaeth ynglŷn â'r datblygiad arfaethedig.

Cyflwynodd y Pennaeth Materion Cynllunio'r cais i'r Pwyllgor ac, yn dilyn trafodaeth, penderfynodd yr Aelodau gymeradwyo'r cais, yn groes i argymhellion y Cyfarwyddwr, Materion Ffyniant a Datblygu. Roedd hyn am eu bod nhw o'r farn na fyddai'r datblygiad arfaethedig yn cael effaith andwyol ar gymeriad nac edrychiad yr eiddo, na'r ardal gyfagos. Roedd yr Aelodau hefyd o'r farn na fyddai hyn yn arwain at edrych dros eiddo rhywun arall yn uniongyrchol. O ganlyniad i

hynny, caiff y mater ei ohirio tan y cyfarfod priodol nesaf o'r Pwyllgor Cynllunio a Datblygu fel bod modd derbyn adroddiad gan y Cyfarwyddwr Materion Ffyniant a Datblygu, a gaiff ei lunio drwy ymgynghori â Chyfarwyddwr y Gwasanaethau Cyfreithiol yn ôl yr angen. Bydd yr adroddiad yn tynnu sylw at y cryfderau a'r gwendidau posibl sydd ynghlwm â gwneud penderfyniad yn groes i argymhelliad swyddog, neu unrhyw reswm arfaethedig neu reswm cynllunio dros wneud penderfyniad o'r fath. Caiff yr adroddiad yma ei ystyried cyn dod i benderfyniad ar y mater.

**246 CAIS RHIF: 19/0882**

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

**FFERM FERNHILL, STRYD CAROLINE, BLAENRHONDDA, CF42 5RY**

Siaradodd yr Aelod Lleol, Cynghorydd y Fwrdeistref Sirol G. Davies, nad yw'n aelod o'r Pwyllgor, am y cais gan fynegi ei bryderon ynglŷn â'r datblygiad arfaethedig.

Cyflwynodd y Pennaeth Materion Cynllunio'r cais i'r Pwyllgor ac, yn dilyn trafodaeth, **PENDERFYNWYD** cymeradwyo'r cais yn amodol ar yr amodau a amlinellwyd o fewn yr adroddiad, ac yn amodol ar amod ychwanegol sy'n gofyn i'r ymgeisydd benodi unigolyn/unigolion cymwys i gynnal arolwg strwythurol o'r bont (sy'n croesi'r Afon Rhondda ar ddiwedd Stryd y Nant a chyferbyn â'r man troi bysiau) cyn dechrau ar unrhyw waith, gan sicrhau bod unrhyw fethiannau a nodir yn yr adroddiad yn cael eu hunioni i safon s'n foddhaol i'r awdurdod cynllunio lleol.

(**Nodwch:** Cafodd cynnig i gynnal ymweliad safle ei wrthod)

**247 RHEOL 8 - DULL GWEITHREDU'R CYNGOR**

**PENDERFYNWYD** y byddai'r Pwyllgor yn parhau â'r cyfarfod yn unol â Rheol 8 o Ddull Gweithredu'r Cyngor, a hynny fel bod modd trafod yr eitemau sy'n weddill ar yr agenda.

**248 CAIS RHIF: 19/0323**

**Cais i gydymffurfio ag Amod 8 o Ganiatâd Cynllunio 13/0466/15 (a gymeradwywyd yn yr apêl APP/L6940/A/14/2212351) i ddarparu cynllun adfer diwygiedig a oedd wedi'i gymeradwyo'n flaenorol o dan Ganiatâd Cydymffurfio ag Amod 17/0525) (Disgrifiad diwygiedig - 10 Ebrill 2019) (Derbyniwyd gwybodaeth ychwanegol ar 04/09/2019) (Derbyniwyd gwybodaeth ychwanegol ar 29/04/20)**

**PEN RHEILFFORDD GLOFA'R TŴR, FFORDD MYNYDD Y RHIGOS, Y RHIGOS, HIRWAUN, ABERDÂR, CF44 9UF.**

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

Darllenodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol ddatganiad ysgrifenedig gan Mrs S Powell (Gwrthwynebydd) ar ran Cyngor Cymuned y



Rhigos. Yn ogystal â hynny amlinellodd gynnwys llythyr 'hwyr' a dderbyniwyd gan Mr G Sheldon, a oedd yn gwrthwynebu'r cais.

Cyflwynodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol y cais uchod i'r Pwyllgor. Yn dilyn trafodaeth, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu.

(**Nodwch:** Ar y pwynt yma, gadawodd Cynghorydd y Fwrdeistref Sirol W. Owen y cyfarfod 6:05pm)

**249 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 Aseiad Diwygiedig o'r Effaith ar Dreftadaeth ar 12/07/2019)  
1 STRYD FOTHERGILL, TREFFOREST, Pontypridd, CF37 1SG.**

Yn unol â'r gweithdrefnau sydd wedi'u mabwysiadu, darllenodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol ddatganiad ysgrifenedig gan Mr C Dance (Asiant) ynglŷn â'r cynigion uchod a chais rhif 18/0886 sydd wedi'i nodi yng nghofnod 250 isod.

Cyflwynodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol y cais i'r Pwyllgor. Ar ôl trafod y cynnig, **PENDERFYNWYD** gohirio'r cais er mwyn i'r Pwyllgor Cynllunio a Datblygu gynnal Archwiliad o'r Safle i ystyried effaith y datblygiad arfaethedig ar ddiogelwch o ran y briffordd.

**250 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.**

Yn unol â'r gweithdrefnau sydd wedi'u mabwysiadu, darllenodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol ddatganiad gan Mr C Dance (Asiant) ynglŷn â'r cynnig uchod.

Cyflwynodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol y cais i'r Pwyllgor. Ar ôl trafod y cynnig, **PENDERFYNWYD** gohirio'r cais er mwyn i'r Pwyllgor Cynllunio a Datblygu gynnal Archwiliad o'r Safle i ystyried effaith y datblygiad arfaethedig ar ddiogelwch o ran y briffordd.

**251 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**

Yn unol â Chofnod Rhif: 193 o'r Pwyllgor Cynllunio a Datblygu a gafodd ei

gynnal ar 5 Mawrth 2020, ystyriodd y Pwyllgor adroddiad Cyfarwyddwr y Gwasanaethau Cyfreithiol a Democrataidd, a oedd yn amlinellu canlyniad yr ymweliad â'r safle a gafodd ei gynnal ar 24 Mehefin 2020 mewn perthynas â'r cais a gafodd ei argymhell i'w gymeradwyo gan y Cyfarwyddwr Gwasanaeth - Materion Cynllunio.

Yn unol â'r gweithdrefnau sydd wedi'u mabwysiadu darllenodd y Pennaeth Materion Cynllunio dri datganiad ysgrifenedig gan yr unigolion canlynol:

- Dr J Barrett (Gwrthwynebydd)
- Mr R Dyer (Gwrthwynebydd)
- Mr B Hicks (Gwrthwynebydd)

Cyflwynodd y Pennaeth Materion Cynllunio ei gais i'w Pwyllgor ac, yn dilyn trafodaeth, penderfynodd yr Aelodau wrthod y cais uchod, yn groes i argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu. Roedd hyn am fod yr Aelodau o'r farn y byddai'r safle'n cael ei orddatblygu, ac roedd ganddyn nhw bryderon ynglŷn â'r diffyg lleoedd parcio. O ganlyniad i hynny, caiff y mater ei ohirio tan y cyfarfod priodol nesaf o'r Pwyllgor Cynllunio a Datblygu fel bod modd derbyn adroddiad gan y Cyfarwyddwr Materion Ffyniant a Datblygu, a gaiff ei lunio drwy ymgynghori â Chyfarwyddwr y Gwasanaethau Cyfreithiol yn ôl yr angen. Bydd yr adroddiad yn tynnu sylw at y cryfderau a'r gwendidau posibl sydd ynghlwm â gwneud penderfyniad yn groes i argymhelliad swyddog, neu unrhyw reswm arfaethedig neu reswm cynllunio dros wneud penderfyniad o'r fath. Caiff yr adroddiad yma ei ystyried cyn dod i benderfyniad ar y mater.

**252 CAIS RHIF: 20/0348**

**Troi hen Gapel ac Ystafell Ddosbarth yn 1 x fflat ag un llofft a 4 x fflat â dwy lofft (ailymgyngori yn dilyn cywiro'r cyfeiriad)  
CAPEL NODDFA, Y STRYD FAWR, YNYS-Y-BŴL, PONTYPRIDD.**

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

Cyflwynodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol y cais uchod i'r Pwyllgor. Yn dilyn trafodaeth, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu.

**253 CAIS RHIF: 20/0006**

**Adeiladu annedd ar wahân, sawl haen ac iddi dair ystafell wely.  
TIR YN NHERAS GLANFFRWD, YNYS-Y-BŴL, PONTYPRIDD, CF37 3LW**

Yn unol â Chofnod Rhif: 197 o'r Pwyllgor Cynllunio a Datblygu a gafodd ei gynnal ar 5 Mawrth 2020, ystyriodd y Pwyllgor adroddiad Cyfarwyddwr y Gwasanaethau Cyfreithiol a Democrataidd, a oedd yn amlinellu canlyniad yr ymweliad â'r safle a gafodd ei gynnal ar 24 Mehefin 2020 mewn perthynas â'r cais a gafodd ei argymhell i'w gymeradwyo gan y Cyfarwyddwr Gwasanaeth - Materion Cynllunio.

Yn unol â'r gweithdrefnau sydd wedi'u mabwysiadu, derbyniodd y Pwyllgor Mr I Randell (Ymgeisydd). Cafodd bum munud i gyflwyno'r cais uchod i'r Aelodau.

Darllenodd y Pennaeth Materion Cynllunio gynnwys datganiad ysgrifenedig gan Mrs J Evans (gwrthwynebydd).

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

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

**254 CAIS RHIF: 20/0110**

**Amrywio'r diwygiadau i amod 2 o'r cynlluniau sydd wedi'u cymeradwyo (cais blaenorol - 15/1007/10) er mwyn symud tŷ a man parcio. (Derbyniwyd CMRA ar 7 Mawrth 2020)  
Tir gyferbyn â Stryd Jestyn, y Porth.**

Yn unol â Chofnod Rhif: 212 o'r Pwyllgor Cynllunio a Datblygu a gafodd ei gynnal ar 11 Mehefin 2020, ystyriodd y Pwyllgor adroddiad Cyfarwyddwr y Gwasanaethau Cyfreithiol a Democrataidd, a oedd yn amlinellu canlyniad yr ymweliad â'r safle a gafodd ei gynnal ar 24 Mehefin 2020 mewn perthynas â'r cais a gafodd ei argymhell i'w gymeradwyo/wrthod gan y Cyfarwyddwr Gwasanaeth - Materion Cynllunio.

Siaradodd yr Aelod Lleol, Cynghorydd y Fwrdeistref Sirol A Cox, nad yw'n aelod o'r Pwyllgor, am y cais gan fynegi ei bryderon ynglŷn â'r datblygiad arfaethedig.

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

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

**PENDERFYNODD** yr Aelodau dderbyn adroddiad Cyfarwyddwr Gwasanaeth – Materion Cynllunio – mewn perthynas â Phenderfyniadau Apeliadau Cynllunio a Gorfodi a oedd wedi dod i law, Ceisiadau wedi eu Cymeradwyo a'u Gwrthod gyda rhesymau trwy'r drefn Penderfyniadau wedi'u Dirprwyo, Crynodeb o'r Achosion Gorfodi a Phenderfyniadau Gorfodi trwy'r drefn Ddirprwyo ar gyfer y cyfnod 22/06/20 hyd at 03/07/20.

**Daeth y cyfarfod i ben am 7.30 pm**

**Y Cynghorydd S Rees  
Cadeirydd.**

tudalen wag



## PLANNING & DEVELOPMENT COMMITTEE

3 SEPTEMBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 19/0840/10 (MF)  
**APPLICANT:** Allied Welsh & Ty Carreg Group  
**DEVELOPMENT:** Phase 2 - business/industrial park extension on a green field site off Llantrisant Business Park (amended plans received 18/12/19 & 23/04/20).  
**LOCATION:** LAND AT TAL Y FEDW, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8LF  
**DATE REGISTERED:** 01/10/2019  
**ELECTORAL DIVISION:** Town (Llantrisant)

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**RECOMMENDATION:** Approve

**REASONS:** The application site forms part of the Llantrisant Business Park employment land bank. The principle of developing the site for industrial uses is therefore considered acceptable. Furthermore, the scheme will make effective use of an undeveloped area of land within the settlement boundary, and will generate economic growth and a number of employment opportunities in the local area; without resulting in a significant impact upon the character and appearance of the area, the amenities of surrounding residents, or highway safety. It has also been demonstrated that the impact of the scheme upon ecology can be appropriately mitigated and a suitable diversion for the existing Public Right of Way that crosses the site accommodated.

The application is therefore considered to comply with the relevant policies of both the Local Development Plan and national guidance, and is recommended for approval.

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#### **REASON APPLICATION REPORTED TO COMMITTEE**

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

#### **APPLICATION DETAILS**

Full planning permission is sought for the construction of 6 no. industrial units at the application site for use within Class B1 (light industrial), Class B2 (general industrial), and Class B8 (storage and distribution); together with associated access, engineering works and landscaping. The scheme forms the second phase of development at the wider site which is allocated for employment use within the Rhondda Cynon Taf Local Development Plan (LDP) as an extension of Llantrisant Business Park. The applicant has detailed that the scheme has been brought forward in two phases due to financial constraints.

Phase 1 proposed 2 no. industrial units at the south-western corner of the wider plot (a total gross floor area of 894m<sup>2</sup>) along with a new associated access off the existing Llantrisant Business Park industrial estate feeder road to the south, Heol-y-Sarn. The earlier Phase 1 application was approved on 21/03/2019 (application ref. 18/0408/10 refers), however Members are advised that development works have not yet started on site.

This application for Phase 2 proposes 6 no. adaptable industrial starter units (a total gross floor area of 2550m<sup>2</sup>) that would be suitable for single or multiple use depending on the end user/s. They would be occupied for light industrial, manufacturing and storage and distribution use with low staffing levels and commercial visitors only.

It is proposed that 4 no. double units would be sited along the northern boundary of the plot, 1 no. double unit at the south-western corner, and a larger, multiple unit building at the south-eastern corner. Each of the units would be arranged around a circular access road with off-street parking to the front/side. The proposed units would comprise the following:

- 5 no. single storey, double units measuring 25m in width by 13m in depth with a pitched roof design to 6.5m in height (a total of 1625m<sup>2</sup> floor space). Each unit would comprise a central lobby, a loading bay, a warehouse area, and office/staff facility spaces.
- 1 no. single storey, multiple use (up to 6 no.) unit measuring 37m in width by 25m in depth with a pitched roof design to 6.5m in height (925m<sup>2</sup> floor space). This unit would comprise 6 no. separate units similar to that at the smaller, double units detailed above, but could be easily adapted to form 1 no. large unit, or a number of smaller units depending on the future occupier/s.

The units would each be finished in a mix of dark grey metal and light grey composite cladding above a blue/grey brick plinth, with dark grey composite windows and pedestrian doors, dark grey composite profile roof sheets, and the front elevations incorporating larger dark grey sectional doors and a feature wall of dark grey composite cladding.

Associated landscaping would be located throughout the site and a new random planted area would be created at the northern element of the plot to create a buffer

between the edge of the industrial estate and the open countryside beyond. A 5m wide landscaped buffer zone would also be implemented along the northern, western and southern boundaries of the site to ensure there is no impact upon the existing mature trees and hedgerows in these areas which are to remain following development.

Finally, Public Right of Way (PROW) Llantrisant 223/3 which currently crosses through the centre of the site would be diverted along the northern boundary.

Members are advised that amended plans were received on 18/12/2019. The applicant detailed that following further investigation the internal access arrangement originally proposed would be too costly to develop and therefore had to be altered. The original layout proposed a similar scheme to that now put forward, but included a vehicle access between the double unit at the south-western corner of the plot and the larger multi-use unit at the south-eastern corner, essentially forming a 'figure of 8' internal access road. The amended plans have seen the figure of 8 cut through road removed and a more conventional circular access road provided instead. This has meant that the larger multi-use building is now orientated north/south instead of east/west, and the double unit at the north-eastern corner of the plot has been repositioned to face southwards. The rest of the scheme remains as originally proposed.

## **SITE APPRAISAL**

The application site is an irregularly shaped parcel of land located at the north-eastern extent of Llantrisant Business Park. It amounts to approximately 1.5ha and forms an element of a wider development plot that is allocated for employment use within the current LDP. The wider development plot has been split in to 2 no. separate parcels, this current application site and the associated Phase 1 area (approximately 0.8ha); and a further plot immediately to the east which is currently subject of a separate planning application to extend the neighbouring Tom Pritchard Contracting depot (application 19/0012/10 refers but is yet to be determined).

The site is generally level throughout but gently undulates in some areas. The very northern and western extents do however fall steeply away to the adjacent streams below. The plot forms a vacant field currently covered with grass/scrub vegetation which has historically been used for grazing. Access is gained off the main industrial estate feeder road, Heol-y-Sarn, via an existing, overgrown dirt track at the south-western corner of the wider development parcel (the Phase 1 area). The access track is to be upgraded to the relevant specifications as part of the earlier Phase 1 planning permission. The northern, southern and western boundaries of the site are defined by mature trees and well established hedgerows. The eastern boundary is open and defined by a post and wire fence. Public Right of Way (PROW) Llantrisant 223/3 crosses through the centre of the site.

Land to the south and south-west of the site forms part of the wider Llantrisant Business Park. The industrial estate is comprised of numerous industrial units of

varying design and scale and has been the subject of significant commercial development over the past few decades. To the east the site is bound by a further element of the vacant employment allocation which, as set above, is currently subject of a separate planning application for industrial use. The Nant Muchudd bounds the plot to the north-west and the Nant Castellau to north, beyond which is open countryside. It is noted however that a number of scattered residential dwellings are located in this area, with the nearest being Tal-y-Fedw Farm and a number of barn conversions here approximately 160m to the north-east.

## **PLANNING HISTORY**

The site is subject to a substantial planning history, mainly associated with the nearby Tal-y-Fedw Farm to which it formally belonged. As such only the previous planning applications that are considered relevant to this development are detailed below:

18/0408/10	Phase 1 – development consisting of a business/industrial park extension on a Greenfield site off Llantrisant Business Park	Granted	21/03/19
17/0582/15	Variation of Condition 1(c) of application 14/0284/15 the approval of reserved matters shall be made before the expiration of six years from 11 June 2014 and removal of Conditions 25 (Code for Sustainable Homes), 26 (BREEAM) and 27 (BREEAM) as they no longer accord with Welsh Government policy as to sustainable building	Granted	20/09/17
14/0284/15	Variation of Condition 1 of planning application no. 10/1285/15 to extend by three years the period within which reserved matters applications may be submitted	Granted	11/06/14
10/1285/15	Application to vary condition 1(c) imposed on planning permission no. 07/0364/13	Granted	31/01/11
07/0364/13	Employment development (outline) including all associated building, engineering operations and landscaping	Granted	22/04/08

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification, site notices and a press notice. 3 no. letters of representation/objection have been



received from occupiers of neighbouring residential dwellings to the north/north-east of the site, making the following comments (summarised):

- The development would result in noise and air pollution to the nearest residential properties, exacerbating the impact already endured as result of the existing industrial estate.
- The development may result in light pollution to surrounding properties from both the proposed use and from nearby existing industrial units if trees/hedgerows along the boundaries of the site are removed.
- The original outline planning permission and subsequent renewals all had a number of conditions attached to ensure that any potential impact upon the amenity of the nearest residential properties is minimised, specifically in respect of noise, lighting, outside storage and control of plant/machinery. Should this application be approved, the earlier conditions should be appended to control these matters.
- If this application is approved appropriate landscaping/screening should be installed at the site to ensure there is no visual impact to the nearest surrounding residential properties.

Comments were also received from Glamorgan Ramblers. They noted that they have been in discussion with the developer prior to submission of the planning application in respect of the proposed realignment of the PROW that crosses the site; and that they have no concerns/objections with the proposals.

## **CONSULTATION**

Transportation Section – No objection, subject to conditions and informative notes.

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

Flood Risk Management – No objection. Standard advice and informative notes offered.

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

Public Rights of Way Officer – No objection. Standard advice offered.

Waste Services – No objection.

The Coal Authority – No objection. Standard advice offered.

Natural Resources Wales – No objection. Standard advice and informative notes 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 Fire and Rescue Service – No objection. Standard advice offered.

South Wales Police – No objection. Standard advice offered.

Health and Safety Executive – No objection.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

The application site is located within the settlement boundary for Llantrisant and also the boundary of the Llantrisant Business Park employment land bank.

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

**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 affect public rights of way will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the area / public facilities.

**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 SSA3** – sets out the criteria for residential and commercial development within the Principle Town of Llantrisant / Talbot Green.

### **Supplementary Planning Guidance**

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

### **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) (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

It is considered that this proposal meets the seven goals of the Well-being of Future Generations (Wales) Act and that the site has been brought forward in a manner consistent with the five ways of working set out in the Act. Furthermore, it is also considered that the proposed development is consistent with the key principles and requirements for placemaking set out in Chapter 2 (People and Places: Achieving Well-being Through Placemaking) of PPW, and is also consistent with following chapters of PPW 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);
- Chapter 6 (Distinctive and Natural Places).

Other relevant national planning policy guidance consulted:

- PPW Technical Advice Note 4: Retail and Commercial Development;
- PPW Technical Advice Note 5: Nature Conservation and Planning;
- PPW Technical Advice Note 11: Noise;
- PPW Technical Advice Note 12: Design;
- PPW Technical Advice Note 15: Development and Flood Risk;
- PPW Technical Advice Note 18: Transport;
- PPW Technical Advice Note 23: Economic Development.

## **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**

The proposal seeks full planning permission for the construction of 6 no. industrial units at the application site which would form the second phase of the extension of Llantrisant Business Park at this location.

The application site is located within the settlement boundary of Llantrisant and comprises a vacant parcel of land within the existing, established employment land bank for Llantrisant Business Park which constitutes possibly the last available site to be developed for employment purposes within the industrial estate. It is considered that its development would support the objectives of core strategy Policy CS2 of the LDP, by providing opportunities for inward investment within a sustainable location inside the settlement boundary; and by bringing a vacant area of the industrial estate into beneficial use, in turn contributing to the local economy and job market.

In terms of considering the suitability of the proposed development against the sustainability objectives of the LDP, the site is within the settlement boundary, within the boundaries of an existing employment site, and in view of its relationship with other existing similar development in the immediate locality, is unlikely to unacceptably conflict with surrounding uses. Furthermore, whilst the site is located at the north-eastern corner of the industrial estate, a number of sustainable transport options exist including walking, cycling and bus services that could be utilised by those working within or travelling to the area. As such the site is considered to be acceptable in relation to the general sustainable development requirements of Policy AW2 and the placemaking aims of PPW.

Finally, as set out above, this submission follows a number of previously approved planning applications to develop the site for employment purposes, including application ref. 18/0408/10 which recently gained consent for the first phase of development at this particular site. Therefore, with a long history of planning permissions for employment use and the site currently benefiting from extant outline and full permissions for similar development, the principle of developing the site for employment use has already been established.

Subsequently, the construction of additional employment units within the defined settlement boundary at the long established Llantrisant Business Park is welcomed. The units would add to the vitality and viability of the local economy and jobs market, in addition to the principle of the development aligning well with both local and national planning policy. The proposal is therefore considered acceptable, in principle, subject to the proposal being compliant with the other relevant material considerations set out below.

### **Visual Impact**

The application site currently comprises an open Greenfield parcel of land that previously formed an element of the adjacent Tal-y-Fedw Farm. It is semi-rural in character with streams running adjacent to the northern and north-western boundaries which are defined by mature trees and hedgerows. The land has however been allocated for an extension of the adjacent Llantrisant Business Park for a number of years, with there being a continuous history of planning consents for employment use since 2007. It has therefore been accepted as inevitable that there would be a fairly significant change in the character and appearance of the land in the future.

The majority of the adjoining land to the south, south-east and south-west has already been developed for commercial purposes and is characterised by large, pitched roof, metal clad industrial buildings with associated parking/delivery areas and infrastructure. Additionally, the currently vacant land immediately to the east of the site is also allocated for employment use. As such it is likely the neighbouring plot will also be subject of industrial use in future. Therefore it is not considered that the proposed development, consisting of 6 no. industrial buildings of a comparable design and scale to that at the wider industrial estate, will result in a significant impact upon the existing appearance of the area; or the activity associated with the proposed uses would be out of character in this context. Furthermore, the well-established tree and hedgerow screens along the northern and north-western boundaries of the site are to be retained and a considerable amount of new landscaping is proposed throughout. It is therefore considered the proposed development will be self-contained and suitably screened from the open countryside to the north/north-east/north-west.

Subsequently, whilst it is accepted the proposed development would inevitably result in a considerable alteration to the current greenfield nature of the site, its use for employment purposes has long been established and it is considered the works would appear as an appropriate rounding off of the wider industrial estate. The proposal is therefore considered acceptable in respect of its potential visual impact.

### **Neighbour Amenity**

The application site is bound by a variety of industrial/commercial uses to the south/south-east/south-west located within the established Llantrisant Business Park. Therefore, whilst it is accepted the scheme would result in a considerable alteration to the character of what is currently a greenfield site, given that the proposed scheme would result in uses comparable to that at the existing, adjacent units, it is not considered the proposal would have any undue impact upon the amenities or operation of the neighbouring properties in these areas.

It is acknowledged however that a number of residential dwellings are located sporadically throughout the open countryside to the north/north-east, and therefore given the nature of the development proposed and its scale, there would inevitably be a degree of impact to the amenity standards currently enjoyed by the occupiers of these properties. This issue has been highlighted by the fact that occupiers of 3 no. of the nearest properties to north/north-east have submitted objections to the scheme, mainly noting potential impacts by way of increased noise, general disturbance and light pollution. The applicant has acknowledged that impacts in these respect would occur and has subsequently undertaken various surveys to identify any potential impacts and any necessary mitigation measures.

An Environmental Noise Survey was undertaken to determine if any potential noise pollution would occur and if so, what, if any, mitigation measures could be implemented to overcome any impact in this respect. The Council's Public Health and Protection Division (PHPD) have assessed the noise survey report and commented:

- All nearby noise sensitive receptors have been identified;
- Background noise levels have been established through continuous monitoring at the nearest noise sensitive receptor (daytime 39dB  $L_{A90}$  / nighttime 35dB  $L_{A90}$ );
- The report recommends a number of conditions, including a requirement to meet environmental noise criteria based on pre-existing background noise levels;
- The report prescribes a proposed condition to control noise from the Phase 2 development by imposing a maximum decibel level that should be experienced at the nearest noise sensitive receptor (daytime 43dB  $L_{Aeq}$  / nighttime 35dB  $L_{Aeq}$ ); and
- The report goes on to prescribe the maximum noise level that can be generated at the site, so as to not exceed the maximum levels at the nearest noise sensitive receptor (daytime 38dB  $L_{Aeq}$  / nighttime 30db  $L_{Aeq}$ ). These limits include a -5dB penalty to accommodate for additive effects of plant/operation from the separate tenancies.

The PHPD are content with the findings of the noise survey report, stating that the noise levels identified in the report should not be so intrusive as to result in a detrimental impact to the nearest residential properties, and therefore do warrant an objection. It was noted however that during the consideration of this application they have received a number of complaints from residents regarding excessive noise being

generated in the area where various operational activities have/are taken/taking place. Therefore it is suggested that it would be prudent to attach a condition to any consent restricting noise levels at the site to that stated within the noise survey report to ensure that an adequate level of protection is afforded to surrounding residents; a similar condition that was appended to the earlier outline permissions at the site, and the same condition that was appended to the recently approved Phase 1 development. It is considered that such a condition would be necessary in this instance to ensure noise emitted from the site is minimised and the amenities of the nearest residents are protected.

The PHPD also suggest further conditions in respect of noise in line with those attached to the Phase 1 permission, one for a scheme to control the noise that may emanate from the site; one requiring the occupier of any unit that the Council receives a noise complaint about undertaking their own noise monitoring tests and submitting the results to the Local Planning Authority (LPA) for further investigation; and one requiring full details of any future plant/machinery and associated mitigation necessary to be submitted to and approved by the LPA prior to installation. Each of these conditions are considered reasonable and necessary to ensure any potential impact to the nearest properties is minimised.

It is noted that an objector has commented that the proposed development may result in light pollution to surrounding properties, both from the new development itself and from existing units should the trees/hedgerows that screen the site from the existing industrial estate be removed. Again, it is inevitable that the works will result in a degree of impact in this respect, however the existing trees/hedgerows surrounding the site are to remain and therefore no further impact would occur from the existing industrial estate. With respect to any impact from the new units, given that the proposed development will be contained within the boundary of Llantrisant Business Park, albeit an extension of the estate, it is not considered that the development of 6 no. additional, relatively small scale starter units would result in considerably more light pollution than that which already occurs. Furthermore, all external lighting to the buildings would be controlled through the proposed, necessary ecology mitigation/conditions (full details set out below) which would not only ensure protection to wildlife in and around the site, but would also minimise any light pollution to the nearest neighbouring properties. It is also noted that all street lighting has been designed in line with the relevant Council standards and would be subject to separate highway consents. Therefore the Council would have full control of any future external lighting at the site and can ensure no undue impact in this respect would occur.

With respect to the general development of the site and any potential impact the new buildings themselves may have upon the nearest properties, the few residential properties that are located in close proximity of the application site to the north/north-east are sited at a higher level and therefore overlook the site and existing business park. The closest of which, Tal-y-Fedw Farm and a number of barn conversions within its former grounds, are sited approximately 160m away. Additionally, as identified earlier in the report, the site has been the subject of a number of previous applications

relating to commercial development and the current scheme is consistent with these. As such it is not considered that the general design and layout of the scheme will raise any issues in relation to residential amenity.

Subsequently, whilst it is acknowledged that a degree of impact would inevitably occur to the amenity and privacy standards currently enjoyed by existing surrounding residents, 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**

Following consideration of the scheme the Council's Transportation Section has raised no objections, subject to a number of relevant conditions being added to any consent.

In their assessment of the scheme the Transportation Section commented that the application site would be served via the new access from the industrial estate already approved as part of Phase 1 (18/0408/10). The internal circulation for Phase 2 would simply form an extension of the already approved access and has been designed in accordance with the relevant Council specifications. The proposed access is therefore considered acceptable.

With respect to parking, the proposed development would provide an additional 6 no. general employment use units within parking zone 3. 5 no. of the units (Plots 3, 5, 6, 7 and 8) would have a floor area of 325m<sup>2</sup>, with the remaining unit (Plot 4) having a floor area of 925m<sup>2</sup> (Plots 1 and 2 were approved under Phase 1). In accordance with the Council's adopted Supplementary Planning Guidance (SPG): Access, Circulation and Parking, the smaller units have a requirement of 4 no. spaces each and the larger unit has a requirement of 12 no. spaces. Off-street parking provision for all units exceeds their SPG requirement. Furthermore, the operational areas for each unit are also considered sufficient. As such the proposal is also considered acceptable in this regard and no highway objection is raised.

In light of the above highway assessment, it is not considered the proposed development would have any undue impact upon pedestrian or highway safety in the vicinity of the site. The application is therefore considered acceptable in this respect.

### **Public Health**

No objections have been received from the Council's PHPD. They did however note that following a search of their records it is likely that the ground is contaminated from previous industrial use. As such a number of conditions were suggested requiring site investigations be undertaken prior to any works starting on site. Following these comments the applicant undertook the ground investigation works and submitted the findings to the PHPD for assessment in an attempt to overcome the need for the conditions. The PHPD confirmed that the investigations are appropriate and acceptable and findings have confirmed that the earlier suggested conditions are no longer necessary.



Land contamination issues were also raised by Natural Resources Wales (NRW) who commented that development works at the site have the potential to impact upon controlled waters. However, they are satisfied that the scheme proposes a suitable and appropriate method of development that should ensure no impact in this regard would occur. Subsequently no objections were raised.

The PHPD also commented that given its scale, the proposed development has the potential to have a negative impact upon local air quality. In light of this fact, whilst a full Air Quality Assessment (AQA) has not been undertaken at the site, an initial, scoping assessment has been undertaken by professional air quality consultants on behalf of the applicant and submitted in support of the application. The assessment covers the combined potential impact of both this Phase 2 proposal and earlier Phase 1 scheme, which was also not subject to an AQA.

Following review of the air quality information submitted the PHPD commented that it is an appropriate assessment of the scheme and any potential impact that may occur. The information confirms that the whole of the wider development plot lies outside of an Air Quality Management Area and that the predicted number of vehicle movements associated with the proposed development are generally below the recognised threshold that would require the necessity for a full AQA to be undertaken; with the exception being an increase in vehicle movements along Heol Y Sarn, which is slightly above the screening criteria, however the consultants have clarified that there are no sensitive receptors along this section of road. Consequently the proposed development would not lead to a significant change in air quality in the area and any potential impacts at nearby sensitive locations will be insignificant. As such the PHPD are content with the information presented and do not require a full AQA to be undertaken or raise any objections in this regard.

Finally, the PHPD 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**

The application is accompanied by an Ecological Appraisal which involved an extended Phase 1 survey of the application site to record habitat types and vegetation, including invasive species, and also to determine whether the site is occupied by any protected animal species or habitats capable of supporting them. The Appraisal describes the application site as comprising cattle grazed improved pasture, semi-improved neutral grassland, and marshy grassland adjacent to the Nant Castellau. It also identifies that the development will inevitably result in the loss of this improved

grassland, however no significant impact is predicted on any designated site or to any protected habitat/species.

The scheme proposes protection to the existing boundary trees and hedgerows by incorporating a 5m buffer zone between the development and the boundaries. Various additional planting areas are also proposed throughout the site which would incorporate indigenous shrubs and trees. The development would also include a number bat boxes and further information has been submitted in respect of badgers and proposed works to trees along the boundaries.

The Council's Ecologist has confirmed that the information is sufficient to overcome any ecology issues relating to the development of the site. This view is also shared by NRW. It has been identified however that the site's operational lighting details should be controlled by an appropriate condition to afford protection to wildlife in and around the site. As detailed above, this would also protect the amenities of the nearest residential dwellings.

Therefore, subject to the imposition of suitable conditions to secure the implementation of the ecological and landscape mitigation put forward as part of the application, it is considered that the proposal is acceptable in this regard.

### **Historic Mining Activities**

The application site lies within a defined Development High Risk Area and consequently there is a potential for historic mining activities to have an impact upon any future development at the site. In light of this issue a Coal Mining Risk Assessment (CMRA) report has been submitted in support of the application and consultation with the Coal Authority (CA) undertaken.

The CA commented that there are probable shallow coal mining workings associated with a thick outcrop beneath the site. The CMRA report which accompanies the planning application correctly identifies that the application site is likely to have been subject to past coal mining activity and has been informed by an appropriate range of sources of information including a Coal Authority Mining Report, BGS Geological Mapping, BGS Memoirs and BGS Borehole Records. Based on this review of existing sources of geological and mining information, and whilst the CMRA report correctly identifies the coal seams that outcropped across the site, it confirms that due to their poor quality, they will not have been worked. Accordingly no specific remedial measures are considered necessary in this instance.

The CA subsequently consider that the investigations are appropriate and sufficient to demonstrate that the application site is safe and stable for future development and therefore raise no objections to the application or suggest any conditions.

### **Land Drainage and Flood Risk**

The application is accompanied by a Drainage Strategy Report which identifies the applicant's proposed intentions for the site's foul and surface water drainage arrangements. This would consist of a surface water management strategy with an agreed limiting discharge into the Nant Castellau, however the proposed drainage scheme would ensure no increased runoff over the lifetime of the development.

No objections have been raised by the Council's Flood Risk Management (FRM) Section following assessment of the proposed drainage scheme. They commented that the applicant has provided a detailed surface water drainage strategy that is generally acceptable in most respects, but there are however some discrepancies within the proposal. However it was also noted that the potential issues could be overcome during the necessary, separate Sustainable Drainage Systems (SuDS) application that would have to be submitted to and approved by the Council as SuDS Approving Body (SAB) prior to any development works commencing on site. As such, when reviewing the application in relation to the relevant guidance set out in TAN 15: Development and Flood Risk, the applicant has demonstrated that the development does not propose to increase the risk of surface water flooding. Subsequently no objections are raised or conditions suggested.

It is noted that the very northern element of the application site (the bank of the Nant Castellau) is located within Zone C2 of the Development Advice Maps as contained in TAN 15 and within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the Nant Castellau. As such the Drainage Strategy Report mentioned above also includes an appraisal of flood risk.

The report highlights that no development works are proposed in this small area of the site and the development proposed is classed as 'less vulnerable development' within the TAN, i.e. development that can be considered acceptable in such locations providing suitable mitigation is proposed. Following consultation NRW have confirmed that as no development would take place within the element of the site that is located inside of the flood outlines, they have no objection to the scheme. They do however suggest an informative note should be added to any consent advising the developer of the potential risks.

Finally, it is also noted that no objections were received from Dwr Cymru Welsh Water in respect of foul water drainage, subject to standard conditions and advice.

### **Public Right of Way**

PROW Llantrisant 223/1 currently runs diagonally across the site from the south-west to the north-east where it connects with another PROW, Llantrisant 226/4. As a result of discussions with the applicant, an appropriate alternative route for the PROW along the northern boundary of the site has been identified which will enable the development to be satisfactorily accommodated and the PROW to remain. It is noted however that a separate Public Path Diversion Order will be needed in order to formalise this. Members should also be aware that as the definitive route of the existing PROW runs through the adjoining site which forms part of the Tom Prichard Contracting depot, any diversion will be subject to agreement with other landowners.

The Council's PROW Officer has confirmed that there may be scope for the neighbouring landowners to work collaboratively on a suitable diversion that would serve all interests and subsequently there does not appear to be any reason why an alternative route could not be agreed. As such no objections are raised but an informative note is suggested to advise the developer of the above.

### **Other Issues**

It is noted that no objections were received from the Council's Waste Services Section; Wales and West Utilities; Western Power Distribution; South Wales Fire and Rescue Service; South Wales Police; or the Health and Safety Executive, subject to standard conditions and advice.

### **Neighbour Consultation Responses**

Where the issues raised by the objectors are not addressed above, the following additional comments are offered:

An objector noted that the original outline planning permission and subsequent renewals all had a number of conditions attached to ensure that any potential impact upon the amenity of the nearest residential properties is minimised, and should this application be approved, the earlier conditions should be appended to control these matters. In response to this, all of the earlier consents, other than the Phase 1 development (application ref. 18/0408/10), were for outline planning permission only, i.e. the principle of developing the site for employment use only, with all other matters reserved for future consideration (access, appearance, landscaping, layout and scale). Consequently full detailed design proposals were not submitted with those applications and relevant conditions for those details to be submitted to and approved by the LPA prior to any works starting on site were considered necessary. However this application, as with the earlier Phase 1 application, is submitted in full, with all relevant design, layout, landscaping and access details etc. included. As such a number of the conditions attached to the earlier outline consents are no longer necessary, and only those that are necessary, as set out within the report above, are included below. These include a number of conditions in respect of noise and lighting which would address the objector's concerns and ensure any impact in these respects are minimised.

### **Section 106 Contributions / Planning Obligations**

Section 106 (S106) of the Town and Country Planning Act (as amended) enables Local Planning Authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, states that a planning obligation, under S106, may only legally constitute a reason for granting planning permission if it is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and,
- fairly and reasonably related in scale and kind to the development.

PPW advises that contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the LDP and the Council's SPG: Planning Obligations.

In this case the developer would be required to enter into a S106 agreement with the Council for the following:

- The agreement of an Employment Skills Training Plan (ESTP).

However, as no further contributions would be required via a legal agreement in this case, in an attempt to overcome the need to enter this process and all of the necessary time/costs associated with it for both the applicant and the Council, the applicant has already produced an ESTP and submitted it in support of the application. The plan meets all of the relevant criteria and is considered to be appropriate. It is therefore considered that a S106 agreement would be unnecessary and unreasonable in this instance. This matter has been discussed with the Council's Legal and Democratic Services Section who share this view.

### **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 the CIL rate for this type of development as set out in the Charging Schedule is £nil. Therefore no CIL would be payable.

### **Conclusion**

Having taken account all of the issues identified above, it is considered that the proposed development represents an efficient and appropriate use of the site that will generate economic growth and a number of employment opportunities in the local area; without resulting in an adverse impact upon the character and appearance of the locality, the amenities of surrounding residents, or highway safety in the vicinity of the site. Furthermore, it has been demonstrated that the impact of the scheme upon

ecology and land drainage can be appropriately mitigated, and an appropriate diversion for the existing PROW that crosses the site can be accommodated.

The proposed development therefore complies 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:

- 100 Rev. C – Existing Site
- 123 Rev. E – Ecology Layout – Phase 2
- 124 Rev. C – Phase 2 Proposed Site Plan
- 125 Rev. C – Phase 2 Cut Site Plan
- 126 Rev. C – Phase 2 Site Sections
- 130 – Location Map
- 6U01 Rev. B – 6 Unit Block
- DU01 Rev. A – Double Unit
- DU02 – Gross Areas
- 6U02 – Gross Area
- 9304/127 Rev. 03 – Topographical Survey
- 9304/128 Rev. 03 – Site Clearance
- 9304/500 Rev. 02 – Proposed Scheme Drainage Layout Sheet 1 of 2
- 9304/501 Rev. 02 – Phase 2 Works Drainage Layout Sheet 2 of 2
- 9304/501 Rev. 01 – Drainage Details
- 9304/503 Rev. 03 – Surface Water Long Sections
- 9304/504 Rev. 02 – Surface Water Long Sections
- 9304/505 Rev. 01 – Foul Water Long Sections
- 9304/700 Rev. 08 – General Arrangement
- 9304/701 Rev. 03 – Traffic Signs and Road Markings and Kerb Layout
- 9304/703 Rev. 01 – Long Sections
- 9304/705 Rev. 02 – Plan and Profile
- 9304/900 Rev. 02 – Vehicle Tracking Layout
- 9304/S38-725 Rev. 03 – Phase 2 Works – Section 38 Plan and Profile
- 9304/S38-1300 Rev. 01 – Phase 2 Works – Section 38 Street Lighting

and documents received by the Local Planning Authority on 02/08/19, 06/08/19, 07/08/19, 17/09/19, 24/10/19, 25/10/19, 30/10/19, 06/12/19, 18/12/19, 23/04/20, 17/06/20, 28/07/20, 05/08/20, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. No development shall commence on site until a scheme for the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the mitigation measures shall remain in place thereafter.

Reason: To ensure that noise emitted from the development is not a source of nuisance to occupants of nearby residential properties, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. The noise from any part of the application/employment site, as measured externally on any façade at the nearest dwelling house, shall comply with the following:
  - During night hours (23:00 to 07:00 on all days), the noise emitted from any part of the application/employment site shall not exceed 35dB LA90.10 min or background noise level whichever is the greater;
  - At all other times, noise emitted from any part of the application/employment site shall not exceed 43dB LA90.10 min or background noise level whichever is the greater.

Reason: To ensure that noise emitted from the development is not a source of nuisance to occupants of nearby residential properties, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

5. Before any plant and/or machinery is used within and/or outside any of the buildings hereby permitted it shall be enclosed with sound insulating material and positioned in a way which will minimise transmission of structure borne sound in accordance with a scheme to be agreed in writing with the Local Planning Authority. The plant and/or machinery shall be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that noise emitted from the development is not a source of nuisance to occupants of nearby residential properties, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. At the reasonable request of the Local Planning Authority, and following a complaint to the Local Planning Authority relating to noise emissions arising from the operation of any part of the application site, the occupier/owner of the unit(s)/building(s) that had been assessed as carrying out operations (including vehicular movements) producing the adverse noise levels shall measure the level of noise emission at the property to which the complaint relates. The measurement and calculation of noise levels shall be undertaken in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These details shall be submitted within 14 days of the date of the occupier/owner of the building(s) being notified, in writing, of the complaint.

Reason: To ensure that noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. The internal road layout including street lighting, surface-water drainage and any retaining walls shall be installed on site in accordance with the approved details prior to beneficial occupation of any unit.

Reason: To ensure the adequacy of the proposed development in the interests of highway safety, in accordance with Policy AW5 of Rhondda Cynon Taf Local Development Plan.

8. The parking areas identified on submitted drawing no. 9304/700 Rev 08 shall be laid out and constructed on site in permanent materials prior to the beneficial occupation of any unit on site. The parking areas shall be retained for the purpose of the parking of vehicles only thereafter.

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

9. 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 Local Planning Authority 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.

10. The development hereby approved including any works of site clearance shall be carried out in accordance with the details outlined in the Construction Environmental Management Plan, the Traffic Management Plan, Security Plan, Emergency Plan, Environmental Plan and General Arrangement Plan Rev 08, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic and to ensure that the construction works resulting from the proposed development do not have an adverse impact on the environment, ecology or nearby properties in accordance with Policies AW5, AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

11. The development hereby approved shall be carried out in accordance with the methods and recommendations set out in the Tal-y-Fedw, Llantrisant Ecological Appraisal (WYG – July 2017), the Tree and Ecology Addendum Document (Vale Consultancy – 21/11/2018), the Specification for Tree Works (Treescene Ltd – 09/08/2018), Arboricultural Method Statement and Tree Protection Plan (Treescene – 20/11/18), Badger Walkover (David Clements Ecology Ltd – November 2018), Bat Activity Survey Report (WYG – November 2017) and as illustrated on the Ecology Layout Phase 2 (ND/18-010-e/9304 DRG. NO> 23 Rev. E), unless otherwise agreed in writing by the Local Planning Authority.

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

12. No development shall commence on site until full details of all external lighting on site (which must be bat sensitive) 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: To afford protection to animal species and in the interests of amenity in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) no external lighting equipment, other than that approved under

Condition 11, shall be erected or installed on the buildings hereby approved without the prior express permission of the Local Planning Authority.

Reason: To prevent light pollution and to avoid potential disturbance to nocturnal animal species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

14. The bird and bat boxes identified in the Tree and Ecology Addendum Document (Vale Consultancy – 21st November 2018) shall be installed prior to beneficial occupation of any unit or the completion of the development, whichever is the sooner, unless otherwise agreed in writing by the Local Planning Authority.

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

15. Prior to the beneficial occupation of any unit hereby approved, a comprehensive scheme of landscaping, which includes only native trees and shrubs and is in accordance with the details shown on the submitted Ecology Layout - Phase 1 Plan (ND/18-010-a/6343 122), shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

17. Prior to the beneficial occupation of the development hereby approved, boundary treatments shall be completed in accordance with a plan indicating the position, design, materials and type of boundary treatments, which shall first be submitted to and approved in writing by the Local Planning Authority.

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

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**RHONDDA CYNON TAF**

## **PLANNING & DEVELOPMENT COMMITTEE**

**3 SEPTEMBER 2020**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0293/10 (GH)  
**APPLICANT:** Mr G McDonagh  
**DEVELOPMENT:** Rebuild pottery building (original building damaged by fire). Revised site plan, showing access and parking, received 17th July 2020; Supporting statement received 6th August 2020  
**LOCATION:** SOUTHCLIFFE POTTERY, CREIGIAU ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF15 9NN.  
**DATE REGISTERED:** 17/07/2020  
**ELECTORAL DIVISION:** Llantwit Fardre

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**RECOMMENDATION:** GRANT SUBJECT TO THE CONDITIONS BELOW:

#### **REASONS:**

By virtue of its scale, design and appearance, the proposed rebuilding of the pottery would create an attractive structure of low visual impact, which would be sympathetic to its countryside location and the history of the site. In addition, the manufacture and sale of pottery would provide a unique and interesting tourism and leisure attraction which would be beneficial to the rural economy in this area and the Borough as a whole.

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#### **REASON APPLICATION REPORTED TO COMMITTEE**

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

#### **APPLICATION DETAILS**

Full planning consent is sought to complete the reconstruction of a building at the site of the former Southcliffe Pottery, Creigiau Road, Llantwit Fardre.

It is proposed that the building would be rebuilt to its existing footprint for the purposes of the manufacture and sale of pottery. The original pottery studio was set up in 1947 as the Southcliffe Ceramic Company, and was renamed Creigiau Pottery the following year.

Creigiau Pottery was well known for its copper-glazed style and was a popular location for visitors to experience traditional skills. The business continued to operate into the 1980s until significant damage was caused by a fire in July 1989.

Despite the fire damage all of the foundation slab and some of the walls were extant, although it was evident from a site visit that the elevations had been reconstructed to eaves height and that clearance of the once overgrown site had already taken place.

The submitted plans show that the rebuilt single storey structure would contain a combined workshop and sales area, together with toilet facilities. On account of its setting and historical context external finishes would comprise elevations faced with natural stone, and a tin sheet roof.

The site access is currently via a field gate in the south-eastern corner, although it is proposed to relocate this a few metres to the north where an existing kerb-line suggests the entrance once was.

In addition to the plans and elevation drawings accompanying the application a coal mining report and supporting statement has been submitted.

## **SITE APPRAISAL**

The application property consists of the remains of a former pottery and shop, which is located in the open countryside to the south-west of Efail Isaf. The site is adjacent to the western side of Creigiau Road, with which it shares a gated access and is north of the Caesars Arms Public House.

With an area of approximately 0.13 hectares, the site had been left such that it had become overgrown since the fire although, as noted above, the ground around the site has been cleared and a degree of rebuilding has taken place.

The overgrown remains of the kiln and chimney stack are located in the south-western corner of the site, as is an old static caravan in a poor state of repair. Between the closure of the pottery and its purchase by the current owner it is understood that the caravan had been unofficially occupied.

The adjacent land to the west comprises a former landfill site, now restored for grazing, whilst the closest dwellings to the site are approximately 239m to the south-east and 284m to the north. The aforementioned Public House lies around 200m to the south and is just within Cardiff Council's administrative area.

## **PLANNING HISTORY**

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

**97/2695/13:** Renewal of Outline Consent 56/92/0448 – rebuild existing building damaged by fire. Decision: 26/02/1999, granted.

**92/0448/13:** Pottery for the making and retail sale of pottery. Decision: 25/09/1992, granted.

## **PUBLICITY**

The application has been advertised by direct notification to five neighbouring properties and notices were displayed on site.

Furthermore, in accordance with the Development Management Procedure Order (Wales) the relevant press notice was published identifying that the proposal would be considered a departure from the Local Development Plan.

Three letters of objection or representation have been received from one party, in respect of poor access and visibility, adequacy of space for parking, loading and turning. In addition concerns were raised about building work having already started and access to mains water and drainage.

## **CONSULTATION**

### Transportation Section

No objection subject to conditions in respect of access engineering tie-in details, traffic management and wheel washing and parking provision.

### Drainage

No objection or condition is recommended in relation to surface water flood risk for this application since this will be adequately managed by both Building Regulations and Schedule 3 of the Flood and Water Management Act 2010.

### Public Health and Protection

Conditions are recommended in respect of demolition, noise, dust, waste and hours of operation, together with an advisory note in respect of previous land uses. However, given the location of the site and existing public health powers, it is suggested that such conditions would be unnecessary.

### Dwr Cymru Welsh Water

The application form suggests a foul connection into the public sewerage system will be sought however, it appears as though the application site is located in an area not served by public sewers. In light of this a condition is recommended for the submission of drainage details, together with an informative note.

### Western Power Distribution

A new connection or service alteration will require a separate application to WPD.

### Countryside – Ecologist

No objection subject to a condition for hedgerow enhancement and management works.

### The Coal Authority

On the basis that the developer is building off the original slab and that there are no groundworks, the nature of development is listed as exempt from Version 5, 2019 of the Coal Authority's Resources for Local Planning Authorities. A Coal Mining Risk Assessment would therefore not be required.

Any further consultation responses received will be reported during the Committee meeting.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

The application site lies outside of the settlement boundary within open countryside.

**Policy CS2** - emphasises sustainable growth in the Southern Strategy Area (SSA) that protects the culture and identity of communities by focusing development within defined settlement boundaries. Emphasis will also be on protecting the cultural identity of the strategy area by protecting the natural environment.

**Policy CS10** - seeks to protect resources and to contribute to the local, regional and national demand for minerals, but makes reference to national guidance which advises that sandstone should not be extracted within 200m of settlements.

**Policy AW2** - supports development proposals in sustainable locations which are within the settlement boundary; would not unacceptably conflict with surrounding uses; and have good accessibility by a range of sustainable transport options.

**Policy AW5** - identifies the appropriate amenity and accessibility criteria for new development proposals. It expressly states that the scale, form and design of the development should have no unacceptable effect on the character and appearance of the site and the surrounding area. There should also be no significant impact upon the amenities of neighbouring occupiers and should, where appropriate, retain existing features of natural environmental value. Additionally the development would require safe access to the highway network and provide parking in accordance with the Council's SPG.

**Policy AW6** - supports development proposals that are of a high standard of design that reinforce attractive qualities and local distinctiveness. Additionally proposals must be designed to protect and enhance landscape and biodiversity.

**Policy AW8** - seeks to protect and enhance the natural environment from inappropriate development.

**Policy AW9** - renovation of existing buildings outside defined settlement limits for purposes of employment, community or tourism use will be supported if the existing structure is structurally sound or is capable of being made so without substantial major external alteration or reconstruction.

**Policy AW10** - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

**Policy AW14** - seeks to safeguard mineral resources including sandstone from any development that would unnecessarily sterilise them or hinder their extraction.



## **Supplementary Planning Guidance**

- Design and Placemaking
- Access, Circulation and Parking Requirements
- Nature Conservation

## **National Guidance**

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

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

It is considered that 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 inasmuch as they relate to the development proposed:

Chapter 1 (Managing New Development)

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

Chapter 4 (Active and Social Places)

Chapter 5 (Productive and Enterprising Places)

Other national policy guidance considered:

PPW Technical Advice Note 12: Design

PPW Technical Advice Note 13: Tourism

## **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 reconstruction of a pottery containing a workshop and a retail area. The original pottery burnt down some time ago and it appears that very little would have remained of the original structure, save for its substantial foundations and part of the elevations.

With regard to the previous outline applications to rebuild the pottery, which were submitted and granted consent in the 1990s, the report to the Planning Committee advised Members that “There is little doubt in my mind, by virtue of the dilapidated condition of the structures on the site, that the reconstruction of buildings on the land for the purposes of the manufacture and retail sale of pottery would be tantamount to new development in the countryside”.

Consequently, whilst it is acknowledged that the site once contained a building and was previously developed land, given the timescale and the reclamation of the site by nature, this matter is afforded little weight and Policy AW9 is not relevant. Thus it is reasonable that the current application is also considered in the same manner, as new development in the countryside.

Furthermore although the earlier applications were approved by Members, in line with the Officer’s recommendation, another change in circumstance is the advent of the LDP and various iterations of Planning Policy Wales. Therefore, whilst many of the material considerations will not have changed, the application must be judged against current policy framework.

The site is in the Southern Strategy Area and outside of the settlement boundary. The proposal seeks to replace the pottery indicating that this will attract visitors and teach traditional skills. In addition to the supporting statement, the application form and subsequent conversations with the Applicant have confirmed that the purpose of the development is for pottery to be made on site to be sold. This is relevant inasmuch as the Local Planning Authority would not support a standalone retail unit outside of the settlement boundary and in an unsustainable location.

Since the proposal would have tourism/leisure/education benefits with an ancillary retail element alongside, the two key considerations are the location of the site outside the settlement boundary and any weight that can be afforded to the potential tourism benefit that the proposal may hold.

The LDP requires that all developments on non-allocated sites are located in sustainable locations. Policy AW2 defines these locations to include those which are inside the settlement boundary, accessible via a range of transport modes and have access to a range of services and facilities. Therefore it must be considered whether there are any mitigating circumstances for an exception to be made to Policy AW2.

Firstly, it can be argued that it would be difficult to find a property within the settlement boundary that could accommodate such a use. Indeed, traditional small craft potteries, that will bring benefits to tourism, are most likely to be found in rural locations such as the application site and would not be a suitable land use for a town centre or within a residential area.

Secondly, the supporting documentation identifies that the pottery is intended to attract visitors and thus provide a tourist or leisure attraction which would be important to the rural economy. Such an attraction would accord with the Council's wider aims to unlock the economic and regenerative potential of the County Borough as a tourist destination.

With the exception of Policy AW9 the LDP refers little to tourism uses, so it is necessary to defer to national guidance. Planning Policy Wales is very supportive of tourism proposals in appropriate locations, that are sympathetic in nature and scale to the local environment, and recognises the positive role that tourism plays in contributing to a strong and diverse economy.

In particular, paragraph 5.5.3 of PPW advises that tourism-related development in rural areas is an essential element in providing for a healthy and diverse economy, whilst paragraph 5.5.7 advises that planning authorities should adopt positive approaches to proposals which utilise previously developed or disused land and water bodies for tourism uses.

With this in mind the application is considered to accord with National Sustainable Placemaking Outcomes in that the proposal would foster economic activity; offer a cultural experience; provide employment; be of high quality materials; prioritises the use of previously developed land; preserves a historic manufacturing site; and can bring forward improvements to green infrastructure and wildlife connectivity.

In conclusion the proposal to reinstate the pottery with an ancillary shop, primarily as a tourism use with education benefits, is considered to be acceptable in principle and is supported by national policy. However condition 2, which reflects the unique circumstances of the proposal and its location, is recommended to ensure that future use of the site is restricted to the purposes intended.

### **Impact on the character and appearance of the area**

The proposed development is located on Creigiau Road, which connects the A473 Church Village bypass with the A4119 to the south of Creigiau village.

The northern section of the road, which is within the RCT boundary, maintains a largely rural character, although a number of residential, agricultural and commercial properties, some more prominent than others, gain direct access from it.

Notwithstanding that the pottery operated at the site for many years, together with a quarry on the opposite side of the road a little further to the north, it is considered that any proposals to reuse the site should be sympathetic to its surroundings and have a low visual impact.

From what has been reconstructed so far, it appears that the development would be of high quality and the applicant has sought to maintain the scale of the original single storey building, by restricting it to the same footprint.

The external finishes, faced with natural stonework and with cills of natural, rather than reconstituted stone, suggest that the appearance of the property would befit the location, whilst the tin roof, like the stonework would age and colour well, and be likely to best assimilate with the setting.

Just as relevant to the appearance of the building is the outward appearance of the site, and the planning authority would be keen to avoid any boundary treatments that introduced an urban or formal quality. For that reason a condition in respect of boundary treatments is proposed, and subject to this and the above, the development is considered acceptable in these terms.

### **Impact on neighbouring occupiers**

The countryside location and its distance from neighbouring properties, one of which is a well-established public house and restaurant, means that the small scale of the building and the nature of the activities at the site would be unlikely to cause harm to the amenity of third parties.

Therefore there are no objections in this regard.

### **Access and highway safety**

The proposed development would be served directly from Creigiau Road, which is sub-standard in terms of width, forward vision, provision of segregated pedestrian footway facilities, adequate highway drainage and street lighting. However, considering that the site was previously developed the principle of access is considered acceptable.

The amended plan indicates that the existing gated access is to be removed and a new access created in the centre of the plot. This acceptable in principle; although the submitted plan lacks sufficient detail with regard to its construction and tie-in with the public highway. The new access should also be at least 4.5m wide to facilitate 2-way traffic flow with provision of a demarcation kerb between the public highway and private land. Nevertheless, the Council's Transportation Section has advised that these issues can be addressed by a condition.

The amended plan also indicates the proposed parking provision, which includes a 7m wide aisle width. The proposed internal layout is sufficient to allow expected visiting vehicles to enter and exit the site in a forward gear.

It is noted that the proposal for a small scale pottery workshop and retail area would have a floor area of circa 57m<sup>2</sup>. The retail area is presumed to be ancillary to the workshop and as such is not expected to result in significant trip generation. For the purpose of assessing parking requirements the development is considered as 'general industry'.

For such premises with a floor area of less than 235m<sup>2</sup> the Council's SPG: Access, Circulation and Parking Requirements stipulates an off-street parking requirement of 1 van space plus 2 parking spaces, resulting in a total requirement of 3 spaces.

The amended parking layout submitted includes provision of a dedicated oversized delivery space and 9 no. 2.4m x 4.8m parking spaces. As such, the proposed off-street parking provision exceeds the SPG requirement, and gives no cause for concern.

In light of the above, and subject to the recommended conditions, the development is considered to be acceptable in this regard.

## **Ecology**

The Council's Ecologist has advised that the Transportation Section's requirement for a 4.5m visual splay across the entrance of the site has been very helpful in removing any concern that the application might require considerable hedgerow removal.

Having visited the site and reviewed photographic detail, the Ecologist is of the view that additional removal of vegetation for the highways access will not affect any significant dormouse habitat, and that to be removed is of low quality shrubbery. Therefore a survey or a European Protected Species Licence would not be required.

However, to ensure that the redevelopment of this site does not create a physical block for dormouse movement along the roadside hedgerows of Heol Creigiau and the connecting habitat either side of the road, it is suggested that the western boundary of the site, which has a tree/hedge line, has the potential to act as connectivity habitat along which dormice may occasionally move. This would tie in with the hedgerow to the north and hedgerows and woodland south of the site. Therefore, subject to a condition for details of hedgerow enhancement works, through a scheme of sympathetic management and enhancement for its use as wildlife corridor (with particular reference to dormice), this will provide an appropriate consideration of dormouse potential use of this site and the immediate surrounds.

## **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**

By virtue of its scale, design and appearance, the proposed rebuilding of the pottery would create an attractive structure of low visual impact, which would be sympathetic to its countryside location and the history of the site. In addition, the manufacture and sale of pottery would provide a unique and interesting tourism and leisure attraction which would be beneficial to the rural economy in this area and the Borough as a whole.

## **RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:**

1. The development hereby approved shall be carried out in accordance with the approved drawing numbers GM01-1 and GM01-2 155B and documents

received by the Local Planning Authority on 17<sup>th</sup> March 2020, 17<sup>th</sup> July 2020 and 6<sup>th</sup> August 2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

2. The development hereby approved, shall be used solely for purposes of the manufacture of pottery, including visiting members of the public for educational or tourism reasons, together with related ancillary retail sales.

Reason: By virtue of its location, historical context and benefit to tourism from the proposed pottery use, the site would not be suitable for other industrial or standalone retail development, in accordance with Policy AW2 of the Rhondda Cynon Taf Local Development Plan.

3. Beneficial use of the development shall not take place until:

- i) A scheme has been submitted to and approved in writing by the Local Planning Authority indicating:

- a) The positions, height, design, materials and type of boundary treatment to be erected, and;
    - b) The provision of a hedgerow enhancement and long-term management scheme, for use as a wildlife and dormouse corridor, along the western site boundary.

- ii) The approved boundary treatments and hedgerow scheme have been implemented in accordance with the approved details.

The boundary treatments and hedgerows together with the approved long-term management scheme shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and the natural environment in accordance with Policies AW5, AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

4. Beneficial use of the development shall not take place until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the site will be effectively drained; what the means of disposal of surface water will be; and it shall also indicate how foul flows will communicate to the public sewerage system. This shall be confirmed by a sewer trace undertaken by Dwr Cymru Welsh Water staff upon request of the developer, to accurately locate the asset and confirm its status/ownership. Thereafter, the scheme shall be implemented in accordance with the approved details prior to beneficial use of the development and no further surface water or land drainage shall be allowed to connect directly or indirectly with 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 Policies AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

5. Beneficial use of the development shall not take place until:

i) Full engineering design and detail of the proposed means of access together with the tie-in with the public highway have been submitted to and approved in writing by the Local Planning Authority. This shall include details of traffic management and wheel washing facilities to be provided on site during construction of the access, and;

ii) The site access and tie-in have been completed in accordance with the approved details.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. The off-street parking spaces indicated on drawing number GM01-2 155B shall be provided on site in permanent materials prior to beneficial use of the development and shall be retained for the purpose of vehicular parking only thereafter.

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

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**RHONDDA CYNON TAF**

## **PLANNING & DEVELOPMENT COMMITTEE**

**3 SEPTEMBER 2020**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0394/08 (BJW)  
**APPLICANT:** c/o agent (Agent – RCTCBC)  
**DEVELOPMENT:** Installation of demountable office including WCs, kitchen/break room and locker room.  
To be installed on existing slab of previously demolished steel framed building.  
**LOCATION:** **FORMER RHONDDA READY MIX CONCRETE, DINAS DEPOT, CYMMER ROAD, DINAS, PORTH, CF39 9BL**  
**DATE REGISTERED:** 01/05/2020  
**ELECTORAL DIVISION:** Porth

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**RECOMMENDATION:** Approve

#### **REASONS:**

The proposed demountable office building would improve facilities for the Council's Street Care operatives within this busy Council depot and would be in keeping with the existing use of the site.

The proposal would be acceptable in terms of its impact on neighbouring properties, the character and appearance of the area and highway safety considerations.

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#### **REASON THAT THE APPLICATION IS BEING REPORTED TO COMMITTEE**

The application is being made by the Council for an upgrade to its own facilities and as such, is within a category of development where determination powers are not delegated to the Director of Prosperity and Development.

#### **APPLICATION DETAILS**

Full planning permission is sought for the installation of a demountable office building within the yard area of the former Rhondda Ready Mix Concrete site off Cymmer Road, Dinas. It is proposed the new building be installed on the existing raised slab of a previously demolished steel framed building at the site and would provide facilities for Council staff using the site.

The building would measure 12m in length by 6m in depth by 3.5m in height to the highest part of the roof. The building would consist of a circulation area; two no. offices; a locker/drying room; a mess room; kitchen; female/disabled W.C. and a male W.C. The finished floor level of the building would be 250mm above ground level. The building would be finished in colour coated steel sheeting, steel doors and powder coated aluminium windows.

The application is accompanied by a supporting Design and Access Statement (DAS) which states "It is envisaged that the proposed office will be used as a facility to enable Street Care operatives to carry out their duties as outlined by RCT."

## **SITE APPRAISAL**

The site is now a vacant concrete slab that previously contained a two-storey, block constructed commercial/industrial building with a flat roof and external, box profile cladding at first floor level.

The building previously formed part of a commercial/industrial use, a concrete production facility with associated offices, in a roadside location between Porth and Dinas. The site was acquired by the Council in order to expand its waste management and street care facilities and the building, one of two within the site, was demolished following an application for prior approval for demolition earlier this year (application 19/1305/23 refers). The site is immediately adjacent to the Council's waste management facility to the west.

## **PLANNING HISTORY**

19/1305/23	Dinas Depot, Cymmer Road, Porth, CF39 9BL.	Demolition of ready mix concrete building (application for prior approval for demolition).	17/02/2020 Prior approval not required
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## **PUBLICITY**

The application has been advertised by neighbour notification letters and site notices. No representations have been received.

## **CONSULTATION**

Transportation Section – no objection.

Flood Risk Management – no response at the time of writing the report. Members will be updated of any response orally at the Committee meeting.

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

Also advises:

A search of our records relating to potentially contaminating past land uses has shown that the application site was formerly occupied by a Council yard and works. It is therefore considered that there is a potential for hazards associated with land contamination to exist on the development site.

Due to the size and nature of the proposed development, the applicant should be advised of the past use(s) of the site and the potential for contamination to exist. Additionally the applicant may wish to undertake their own site investigations to allow further assessment of the potential hazards and to comply with their duty of care.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

The application site is within the settlement boundary of Dinas (Porth) and is unallocated.

**Policy CS1** - In the Northern Strategy Area the emphasis will be on building strong, sustainable communities. This will be achieved by encouraging a strong diverse economy which supports traditional employment.

**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.

**Policy AW10** – Advises that new proposals would not be permitted should they be considered unacceptable in terms of Environmental Protection and Public Health.

### **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 5<sup>th</sup> 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 inasmuch as they relate to the proposed development:

Chapter 3 Strategic and Spatial Choices  
Chapter 4 Active and Social Places  
Chapter 5 Productive and Enterprising Places  
Chapter 6 Distinctive and Natural Places

Planning Policy Wales Technical Advice Note 12 - Design

The above chapters and Technical Advice Note 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 application site is within the defined settlement boundary where development is considered to be acceptable in principle subject to compliance with other policies within the Local Development Plan. It is part of the previous Rhondda Ready Mix Concrete business which operated from the site and has been acquired by the Council in order to expand the existing waste management depot facilities which are immediately to the west of the site.

The proposed demountable office building would improve the facilities for the Council's Street Care operatives enabling them to carry out this frontline function from the site.

It is considered that the use of the site and the installation of the proposed demountable building would be suitable and in keeping with the other uses in the surrounding site(s) being used by the Council. The proposal would therefore make a productive use of the currently disused yard area.

Other issues, such as its appearance and the impact that the development would have within the local and wider context and its effect on highway safety are considered later within the report.

#### **Impact on amenities of neighbouring properties**

The proposed site is located over 90m from the nearest residential properties (Melroy Bungalow, located at a much higher level than the application site) and would be separated from those properties by the main highway and the increase in level.

It is considered that due to the scale of the proposed building, its layout and the relationship between the site and neighbouring properties, that the proposal would not have any detrimental impact on those neighbouring properties.

Consequently, it is considered that the proposal is acceptable in this respect.

### **Character and appearance of the area**

The proposed building would form a modest, utilitarian and acceptable commercial/industrial addition to the wider Council yard.

The building and its use would be acceptable within its immediate setting and the wider setting of the extended yard within which it resides.

Consequently, it is considered that the proposal would be visually acceptable within the context of the surrounding site.

### **Highway Safety**

The Transportation Section have raised no objection to the proposal in terms of its effect on highway safety. In coming to this view the following comments have been offered:

There are no proposals to improve the vehicular access but there is an intention to use the former concrete yard, which now stands empty, to provide additional parking facilities for the Street Care team which is acceptable. Vision splays onto Dinas Road are also acceptable. The proposal would provide for better facilities for the Council's Street Care Team with no access to the general public which is also acceptable. Additionally, it is not anticipated that the proposal will generate additional vehicular movements after construction to that which already occur which is acceptable. Subsequently, no highway objection is raised or conditions suggested.

### **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.

The suggestion that the applicant be made aware of previous potentially contaminating land uses is considered to be reasonable and necessary to include as an informative note.

### **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 development would bring a piece of redundant land back into beneficial use, improving the facilities and utility of the site in a manner that would be in keeping with the wider uses undertaken by the Council within the immediate area.

The proposed development is therefore considered to be acceptable in principle and it is not considered the proposal would have a detrimental impact on neighbouring properties or highway safety and would also be visually 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 plans ref:

- Site Location plan, Drawing No. 15027-3607-B001
- Site Plan, Drawing No. 15027-3607-B01
- Proposed floor plan, Drawing No. 15027-3607-B02
- Proposed elevation plan, Drawing No. 15027-3607-B03

and documents received by the Local Planning Authority on 29/04/20 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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



**RHONDDA CYNON TAF**

## **PLANNING & DEVELOPMENT COMMITTEE**

**3 SEPTEMBER 2020**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0415/10 (CA)  
**APPLICANT:** Mr Watkins  
**DEVELOPMENT:** Development of Single Dwelling  
**LOCATION:** 1 ALEXANDRA PLACE, ABERCYNON, MOUNTAIN  
ASH, CF45 4YA  
**DATE REGISTERED:** 26/05/2020  
**ELECTORAL DIVISION:** Abercynon

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**RECOMMENDATION:** Approve, subject to conditions.

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

The proposal would provide an additional family home in a well-established residential location.

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#### **REASON APPLICATION REPORTED TO COMMITTEE**

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

#### **APPLICATION DETAILS**

Full planning permission is sought for the development of a single dwelling on a parcel of land to the south west of 1 Alexandra Place, Abercynon.

The proposed dwelling would be orientated south east with its front elevation facing Alexandra Place. The dwelling would measure maximum dimensions of approximately 15.4 metres in width, 8.6 metres in depth and 7.8 metres in height. The dwelling would be of two storeys and of a modern design, finished in a mix of white render and natural stone with slate roof tiles and grey uPVC windows and doors. Accommodation within the dwelling would consist of an entrance hall, living room, open plan kitchen/dining room, utility room, study and W.C. There would be five bedrooms at first floor level (three with en-suite bathrooms) and a bathroom.

A detached garage is proposed within the south western corner of the site. It would measure approximately 3.5 metres in width by 5.5 metres in depth with a pitched roof design to 3.8 metres in height. External materials proposed would consist of natural stone and white render.

Access to the site would be provided off Alexandra Place and there are three dedicated car parking spaces shown on the proposed site plan.

## **SITE APPRAISAL**

The application site is a roughly triangular plot amounting to approximately 400 square metres. The site is bound by timber fencing on its eastern, northern and western sides. It has been recently cleared of vegetation and is currently free from built development.

The site is located adjacent to No.1 Alexandra Place and there are also residential dwellings located opposite the site, to the south. The railway line runs parallel to the rear boundary of the site.

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

## **PLANNING HISTORY**

None.

## **PUBLICITY**

The application has been advertised by direct notification letter to neighbouring properties and a site notice has been displayed. Six objections have been received, with the main points summarised as follows:

- Concerns that the development would impact on the *'poor and overloaded sewer system.'*
- The proximity of the soakaway in relation to the railway cutting is inappropriate.
- The development would result in increased surface water run-off.
- Concerns regarding land stability given the proximity of the development to the railway cutting. Transport for Wales should be consulted regarding this point.
- Concerns that the development would be detrimental to highway safety due to the position of the garage at a 'pinch point' in the road, the fact that the drive appears to encroach onto the road and the additional traffic would increase risk to pedestrians and cause parking problems.
- The site area appears to infringe the boundary.
- Concerns regarding the size of the dwelling in relation to the plot.
- Concerns that site clearance/tree removal works have been undertaken – this has resulted in an adverse impact on local species (nesting birds) and has altered the character of the area.
- All residents within Alexandra Place should have been consulted on the development.
- The construction phase of the development will result in disturbance to residents of Alexandra Place, as well as potential damage.



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

## **CONSULTATION**

Transportation Section – No objections, subject to conditions.

Flood Risk Management – No objections or conditions recommended.

Public Health and Protection – No objections, conditions recommended.

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

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

Transport for Wales – No adverse comments received.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan:**

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

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

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

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

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

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

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

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

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

### **Supplementary Planning Guidance:**

Design and Placemaking

Nature Conservation

Access, Circulation and Parking

**National Guidance:**

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

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

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

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

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

Other relevant national policy guidance considered:

PPW Technical Advice Note 5: Nature Conservation and Planning

PPW Technical Advice Note 11: Noise

PPW Technical Advice Note 12: Design

PPW Technical Advice Note 18: Transport

**REASONS FOR REACHING THE RECOMMENDATION**

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

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

**Main Issues:****Principle of the proposed development:**

Full planning permission is sought for the development of a single dwelling on land adjacent to 1 Alexandra Place, Abercynon. The plot is situated inside of the defined settlement limits and within an established residential area where the principle of residential development is considered acceptable, subject to compliance with the

policies set out in the Local Development Plan and other relevant material considerations.

As such, there would be no objection to residential development at the site, in principle.

### **Impact on the character and appearance of the area:**

The application site consists of a vacant parcel of land within Abercynon. The site has recently been cleared of vegetation and amounts to approximately 400 square metres.

With respect to the proposed dwelling itself, it would be positioned at the eastern end of the plot allowing for amenity space to the rear and side, as well as a parking area and garage at the western end of the site. As such it is not considered the proposal would lead to an over intensive form of development and would also allow for a degree of landscaping to be introduced around the new building. As such, it is considered that the appearance of the application site would be acceptable following the completion of the development.

It is acknowledged that the site has historically been free from built development and previously contained mature vegetation. As such, the proposal would result in a change to the overall character and appearance of the immediate area. It is however considered that the proposal would be viewed in the context of existing built form in a residential location and so would not appear out of place. In addition, it is not considered that the resulting structures would form overly prominent features in the street scene, especially given the mix of dwelling types in the immediate vicinity, and further, it is considered any potential impact would be minimised through the combination of appropriate external finishes, which match properties immediately adjacent.

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

### **Impact on residential amenity and privacy:**

Any impact upon residential amenity would likely be greatest upon the neighbouring properties, 1 Alexandra Place and Plas Newydd, due to their positions in relation to the proposed development. The proposed development would follow the pattern of existing development, being located adjacent to 1 Alexandra Place and fronting the street. There would be a gap between the side elevations of the proposed dwelling and No. 1 of almost 8 metres. No windows would be positioned on the side elevation of the proposed dwelling which faces 1 Alexandra Place and it is not considered that the proposal would significantly exacerbate existing levels of privacy experienced by neighbouring properties. In terms of properties opposite the site, which the proposal would directly face, these would be positioned an adequate distance away to ensure their residential amenities would not be significantly compromised.

Due to the orientation of dwellings along Alexandra Place, which face south east, it is not considered that the proposal would result in a significant loss of light to neighbouring dwellings. Furthermore, the proposal is not considered to be overbearing.

It is noted that the objections received by the Council do not refer to the impact of the proposal on the residential amenities of neighbouring properties.

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

It is considered that future occupants of the proposed dwelling would also have an acceptable standard of residential amenity. The dwelling would provide adequate accommodation to be used as a family home, benefitting from a private garden as well as additional storage space for bikes, bins, etc.

### **Impact on highway safety:**

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

In their assessment of the scheme the Council's Transportation Section has noted that the application site is served off Alexander Place which is a public highway not maintained at public expense. The access leading to the proposed measures 3.5 metres in width with no footways, adjacent to the site the width increases to 5.5 metres with no footways. There are no footways for the length of Alexander Place which raises cause for concern in terms of pedestrians being forced to share the same surface as moving motor vehicles to the detriment of pedestrian safety.

The existing dwellings have set the site boundary back for potential provision of pedestrian facilities in the future. The applicant has indicated a 1.8 metre set-back for provision of a pedestrian footway, the construction details of which are not acceptable. This can however be overcome by a suitably worded planning condition.

There are no official turning areas located on Alexander Place. However, the network of streets allows for service vehicles to access / egress in forward gear.

In terms of parking, the proposed 5-bedroom dwelling requires up to a maximum of three spaces in accordance with the SPG Access, Circulation & Parking 2011 with three provided.

In conclusion, there is some concern that there are no segregated footway facilities leading to the proposed, which in turn results in pedestrians being forced to walk in the carriageway with moving motor vehicles to the detriment of safety of all highway users. The applicant has proposed to provide a pedestrian footway fronting the site in land under the applicant's control. Taking into account the limited additional pedestrian and vehicular movements generated by one dwelling, on-balance the proposed is acceptable subject to a number of conditions.

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

## **Other Issues:**

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

### **Drainage:**

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

In terms of the concerns raised by local residents regarding the development overloading the sewerage network, any new connection to a public sewer would require the separate approval of Dwr Cymru.

### **Public Health & Protection:**

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

### **Ecology:**

Having reviewed the proposal, the Council's Ecologist has confirmed that no ecological survey work is required to be undertaken as part of this planning application. The Ecologist has recommended that some ecological enhancement be provided at the site, in the form of bat and bird box or brick provision. This is considered appropriate and can be secured with a suitably worded condition.

The comments received from local residents regarding the clearance of vegetation from the site are noted. These works did not require planning permission and do not form part of the current proposal. Whilst these comments are acknowledged, it is considered that these matters can be more efficiently controlled by other legislation, such as the Wildlife and Countryside Act 1981 (as amended).

### **Land Stability:**

The claim has been made by objectors that the development of the site along with its associated drainage would raise questions of the suitability of the site in stability terms. No evidence is offered to substantiate this assertion. However the site lies atop a railway embankment and the nature of the underlying land is not known. It is therefore considered prudent to require the developer to provide a ground stability report that addresses this issue and illustrates that the land is capable of supporting the development and its associated drainage features prior to any development commencing.

### **Additional issues raised as a result of public consultation:**

A number of the objections indicate that all residents of Alexandra Place should have been directly notified of the proposal. Four direct neighbour notification letters were sent to nearby neighbours and a site notice was displayed. As such, the level and

extent of advertisement undertaken is compliant with the requirements of The Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

In terms of the proposal resulting in disturbance and potential damage, these are not issues that would warrant the refusal of the application.

### **Community Infrastructure Levy (CIL) Liability:**

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

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

### **CONCLUSION**

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

### **RECOMMENDATION: Grant**

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

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

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

Location Plan, dated 26/05/2020;  
Proposed Site Plan (Drawing Number AP 1520 LP Rev B), dated 07/07/2020;  
Proposed Elevations (Drawing Number AP 1520 EL Rev A), dated 06/05/2020;  
Proposed Ground Floor Plan (Drawing Number AP 1520 1FL Rev A), dated 06/05/2020;  
Proposed First Floor Plan (Drawing Number AP 1520 2FL Rev A), dated 06/05/2020;  
Garage Plan (Drawing Number AP 1520 GA Rev A), dated 06/05/2020;

and documents received by the Local Planning Authority on 06/05/2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. The site boundary fronting Alexander Place shall be set back 1.8 metres to provide for safe and satisfactory segregated pedestrian facilities and vehicular crossover. The proposed footway including vehicular crossover shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to beneficial occupation of the dwelling.

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

4. Surface water run-off from the proposed development shall not discharge onto the public highway or be connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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

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

6. Prior to the commencement of development, facilities for wheel washing shall be provided on site in accordance with details submitted to and approved in writing by the Local Planning Authority. Wheel washing shall be in operation during the duration of the development period.

Reason: To prevent debris and mud from being deposited onto the public highway, in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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

Reason: In the interests of health and safety, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

8. If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation referred to in Condition 7, additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures which shall be retained for the period agreed in the remediation scheme.

Reason: In the interests of health and safety, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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

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

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



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**PLANNING & DEVELOPMENT COMMITTEE**

**18<sup>TH</sup> AUGUST 2020**

**SITE MEETING**

**APPLICATION: 20/0404/10 - Virgin media telecommunications cabinet.  
1 THE PARADE, PONTYPRIDD, CF37 4PU**

**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 262 (Planning and Development Committee – 6<sup>th</sup> August 2020), a site inspection was undertaken on Tuesday 18<sup>th</sup> August 2020 to consider the visual impact of the proposed development upon the Conservation Area and the potential highways safety implications.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Grehan, P. Jarman, W. Owen and J. Williams.

- 3.3 Apologies for absence were received from Committee Members - County Borough Councillors S. Powderhill, R. Yeo, J. Bonetto, G. Hughes and D. Williams.
- 3.4 Members met at the proposed site of the application, at the corner of 1 The Parade, Pontypridd.
- 3.5 The Planning Officer in attendance informed members that full planning permission is sought for the installation of a Glass Reinforced Plastic (GRP) ground based kiosk in order to improve telecommunications network coverage for the Virgin Media Group in the locality.
- 3.6 The Planning Officer advised Members that the kiosk would measure 350(W) x 775(H) x 255(D) mm and showed Members where it would be located within the footpath outside no. 1 The Parade, against the boundary wall.
- 3.7 The Planning Officer informed Members that no objections had been received as part of the neighbour notification process undertaken for the application. Committee Members were informed that due to the height and size of the proposed installation it is considered that the kiosk would occupy an unobtrusive position within the street scene and would be minor in scale. The Planning Officer highlighted to Members the colour of the proposed installation is green, as shown in the submitted application, but advised Members that should this colour be considered unsuitable a condition could be applied to the application to change this. As such Members were advised that Officer's judgement is that it would not result in an adverse impact upon the character of the Conservation Area.
- 3.8 The Highways Officer addressed Members concerns regarding the impact of the proposed installation on highway safety and the space allowed for wheelchair users and pushchairs. The Highways Officer informed Members that the size of the proposed installation would still allow for 1.3m of walkway on the pavement which Members were informed is greater than required for wheelchair users and pushchairs. For this reason, the Highways Officer informed Members that there were no significant reasons to raise any objections to the application.
- 3.9 Members queried the cabling that would be required for the installation and the impact this could have on the surrounding area. The Planning Officer informed Members that the application has been submitted by a large communications company that already have service in the area with existing cables.
- 3.10 Members also noted that the installation would be one of many across the Borough with the Planning Officer informing Members that this was part of

a wider network of installations to improve the telecommunications network coverage for the Virgin Media Group in the locality. Members were reminded the reason that planning permission is required for this development was due to the locality of the proposed installation in a Conservation Area, and that planning permission for such apparatus is not required outside of a Conservation Area.

3.11 The Chair thanked the officers for the report and closed the meeting.

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**RHONDDA CYNON TAF**

**PLANNING & DEVELOPMENT COMMITTEE**

**6 AUGUST 2020**

**REPORT OF THE SERVICE DIRECTOR, PLANNING**

**PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0404/10 (BJW)  
**APPLICANT:** Virgin Media  
**DEVELOPMENT:** Virgin media telecommunications cabinet.  
**LOCATION:** 1 THE PARADE, PONTYPRIDD, CF37 4PU  
**DATE REGISTERED:** 04/05/2020  
**ELECTORAL DIVISION:** Trallwn

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**RECOMMENDATION:** Approve, subject to conditions.

**REASONS:**

The application proposes a modest piece of street furniture within the footway in order to improve the Virgin Media Group's telecommunications coverage within the area through Fibre to the Premise (FTTP) installation (fibre optic cabling within the kiosk).

The proposed kiosk is considered to be of an acceptable design, appearance and scale that would be appropriate to the character and appearance of the street scene and the special visual qualities of the wider Pontypridd (Taf) Conservation Area. Furthermore, it is not considered the kiosk would have an adverse impact upon highway or pedestrian safety in the locality.

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**REASON THAT THE APPLICATION IS BEING REPORTED TO COMMITTEE**

The application is reported to the Planning and Development Committee for final determination by the request of the Local Member, Cllr. Mike Powell, to assess the visual impact of the kiosk and the potential pedestrian safety implications.

**APPLICATION DETAILS**

Planning permission is sought for installation of a Glass Reinforced Plastic (GRP) ground based kiosk in order to improve telecommunications network coverage for the Virgin Media Group in the locality.

The proposed cabinet will contain equipment for Fibre to the Premise (FTTP). The cabinets are passive and simply contain fibre trays which are used to splice together fibre optic cables and fibre splitters. The splitters split the wavelengths of light that are passed down the fibre cable which is then sent to each premise, if/when customers sign up.

The kiosk would measure 350(W) x 775(H) x 255(D) mm, would be green in colour and located within the footpath outside no. 1 The Parade, against the boundary wall.

## **SITE APPRAISAL**

No. 1 The Parade is a two storey, end of link dwelling within a residential street in the Trallwn area of Pontypridd. The site occupies a corner plot, with a lane to the south which marks the end of The Parade and the beginning of West Street and also provides access through to Middle Street to the east.

The proposed kiosk would be placed against the boundary wall of the property immediately adjacent to the boundary with the lane.

## **PLANNING HISTORY**

None relevant

## **PUBLICITY**

This has included site notices; no responses have been received.

## **CONSULTATION**

Transportation Section – No comments received at the time of writing.

Pontypridd Town Council – no response received at the time of writing.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

The application site is within the settlement boundary of Pontypridd and within the Pontypridd (Taf) Conservation Area.

**Policy CS2** - sets out criteria for achieving sustainable growth including promoting and enhancing transport infrastructure services.

**Policy AW2** - 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 AW7** – refers to the protection and enhancement of the built environment. This policy states that development which impacts upon sites of architectural and historic merit will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

**Policy SSA1** – gives criteria for development in the Principal Town of Pontypridd including: reinforcing the role of Pontypridd as a Principal Town; respecting the culture and heritage of Pontypridd; is of a high standard of design and makes a positive contribution to the townscape of the defined town centre; and that it would integrate positively with the built form.

### **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 5<sup>th</sup> 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)

**PPW Technical Advice Note (TAN) 12: Design (2016)**

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

### **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 proposes a contemporary, modest and utilitarian kiosk within the existing footway of The Parade.

The kiosk is one of several that are proposed throughout this area of Trallwn in order to improve the direct network coverage for subscribers to the Virgin Media Group telecoms and other tele-services (such as subscription television).

In this regard it is considered that the principle of an improvement in network coverage would be broadly acceptable.

### **Impact on neighbouring residential properties**

The installation is proposed to be located against the boundary wall of no. 1 The Parade and within the existing footpath area.

It is considered that the kiosk would occupy an unobtrusive position within the street-scene and would be minor in scale. As such it would not result in an adverse impact on the amenities of neighbouring properties.

It is also acknowledged that there have been no objections received as part of the neighbour notification process undertaken for the application.

### **Visual amenity of the area**

The kiosk is considered to be of an acceptable scale and design that, although of a contemporary appearance, would be typical of many similar features throughout the County Borough and would be acceptable in terms of the street-scene and the general visual amenity of the locality.

In terms of the effect of the proposal on the visual amenity of the area, with particular relevance to the Pontypridd (Taf) Conservation Area, it is considered that the proposal, due to its modest scale and unobtrusive position, would not have an adverse impact in this regard.

### **Highway safety**

Given the minor scale of the proposal and the fact that such structures are common street features within residential areas of this nature, it is considered that there would be no undue impact upon pedestrian or highway safety in the locality. However, notwithstanding this view, comments have been sought from the Council's Transportation Section but not received at the time of writing. As such the



Transportation Section's comments will be reported orally to Members at the Committee meeting.

### **Community Infrastructure Levy (CIL) Liability**

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

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

### **Conclusion**

The proposed kiosk is considered to be of an appropriate design, appearance and scale that would be appropriate to the character and appearance of the street scene and the special visual qualities of the Pontypridd (Taf) Conservation Area. Furthermore, it is not considered the kiosk would have an adverse impact on highway or pedestrian safety in the locality.

### **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
  - Block 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. Notwithstanding the approved details, prior to any development works being undertaken on site, details of the colour of the kiosk shall be submitted to and approved in writing by the Local Planning Authority. The installed kiosk shall be in accordance with the agreed colour scheme.

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.



## **PLANNING & DEVELOPMENT COMMITTEE**

**3 SEPTEMBER 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 10/08/2020 – 21/08/2020

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**

**3 SEPTEMBER 2020**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**REPORT**

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

**OFFICER TO CONTACT**

**Mr. J. Bailey  
(Tel: 01443 281132)**

**See Relevant Application File**



**RHONDDA CYNON TAF**

**APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 20/0272  
**APPEAL REF:** D/20/3252132  
**APPLICANT:** Mr L Griffiths  
**DEVELOPMENT:** Construction of a 2 storey side extension.  
**LOCATION:** 32 HEOL MYNYDD, CILFYNYDD, PONTYPRIDD, CF37  
4HG  
**DECIDED:** 06/05/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 24/06/2020  
**APPEAL DECIDED:** 18/08/2020  
**APPEAL DECISION:** Dismissed

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**Report for Development Control Planning Committee**

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**Aberdare East**

**20/0505/10** Decision Date: 11/08/2020

**Proposal:** Renewal of Shop Front.

**Location:** 49B/50 COMMERCIAL STREET, ABERDARE, CF44 7RW

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**Mountain Ash West**

**20/0578/10** Decision Date: 18/08/2020

**Proposal:** Vehicle hardstanding and retaining structure.

**Location:** 97 BRYN IFOR, MOUNTAIN ASH, CF45 3AB

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**20/0584/10** Decision Date: 20/08/2020

**Proposal:** Proposed change of use of first floor to a residential flat.

**Location:** BEST WISHES CARD SHOP, 27B OXFORD STREET, MOUNTAIN ASH, CF45 3PG

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**Abercynon**

**19/1117/10** Decision Date: 18/08/2020

**Proposal:** First floor extension above existing kitchen and bathroom (Amended plans received 07/07/2020).

**Location:** 21 CAEMAEN STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4LP

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**Aberaman South**

**20/0499/10** Decision Date: 11/08/2020

**Proposal:** Extension of existing buildings to allow re-organisation of accommodation.

**Location:** PRIORY HOSPITAL ABERDARE, FARM ROAD, ABERAMAN, ABERDARE, CF44 6LJ

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**Report for Development Control Planning Committee**

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**Treherbert**

**20/0657/10** Decision Date: 21/08/2020  
**Proposal:** Three lock-up domestic garages (Retrospective).  
**Location:** REAR OF 1 & 2 NINIAN STREET, TREHERBERT

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**20/0698/10** Decision Date: 19/08/2020  
**Proposal:** Proposed first floor rear bathroom extension and single storey kitchen extension.  
**Location:** 23 YNYSFEIO AVENUE, TREHERBERT, TREORCHY, CF42 5HE

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**Pentre**

**20/0700/10** Decision Date: 19/08/2020  
**Proposal:** Proposed rear first floor extension.  
**Location:** 17 MADELINE STREET, PENTRE, CF41 7JS

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**Ystrad**

**20/0615/10** Decision Date: 17/08/2020  
**Proposal:** Proposed raising of roofs of existing extensions and lateral ground floor extension.  
**Location:** 14 ALEXANDRA ROAD, GELLI, PENTRE, CF41 7NL

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**Cwm Clydach**

**20/0572/10** Decision Date: 19/08/2020  
**Proposal:** Construction of garage to the front and construction of garage to the rear. (Amended plans received 24/07/2020).  
**Location:** 15 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP

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**Ynyshir**

**20/0532/10** Decision Date: 18/08/2020  
**Proposal:** Erection of round storage tank for the temporary storage of liquid fertiliser 26m diameter x 3m high.  
**Location:** LLWYNCELYN FARM, HAFOD LANE, PORTH, CF39 9UE

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**20/0604/10** Decision Date: 18/08/2020  
**Proposal:** Construction of a single domestic garage.  
**Location:** LAND REAR OF 27 SOUTH STREET, YNYSHIR, PORTH, CF39 0EG

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**Report for Development Control Planning Committee**

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**Ferndale**

**20/0524/10** Decision Date: 20/08/2020  
**Proposal:** Rear ground floor extension.  
**Location:** 20 BRYNGOLEU CRESCENT, FERNDALE, CF43 4LT

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**Town (Pontypridd)**

**20/0616/10** Decision Date: 17/08/2020  
**Proposal:** Proposed flat roof front dormer.  
**Location:** 40 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

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**20/0632/10** Decision Date: 21/08/2020  
**Proposal:** Single storey flat roof extension to rear, extension of existing first floor rear dormer.  
**Location:** 47 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU

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**Trallwn**

**20/0400/10** Decision Date: 19/08/2020  
**Proposal:** Virgin Media telecommunications cabinet.  
**Location:** 70 THE PARADE, PONTYPRIDD, CF37 4PY

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**20/0402/10** Decision Date: 19/08/2020  
**Proposal:** Virgin media telecommunications cabinet.  
**Location:** 84 THE PARADE, PONTYPRIDD, CF37 4PY

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**20/0407/10** Decision Date: 19/08/2020  
**Proposal:** Virgin Media telecommunications cabinet.  
**Location:** 44 / 45 THE PARADE, PONTYPRIDD, CF37 4PY

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**Rhydyfelin Central**

**20/0508/10** Decision Date: 17/08/2020  
**Proposal:** New roof covering on industrial unit roof.  
**Location:** UNIT J3 CARE ENVIRONMENT SERVICES, GELLI HIRION INDUSTRIAL ESTATE, RHYDYFELIN, PONTYPRIDD, CF37 5SX

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**20/0706/10** Decision Date: 17/08/2020  
**Proposal:** Single storey porch extension.  
**Location:** 19 DYFFRYN AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5RY

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**Report for Development Control Planning Committee**

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**Hawthorn**

**20/0600/10** Decision Date: 13/08/2020

**Proposal:** Single storey rear extension.

**Location:** 80 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5BA

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**Ffynon Taf**

**20/0161/16** Decision Date: 12/08/2020

**Proposal:** Reserved Matters pursuant to of planning permission 19/0380/15 in relation to Phase 1 of the development i.e the Core Valley Lines integrated Control Centre.

**Location:** LAND AT GARTH WORKS INDUSTRIAL ESTATE, TAFFS WELL RAILWAY STATION, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PE

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**20/0675/10** Decision Date: 11/08/2020

**Proposal:** Single storey extension.

**Location:** 48 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RF

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**Llantwit Fardre**

**20/0683/09** Decision Date: 21/08/2020

**Proposal:** Single storey rear extension.

**Location:** 73 PARC NANT CELYN, EFAIL ISAF, PONTYPRIDD, CF38 1AJ

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**Church Village**

**20/0522/10** Decision Date: 21/08/2020

**Proposal:** Convert integral garage into living space.

**Location:** 14 NIGHTINGALE GARDENS, CHURCH VILLAGE, PONTYPRIDD, CF38 1GB

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**Tonyrefail West**

**20/0113/10** Decision Date: 18/08/2020

**Proposal:** Bungalow to replace outbuilding.

**Location:** LAND ADJ TO SIDHU STORES AND POST OFFICE, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DS

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Report for Development Control Planning Committee

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**Tonyrefail East**

**20/0566/10** Decision Date: 14/08/2020  
**Proposal:** Extension to car park (Re-submission of 19/0017/10).

**Location:** LAND WEST OF ELY VALLEY MINERS WELFARE ASSOCIATION, TYLCHAWEN TERRACE,  
TONYREFAIL, PORTH, CF39 8AL

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**20/0599/10** Decision Date: 14/08/2020  
**Proposal:** 2 metre high fence to rear boundary.

**Location:** 72 HIGHFIELDS, TONYREFAIL, PORTH, CF39 8GA

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**Town (Llantrisant)**

**20/0556/10** Decision Date: 13/08/2020  
**Proposal:** Two-storey extension to rear.

**Location:** 10 CROSS INN ROAD, LLANTRISANT, PONTYCLUN, CF72 8AY

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**20/0635/10** Decision Date: 18/08/2020  
**Proposal:** Single storey side extension.

**Location:** 16 FAIRLAND CLOSE, LLANTRISANT, PONTYCLUN, CF72 8QH

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**20/0645/09** Decision Date: 21/08/2020  
**Proposal:** Convert garage into home office

**Location:** 45 CARDIFF ROAD, LLANTRISANT, PONTYCLUN, CF72 8DG

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**Report for Development Control Planning Committee**

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**Pontyclun**

**20/0548/10** Decision Date: 13/08/2020  
**Proposal:** Ground floor rear extension. (amended 10/08)  
**Location:** 18 ROWAN TREE LANE, MISKIN, PONTYCLUN, CF72 8SF

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**20/0581/10** Decision Date: 14/08/2020  
**Proposal:** Two-storey side extension.  
**Location:** 177 YNYSDDU, PONTYCLUN, CF72 9UD

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**20/0619/10** Decision Date: 17/08/2020  
**Proposal:** Single storey extension to rear.  
**Location:** 11 HEOL MISKIN, PONTYCLUN, CF72 9AJ

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**20/0629/10** Decision Date: 18/08/2020  
**Proposal:** Detached summerhouse.  
**Location:** HONEYSUCKLE HOUSE, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD

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**20/0676/10** Decision Date: 18/08/2020  
**Proposal:** Demolish existing porch and construct a single storey extension to front of property.  
**Location:** 19 MILLFIELD, PONTYCLUN, CF72 9DG

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**Llanharry**

**20/0571/10** Decision Date: 13/08/2020  
**Proposal:** Demolish side and rear extensions, construct new single storey extension to rear. New garage to front and side. Raise existing roof ridge, new picture dormers to front, roof windows to rear. (as amended 30/07/2020)  
**Location:** HAZEL DENE, TYLA GARW, PONTYCLUN, CF72 9EZ

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**20/0669/09** Decision Date: 21/08/2020  
**Proposal:** Single storey rear extension.  
**Location:** 37 COED MIERI, TYLA GARW, PONTYCLUN, CF72 9UW

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**20/0702/10** Decision Date: 13/08/2020  
**Proposal:** Change of use from storage (B8) to motorcylce breakers (B2).  
**Location:** UNIT 15, GREEN PARK, COEDCAE INDUSTRIAL ESTATE, TONYSGUBORIAU, PONTYCLUN, CF72 9GP

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**Report for Development Control Planning Committee**

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**Llanharan**

**20/0166/10** Decision Date: 14/08/2020  
**Proposal:** Proposed rear single storey extension and internal works. Garage to be converted into a room and a 3rd parking space created to the front garden.  
**Location:** 2 ST PETERS AVENUE, LLANHARAN, PONTYCLUN, CF72 9UQ

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**20/0617/09** Decision Date: 21/08/2020  
**Proposal:** Lawful Development Certificate, integral garage into second living room.  
**Location:** 21 RHODFA BRYN RHYDD, TALBOT GREEN, PONTYCLUN, CF72 9FD

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**Brynna**

**20/0058/10** Decision Date: 12/08/2020  
**Proposal:** Detached dwelling (Amended plan received 19/06/2020).  
**Location:** LAND AT BRYNNA HOUSE, BRYNNA ROAD, BRYNNA, PONTYCLUN, CF72 9QF

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**20/0670/09** Decision Date: 18/08/2020  
**Proposal:** Removal of pre conservatory and erect a single storey rear side extension.  
**Location:** 8 CLOS ALUN, BRYNNA, PONTYCLUN, CF72 9SR

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Total Number of Delegated decisions is 43

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Report for Development Control Planning Committee

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Treorchy

20/0708/10 Decision Date: 21/08/2020

**Proposal:** Demolition and rebuild of existing rear garage.

**Location:** 1 TYNBYEDW TERRACE, TREORCHY, CF42 6RL

**Reason: 1** The proposed outbuilding, by virtue of its scale, massing, design and prominent location would have a detrimental impact upon the character and appearance of the host dwelling and wider area. The proposal is therefore considered excessive and contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

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Ystrad

20/0506/10 Decision Date: 11/08/2020

**Proposal:** New enclosed cattery building and change of use of part of site from residential to cattery use.

**Location:** TY SEREN HAF, BRYN TERRACE, ARTHUR STREET, YSTRAD, PENTRE, CF41 7RX

**Reason: 1** There is concern with regards the sub-standard nature of the terraced streets leading to the proposed site in terms of their horizontal & vertical alignment, sub-standard vision, sub-standard junction radii and high-or street car parking demand. This raises cause for concern with regards the increase in vehicular and pedestrian movement to the proposed site. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

**Reason: 2** The proposed will increase vehicular movements to and from the proposed site along the network of sub-standard streets with no pick up and drop off facilities and no off-street car parking provision leading to indiscriminate on-street car parking to the detriment of safety of all highway users and the free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

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Report for Development Control Planning Committee

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Trallwn

20/0312/10 Decision Date: 13/08/2020

**Proposal:** Proposed rear dormer, loft conversion, balcony & new windows.

**Location:** 20 SION STREET, PONTYPRIDD, CF37 4SD

**Reason: 1**

The proposed development is too significant a departure in terms of style and character from the adjoining and neighbour properties.

The proposed development would cause significant harm to privacy and residential amenity of neighbours, especially 19 Sion Street.

The proposed development would not preserve or enhance the conservation area of Pontypridd (Taff).

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Tonyrefail West

20/0588/10 Decision Date: 18/08/2020

**Proposal:** Change of use of out-house to a dog-grooming facility.

**Location:** 3 DUFFRYN TERRACE, TONYREFAIL, PORTH, CF39 8HB

**Reason: 1** The proposal represents an incompatible and unneighbourly use, which, by reason of noise and general disturbance, would be detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The rear lane is sub-standard in terms of width, junction radii, vision splays, forward visibility, 90-degree bend, structural integrity, lighting, drainage and segregated footway to serve as primary means of access for the proposed dog grooming. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The lack of on-site parking would increase on-street parking demand in proximity of the sub-standard junction of Duffryn Terrace with B4278 and in an area where there is already substantial on-street parking demand thus increasing harm to all highway users and free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

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Total Number of Delegated decisions is 4