



**CYNGOR BWRDEISTREF SIROL  
RHONDDA CYNON TAF  
COUNTY BOROUGH COUNCIL**

**GWŶS I GYFARFOD PWYLLGOR**

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

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

Bydd cyfarfod rhithwir y **Pwyllgor Cynllunio a Datblygu** yn cael ei gynnal ar **DYDD IAU, 15FED HYDREF, 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](mailto:GWASANAETHAUCYNLLUNIO@RCTCBC.GOV.UK) ERBYN 5PM AR DYDD MAWRTH, 13 HYDREF 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 20 Awst 2020 yn rhai cywir.

5 - 10

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

### **5. RHIF Y CAIS: 20/0118**

Caniatâd Ardal Gadwraeth ar gyfer newid defnydd adeilad o Swyddfeydd y Cyngor i 20 o fflatiau hunan-gynhaliol preswyl i fyfyrwyr (Sui Generis), gan gynnwys dymchwel rhan o'r adeilad sy'n bodoli eisoes a gwaith cysylltiedig.

**Yr Hen Lys, Stryd y Llys, Y Graig, Pontypridd, CF37 1LJ**

11 - 18

### **6. RHIF Y CAIS: 20/0120**

Newid defnydd adeilad o Swyddfeydd y Cyngor i 20 o fflatiau hunan-gynhaliol preswyl i fyfyrwyr (Sui Generis), gan gynnwys dymchwel rhan o'r adeilad sy'n bodoli eisoes a gwaith cysylltiedig (Derbyniwyd yr Arolwg Ystlumod a'r Arolwg Adar sy'n Nythu ar 15/07/2020) (Derbyniwyd yr Adroddiad Sŵn ar 05/08/2020)

**Yr Hen Lys, Stryd y Llys, Y Graig, Pontypridd, CF37 1LJ**

19 - 32

### **7. RHIF Y CAIS: 20/0542**

Cais amlinellol i ddymchwel tŷ tafarn ac adeiladu 8 eiddo preswyl gyda lleoedd parcio (rhai materion wedi'u cadw).

**Rhydyfelin Sports Bar, Heol y Dyffryn, Rhydfelen, Pont-y-clun, CF37 5ES**

- 33 - 46**
- 8. RHIF Y CAIS: 20/0777**  
Adeilad storio a dosbarthu arfaethedig (Defnydd Dosbarth B8)  
(derbyniwyd y cynlluniau diwygiedig ar 27/08/2020).  
**Tir gyferbyn â Storamove, Ystad Ddiwydiannol Parc Aberaman,  
Aberaman, Aberdâr**
- 47 - 58**
- 9. RHIF Y CAIS: 20/0885/09**  
Gosod ffenestri to yn y blaen a'r cefn.  
**2 Wesley Cottage, Heol Aberdâr, Abercynon, Aberpennar, CF45  
4NP**
- 59 - 62**
- 10. RHIF Y CAIS: 20/0949/10**  
Estyniad deulawr yn y cefn.  
**27 Stryd Dumfries, Treherbert, Treorci, CF42 5PP**
- 63 - 68**

**ARGYMHELLION I'W GWRTHOD GAN Y CYFARWYDDWR MATERION  
FFYNIANT A DATBLYGU**

- 11. RHIF Y CAIS: 20/0654/10**  
Cadw dec uchel a chodi adeilad allanol yn yr ardd gefn.  
**Bynglo Philden, Stryd Rhys, Trealaw, Tonypandy, CF40 2QQ**
- 69 - 76**
- 12. RHIF Y CAIS: 20/0843**  
Anedd arfaethedig.  
**Tir rhwng Clwb Rygbi Wattstown a 25 Teras Dan-y-graig, Ynys-hir.**
- 77 - 86**

**ADRODDIAD ER GWYBODAETH**

- 13. 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 04/09/2020 –  
02/10/2020
- Penderfyniadau Cynllunio a Gorfodi – Apeliadau a Dderbyniwyd.  
Penderfyniadau Dirprwyedig – Ceisiadau wedi'u cymeradwyo a'u  
gwrthod gyda rhesymau.
- 87 - 110**
- 14. MATERION BRYD**  
Trafod unrhyw faterion sydd, yn ôl doethineb y Cadeirydd, yn rhai brys  
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 ac Y Cynghorydd G Caple)

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

Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu  
Cyfarwyddwr Materion Ffyniant a Datblygu  
Pennaeth Datblygu Mawr a Buddsoddi  
Pennaeth Cynllunio  
Pennaeth y Gwasanaethau Cyfreithiol  
Uwch Beiriannydd

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

Cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd Dydd Iau, 20 Awst 2020 am 3.00 pm ym Virtual.

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

Y Cyngorydd S Rees (Cadeirydd)

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

### Swyddogion oedd yn bresennol

Mr C Jones, Pennaeth Datblygu Mawr a Buddsoddi  
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

#### 267    **DATGAN BUDDIANT**

Yn unol â'r Cod Ymddygiad, gwnaeth Cyngorydd y Fwrdeistref Sirol G Caple ddatganiad buddiant personol ynglŷn â Chais Rhif: 18/1291 - Newid defnydd y safle yn storfa gynhwysyddion dur (derbyniwyd manylion diwygiedig, gan gynnwys cynllun safle ehangach, manylion o ran goleuo ac oriau gwaith, ar 26/11/2019). Tir ger Heol Glynfach, Glynfach, y Porth.  
"A minnau'n Aelod Lleol, rydw i wedi bod ymdrin â chwynion gan drigolion ynglŷn â defnydd amhriodol o'r tir dan sylw, ond dydy hyn ddim yn gysylltiedig â'r cais yma."

#### 268    **YMDDIHEURIADAU AM ABSENOLDEB**

Daeth ymddiheuriad am absenoldeb gan Gyngorydd y Fwrdeistref Sirol D. Grehan.

#### 269    **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.

**270 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.

**271 COFNODION**

**PENDERFYNWYD** cadarnhau'r cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 9 Gorffennaf, 2020 yn rhai cywir.

**272 CAIS RHIF: 18/1291**

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

Cyflwynodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol y cais i'r Pwyllgor ac, yn dilyn trafodaeth, penderfynodd yr Aelodau wrthod y cais uchod yn groes i argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu, a hynny am eu bod nhw o'r farn nad yw'r cais yn gydnaws â'r ardal breswyl leol ac y gallai niweidio'r amwynderau lleol. Roedd yr Aelodau hefyd o'r farn nad yw'r datblygiad yn briodol, ac nad yw'r fynedfa na'r allanfa o safon addas, sydd felly'n peri problemau o ran diogelwch ar y ffyrdd.

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.

**273 CAIS RHIF: 20/0065**

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

Amlinellodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol gynnwys dau lythyr hwyr a dderbyniwyd gan Mr a Mrs Bevan, a oedd yn gwrthwynebu'r cais.

Cyflwynodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol y cais i'r Pwyllgor ac, yn dilyn trafodaeth, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu - yn amodol ar ychwanegu amod ar gyfer tynnu'r modurdai i lawr a chadw'r ardal ar gyfer parcio cerbydau modur perthnasol yn unig.

**274 CAIS RHIF: 20/0720**

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

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.

**275 CAIS RHIF: 18/0880**

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

Yn unol â chofnod 249 o'r Pwyllgor Cynllunio a Datblygu a gafodd ei gynnal ar 16 Gorffennaf 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 28 Gorffennaf 2020 mewn perthynas â'r cais a gafodd ei argymhell i'w gymeradwyo gan y Cyfarwyddwr Gwasanaeth - Materion Cynllunio.

Amlinellodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol gynnwys llythyrau 'hwyr' a dderbyniwyd gan yr unigolion canlynol, ynglŷn â'r cais uchod a chais rhif 18/0886, sydd wedi'i nodi yng Nghofnod 275 isod:

- 'LPC Town and Country Planning Development Consultants' (Asiant) yn cefnogi'r cais.
- Mr Grabham a Mr R Godwin, yn gwrthwynebu'r cais.

Cyflwynodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol y cais i'r Pwyllgor ac, yn dilyn trafodaeth, penderfynodd yr Aelodau wrthod y cais, yn groes i argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu, a hynny am eu bod nhw o'r farn y byddai'r datblygiad yn niweidio cymeriad a nodweddion pensaernïol yr Adeilad Rhestredig.

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.

**276 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 chofnod 250 o'r Pwyllgor Cynllunio a Datblygu a gafodd ei gynnal ar 16 Gorffennaf 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 28 Gorffennaf 2020 mewn perthynas â'r cais a gafodd ei argymhell i'w gymeradwyo gan y Cyfarwyddwr Gwasanaeth - Materion Cynllunio.

Amlinellodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol gynnwys llythyrau 'hwyr' a dderbyniwyd gan yr unigolion canlynol, ynglŷn â'r cais uchod a chais rhif 18/0880, sydd wedi'i nodi yng Nghofnod 275 isod:

- 'LPC Town and Country Planning Development Consultants' (Asiant) yn cefnogi'r cais.
- Mr Grabham a Mr R Godwin, yn gwrthwynebu'r cais.

Cyflwynodd y Pennaeth Materion Cynllunio ei gais i'r 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 diogelwch ar y ffordd a diffyg lle o ran amwynderau.

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.

## **277 CAIS RHIF: 19/0829**

### **Trawsnewid eglwys yn 8 fflat (derbyniwyd y cynllun parcio diwygiedig ar 06/12/2019) Yr Eglwys Fedyddwyr Calfari Saesneg, Teras y Clogwyn, Trefforest, Pontypridd.**

Cyflwynodd y Pennaeth Materion Datblygu a Buddsoddi Sylweddol y Cais, a gafodd ei gyflwyno i'r Pwyllgor yn wreiddiol ar 5 Mawrth 2020, pan gafodd ei ohirio er mwyn cynnal ymweliad â'r safle i ystyried yr effaith negyddol bosibl y gallai'r datblygiad ei chael ar y gymuned leol a materion diogelwch ar y ffordd sy'n ymwneud â pharcio. Y bwriad oedd cynnal ymweliad â'r safle ar 17 Mawrth 2020, ond cafodd hyn ei ohirio o ganlyniad i'r argyfwng Covid-19, a chafodd yr ymweliad ei aildrefnu ar gyfer 24 Gorffennaf 2020. Cafodd y cais ei ailgyflwyno i'r Pwyllgor ar 16 Gorffennaf 2020, gydag argymhelliad i'w gymeradwyo, ond gwrthododd yr Aelodau'r cais yn groes i argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu.

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



1. Byddai'r datblygiad arfaethedig yn golygu bod y safle'n cael ei or-ddatblygu, a fyddai'n arwain at unedau sy'n darparu ansawdd ac amodau bywyd gwael i drigolion y dyfodol, yn groes i Bolisi AW5 o Gynllun Datblygu Rhondda Cynon Taf.

2. Yn absenoldeb lleoedd parcio digonol oddi ar y stryd (diffyg o 11 o leoedd), byddai'r datblygiad arfaethedig yn arwain at lefelau uwch o barcio ar y stryd, a hynny mewn ardal lle mae diffyg lleoedd parcio eisoes. Byddai hyn yn arwain at bryderon diogelwch annerbyniol o ran y briffordd a cherddwyr, yn atal pobl rhag defnyddio'r ffordd yn ddiogel ac yn atal traffig rhag llifo'n rhwydd.

**278 CAIS RHIF: 20/0306**

**Estyniad dau-lawr y tu blaen i'r eiddo ac i ochr yr eiddo. 17 Manor Chase, Beddau, Pontypridd, CF38 2JD.**

Cyflwynodd y Rheolwr Materion Rheoli Datblygu'r cais, a gafodd ei gyflwyno'n wreiddiol i'r Pwyllgor ar 2 Gorffennaf 2020, gydag argymhelliad i'w wrthod, ond roedd yr Aelodau o blaid cymeradwyo'r cais bryd hynny, yn groes i argymhelliad swyddog y Cyfarwyddwr - Materion Ffyniant a Datblygu.

Trafododd yr Aelodau yr adroddiad pellach, a oedd yn tynnu sylw at y cryfderau a'r gwendidau posibl o ran cymeradwyo cais yn groes i argymhelliad swyddogion, ac yn dilyn trafodaeth, **PENDERFYNWYD** cymeradwyo'r cais, yn groes i argymhelliad y Cyfarwyddwr - Materion Ffyniant a Datblygu, yn amodol ar y ddau amod a nodwyd yn yr adroddiad diwygiedig. Roedd hyn am eu bod o'r farn na fyddai'r dyluniad yn cael effaith andwyol ar edrychiad yr ardal ehangach.

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

**PENDERFYNODD** yr Aelodau dderbyn adroddiad y Cyfarwyddwr Gwasanaeth – Materion Cynllunio mewn perthynas â'r Penderfyniadau Apeliadau Cynllunio a Gorfodi a ddaeth i law, Cymeradwyaethau Penderfyniadau a Gwrthodiadau Dirprwyedig gyda rhesymau, Trosolwg o Achosion Gorfodi a Phenderfyniadau Gorfodi Dirprwyedig ar gyfer y cyfnod 20/07/2020 – 07/08/2020.

**Daeth y cyfarfod i ben am 4.15 pm**

**Y Cyngorydd S Rees  
Cadeirydd.**

tudalen wag

## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

<b>APPLICATION NO:</b>	20/0118/20	(KL)
<b>APPLICANT:</b>	<b>Mr S John</b>	
<b>DEVELOPMENT:</b>	Change of use of building from Council Offices to 20 no. self contained residential student flats (Sui Generis), including demolition of part of existing building, construction of new block and associated works (Bat Survey & Nesting Bird Survey Rec. 15/07/2020)	
<b>LOCATION:</b>	<b>THE OLD COURTHOUSE, COURT HOUSE STREET, GRAIG, PONTYPRIDD, CF37 1LJ</b>	
<b>DATE REGISTERED:</b>	<b>05/08/2020</b>	
<b>ELECTORAL DIVISION:</b>	<b>Graig</b>	

---

#### **RECOMMENDATION: Approve**

**REASONS:** The proposal is considered to preserve the character and appearance of the Pontypridd Conservation Area, in accordance with the requirements of Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

---

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

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

#### **APPLICATION DETAILS**

Conservation Area Consent is sought for the conversion of the Old Courthouse in Court House Street, Pontypridd to 20 no. self-contained residential student flats (Sui Generis).

The proposal would include partial demolition of the original building (central section) however, the majority of the structure, including the principal elevation and features considered to be of architectural merit, would be retained. The main entrance to the building would be via an existing entrance door on the right-hand side of the principal elevation. This would open into an internal lobby and an internal secure bike store which would then open onto an external courtyard within the centre of the site.

The proposed accommodation would be arranged in three blocks:

- Block A would form the front of the building facing onto Court House Street. It would consist of 10 units arranged over three floors (4 units at ground floor, 4 units at first floor and 2 units at second floor) with access being via the central courtyard, off the main entrance. The principal elevation of the building in this location would remain unchanged however, new openings would be provided within each of the 4 existing leaded windows. Due to the partial demolition of the central part of the building, the newly exposed rear elevation of this section would be finished with smooth render. A total of 5 single dormers (3 first floor and 2 second floor) and 4 roof lights (all on second floor) would also be inserted into the rear roof space to create openings for the units on the first and second floors;
- Block B would form the north-western section of the existing building. It would consist of 4 units, all at ground floor level. Two of the units would be accessed via a secondary entrance off the existing projection off the principal elevation whilst the remaining two units would be accessed via the central courtyard, off the main entrance. The existing lobby area at the side of the existing projection would be demolished along with a small central section which would provide a further external courtyard (accessed via the secondary entrance point). A further external courtyard would be created between the 4 units.
- Block C would form the rear of the building. It would consist of 6 units that would be arranged over two floors (4 at ground floor, 2 at first floor). These units would all be accessed off the central courtyard, off the main entrance. Two new windows would be inserted into the newly exposed external wall, which would be finished with smooth render. A further external courtyard would be provided to the north-western side of this block, which would be accessed via the communal laundry room between Blocks B & C.

The proposal would also include the provision of 7 off-street car parking spaces to the front of the building which would be directly accessed off Court House Street. A secure but external bin storage area would be provided to the side of the main entrance (gates to the front of the building and to the central courtyard).

The application is accompanied by the following:

- **Heritage and Design Appraisal** – indicates that the proposal would preserve and utilise as many of the existing buildings as practically possible. However, it is noted that the building layout is deep and leaves several central areas without windows or natural lighting and the demolition works have been proposed to give a workable residential layout. It states that existing natural roof slate covering are to be preserved and made good with slates and ridge tiles salvaged from the demolished buildings. Similarly, new openings will contain salvaged dressed stone lintels, cills and quoins where practical. The exposed walls facing the newly created courtyards would have a rendered finish as it is considered unlikely that the stonework revealed would be of sufficient quality to warrant pointing. All other features, such as rainwater pipes,

existing windows and fascias will be made good where possible or replaced with a like for like material.

- **Design and Access Statement.** – provides a site appraisal and outlines the works proposed (as detailed above). It discusses access to the proposed units, the character of the building, community safety/security and Environmental Sustainability.

## **SITE APPRAISAL**

The application site relates to a broadly rectangular shaped parcel of land that is located on the north-eastern side of Court House Street, Pontypridd. It measures approximately 1154m<sup>2</sup> and appears to be relatively flat in profile.

The site is currently occupied by a large detached building that occupies the most central part of the plot. A linear row of off-street car parking spaces are provided to the front of the building whilst an area of established trees appear to occupy the rear of the plot. It is understood that the building was last in use as Council offices.

The surrounding area is characterised by a mix of uses with some residential and commercial uses located in the immediate vicinity. The site is bound by the former registry office (currently or most recently used as offices) to the north-west and the Masonic Hall to the south-east. The grounds of Dewi Sant Hospital are located immediately opposite the site to the south-west whilst Pontypridd Train Station is located approximately 11 metres to the north-east.

It should be noted that the former registry office to the north-west is a Grade II Listed Building. The application property however, whilst holding some architectural merit, is not Listed. The site is located within the Pontypridd Conservation Area and the Pontypridd Character Area.

## **PLANNING HISTORY**

None recorded within the last 10 years at this property

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification, the display of site notices in the vicinity of the site and through advertisement in the local newspaper. An advert was also placed in a local newspaper.

Two letters of objection have been received from local residents which are summarised as follows:

- Parking is terrible in the area and the proposal will make it much worse for residents;
- Some students can be noisy and will cause disturbance which will bring the area down and make local families suffer the consequences;

- The Graig already has big issues with drugs, rubbish, parking, disturbances, murders and anti-social behaviour;
- We are neglected as a community already and more flats would put even more strain on our failing scruffy community;
- We have the Dewi Sant Health Park issues with parking – residents cannot park outside their own home.

Further letters of objection have been received from Cllr. Brencher, the Ward Member for the Graig. These letters are summarised as follows:

- With the development of Dewi Sant Hospital as a Health Park and proximity to the town centre, residents are unable to park near their homes;
- Highways have been involved in these issues and are looking to alleviate existing parking problems of extreme concern;
- The site is adjacent to the Coroner's office and the Masonic Hall where meetings are held. In addition, the train station is located in close proximity as well as the town centre. People park here to access of these;
- The extra care development in the area will also add pressure;
- Students will have cars and visitor who will also have cars;
- The Dewi Sant Health Park has insufficient parking for patients and staff who also park in nearby streets as a result;
- Sardis Road car park closes at 7pm which means visitors to the Masonic Lodge in the evenings park on the pavements;
- Nearby social housing developments and the extra care facility already have insufficient parking.

## **CONSULTATION**

**Glamorgan Gwent Archaeological Trust** – No objection, however, the building is considered to be of historical importance by virtue of its history and cultural significance within the area and a condition is therefore considered that archaeological mitigation is required in order to preserve the Old Courthouse by record. As such, a condition is recommended to ensure that a building survey is carried out prior to demolition and works commencing.

No other responses had been received at the time of writing this report.

## **POLICY CONTEXT**

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

The application site is located inside the defined settlement boundary and is within the Pontypridd Town Conservation Area and the Pontypridd Character area. The following policies are considered to be relevant to the application:

**Policy AW7** – states that developments which impact upon sites of architectural and/or historical merit will only be permitted were it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

### **Supplementary Planning Guidance**

Design and Placemaking  
The Historic Built Environment

### **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 the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 12: Design;  
PPW Technical Advice Note 24: The Historic Environment

### **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

This application seeks conservation area consent for the partial demolition of the Old Courthouse in order to provide student accommodation consisting of 20 no. flats. As such, the key considerations in the determination of this application are the impacts

resulting from the loss of the parts of the building to be demolished and the resulting effects of the conversion and associated works upon the character of the site and its wider conservation area setting.

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

Both Policy AW7 and Supplementary Planning Guidance: The Historic Built Environment set out a range of criteria which must be taken into account when assessing application for development in conservation areas. The guidance states that proposals in and adjacent to conservation areas should avoid harming the character and appearance of those areas and should, where possible, positively enhance them. Furthermore, Planning Policy Wales states that developments should seek to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. It states that the individual historic assets are protected and preserved.

The application proposes the part demolition of the existing building with these works primarily taking place towards the centre of the site. The principal elevation would remain relatively unchanged, with the exception of the demolition of a small entrance porch to the existing front projection, and the majority of the original features that are considered to be of some architectural merit would be retained.

The proposal has been assessed by Glamorgan Gwent Archaeological Trust who have indicated that the building is recorded by the Royal Commission on the Ancient and Historical Monuments of Wales. The building contains the date 1863 over the south elevation entrance and the original footprint of the building can be seen on the First and Second Edition Ordnance Survey maps (dated 1875 and 1900). The Third OS map (dated 1919) shows an extension to the building to the north. GGAT are of the opinion that the site is of historic importance by virtue of the building's history and cultural significance within the area and, consequently, due to the proposed change of use and partial demolition of the building, it is considered that archaeological mitigation will be required in order to preserve the Old Courthouse by record. As such, a condition is recommended in this regard.

Taking the above into consideration, the works would be carried out in a sympathetic manner with the majority of the visible parts of the site being retained. It is noted that materials obtained through the demolition of the central parts of the building would be retained and re-used where possible and any new additions (materials) would be carefully selected to ensure that they would match/compliment the existing building. Furthermore, the proposal would ensure the re-use of the existing building, which is currently vacant, and it would therefore prevent it from falling into disrepair. As such, the proposal would preserve the character of the site and the wider conservation area and the application would therefore comply with Policy AW7 of the Rhondda Cynon Taf Local Development Plan and SPG: The Historic Built Environment.

### **Conclusion**



To conclude, the impact of the proposed demolition and conversion works are considered to be acceptable in terms of the impact they would have on the character and appearance of the site and the wider conservation area. The development would therefore comply with Policy AW7 of the Rhondda Cynon Taf Local Development Plan and the SPG: The Historic Built Environment.

**RECOMMENDATION: Grant**

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

Reason: As the building is of architectural and cultural significance, the specified records are required to mitigate impact, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

tudalen wag

## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0120/10 (KL)  
**APPLICANT:** Mr S John  
**DEVELOPMENT:** Change of use of building from Council Offices to 20 no. self contained residential student flats (Sui Generis), including demolition of part of existing building, construction of new block and associated works (Bat Survey & Nesting Bird Survey rec. 15/07/2020) (Noise Report rec. 05/08/2020)(Amended Plan rec. 02/09/2020)  
**LOCATION:** THE OLD COURTHOUSE, COURT HOUSE STREET, GRAIG, PONTYPRIDD, CF37 1LJ  
**DATE REGISTERED:** 02/09/2020  
**ELECTORAL DIVISION:** Graig

---

#### RECOMMENDATION: Approve

**REASONS:** The application site is located within the defined settlement boundary and within a highly sustainable location where the principle of purpose-built student accommodation is considered to be acceptable.

The works would involve some demolition works however, the main parts of the building would be retained, including the principal elevation and other features considered to be of architectural merit. It is therefore not considered that the development would have an adverse impact upon the character and appearance of the site or that of the conservation and character areas in which the site is situated.

The alterations to the building would have no impact upon the amenity and privacy of adjacent properties and whilst it is noted that a number of objections have been received from local residents in relation to the potential for noise and disturbance, the site is located in a mixed use area and it is not considered that the proposal would have an adverse impact upon the amenity and privacy of existing neighbouring properties.

Furthermore, the proposal includes ample off-street parking provision to the front of the site which would ensure that the proposed development would not have an adverse impact upon highway safety in the vicinity of the site.

As such, the proposal is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

## **REASON APPLICATION REPORTED TO COMMITTEE**

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

## **APPLICATION DETAILS**

Full planning permission is sought for the conversion of the Old Courthouse in Court House Street, Pontypridd to 20 no. self-contained residential student flats (Sui Generis).

The proposal would include partial demolition of the original building (central section) however, the majority of the structure, including the principal elevation, would be retained. The main entrance to the building would be via an existing entrance door on the right-hand side of the principal elevation. This would open into an internal lobby and an internal secure bike store which would then open onto an external courtyard within the centre of the site.

The proposed accommodation would be arranged in three blocks:

- Block A would form the front of the building facing onto Court House Street. It would consist of 10 units arranged over three floors (4 units at ground floor, 4 units at first floor and 2 units at second floor) with access being via the central courtyard, off the main entrance. The principal elevation of the building in this location would remain unchanged however, new openings would be provided within each of the 4 existing leaded windows. Due to the partial demolition of the central part of the building, the newly exposed rear elevation of this section would be finished with smooth render. A total of 5 single dormers (3 first floor and 2 second floor) and 4 roof lights (all on second floor) would also be inserted into the rear roof space to create openings for the units on the first and second floors;
- Block B would form the north-western section of the existing building. It would consist of 4 units, all at ground floor level. Two of the units would be accessed via a secondary entrance off the existing projection off the principal elevation whilst the remaining two units would be accessed via the central courtyard, off the main entrance. The existing lobby area at the side of the existing projection would be demolished along with a small central section which would provide a further external courtyard (accessed via the secondary entrance point). A further external courtyard would be created between the 4 units.
- Block C would form the rear of the building. It would consist of 6 units that would be arranged over two floors (4 at ground floor, 2 at first floor). These units would all be accessed off the central courtyard, off the main entrance. Two new windows would be inserted into the newly exposed external wall, which would be finished with smooth render. A further external courtyard would be provided

to the north-western side of this block, which would be accessed via the communal laundry room between Blocks B & C.

The proposal would also include the provision of 7 off-street car parking spaces to the front of the building which would be directly accessed off Court House Street. A secure but external bin storage area would be provided to the side of the main entrance (gates to the front of the building and to the central courtyard).

The application is accompanied by the following:

- Design and Access Statement;
- Heritage and Design Appraisal;
- Noise Impact Assessment (Dated August 2020);
- Bat Survey (Dated July 2020);
- Nesting Bird Survey (Dated July 2020).

## **SITE APPRAISAL**

The application site relates to a broadly rectangular shaped parcel of land that is located on the north-eastern side of Court House Street, Pontypridd. It measures approximately 1154m<sup>2</sup> and appears to be relatively flat in profile.

The site is currently occupied by a large detached building that occupies the most central part of the plot. A linear row of off-street car parking spaces are provided to the front of the building whilst an area of established trees appear to occupy the rear of the plot. It is understood that the building was last in use as Council offices.

The surrounding area is characterised by a mix of uses with some residential and commercial uses located in the immediate vicinity. The site is bound by the former registry office (currently or most recently used as offices) to the north-west and the Masonic Hall to the south-east. The grounds of Dewi Sant Hospital are located immediately opposite the site to the south-west whilst Pontypridd Train Station is located approximately 11 metres to the north-east.

It should be noted that the former registry office to the north-west is a Grade II Listed Building. The application property however, whilst holding some architectural merit, is not Listed. The site is located within the Pontypridd Conservation Area and the Pontypridd Character Area.

## **PLANNING HISTORY**

None recorded within the last 10 years at this property.

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification, the display of site notices in the vicinity of the site and through advertisement in the local newspaper. An advert was also placed in a local newspaper.

Two letters of objection have been received from local residents which are summarised as follows:

- Parking is terrible in the area and the proposal will make it much worse for residents;
- Some students can be noisy and will cause disturbance which will bring the area down and make local families suffer the consequences;
- The Graig already has big issues with drugs, rubbish, parking, disturbances, murders and anti-social behaviour;
- We are neglected as a community already and more flats would put even more strain on our failing scruffy community;
- We have the Dewi Sant Health Park issues with parking – residents cannot park outside their own home.

Further letters of objection have been received from Cllr. Brencher, the Ward Member for the Graig. These letters are summarised as follows:

- With the development of Dewi Sant Hospital as a Health Park and proximity to the town centre, residents are unable to park near their homes;
- Highways have been involved in these issues and are looking to alleviate existing parking problems of extreme concern;
- The site is adjacent to the Coroner's office and the Masonic Hall where meetings are held. In addition, the train station is located in close proximity as well as the town centre. People park here to access of these;
- The extra care development in the area will also add pressure;
- Students will have cars and visitor who will also have cars;
- The Dewi Sant Health Park has insufficient parking for patients and staff who also park in nearby streets as a result;
- Sardis Road car park closes at 7pm which means visitors to the Masonic Lodge in the evenings park on the pavements;
- Nearby social housing developments and the extra care facility already have insufficient parking.

## **CONSULTATION**

**Countryside, Landscape & Ecology** – No objection, subject to condition

**Dwr Cymru/Welsh Water** – No objection, however it is noted that the site is crossed by a public sewer and it is advised that no works shall take place within 3 metres of the centre line of the sewer. A condition and advisory notes are also recommended.

**Flood Risk Management** – The proposal includes a reduction in roof area and as such, no objection or condition is recommended. However it is noted that the

development would be over 100sqm and a separate application of Sustainable Drainage Approval will need to be submitted to the Sustainable Drainage Approval Body prior to the commencement of works (advisory note).

**Highways and Transportation** – No objection, subject to conditions relating to the use of the parking spaces and cycle store proposed for the parking of vehicles and cycle storage only.

**Natural Resources Wales** – Concerns and objections raised unless particular plans and documents identifying bat mitigation measures are included in a condition identifying approved plans and documents.

**Public Health and Protection** – No objection, subject to standard conditions relating to hours of operation, noise, dust and waste. These issues are more appropriately dealt with by separate environmental health legislation and it is therefore not considered that the recommended conditions are necessary. An advisory note can be added to draw the applicant's attention to these issues.

A noise assessment was also requested during the course of the application, which was subsequently submitted for consideration. The Public Health and Protection team therefore recommend that all of the works which form part of assessment are completed before any part of the development is occupied.

**South Wales Police** – No objection, makes a number of recommendations in relation to safety (advisory note).

**Western Power** – A separate application will need to be made to WPD if a new connection or service alteration is required.

No other responses had been received at the time of writing this report.

## **POLICY CONTEXT**

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

The application site is located inside the defined settlement boundary and is not allocated for any specific purpose. It is situated within the Pontypridd Town Conservation Area and the Pontypridd Character area. The following policies are considered to be relevant to the application:

#### ***Core Policies***

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

#### ***Area Wide Policies***

**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 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** – states that developments which impact upon sites of architectural and/or historical 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 AW8** – seeks to protect RCTs distinctive natural heritage. Proposals that would affect protected and priority species will be required to demonstrate what measures are proposed for the protection and management of the species and the mitigation and compensation of potential impacts.

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

### ***Southern Strategy Area Policies***

**Policy SSA1** – supports proposals that reinforce the role of Pontypridd as a Principal Town.

### **Supplementary Planning Guidance**

Design and Placemaking

The Historic Built Environment

Nature Conservation

Development of Flats

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 (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 the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through



its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 11: Noise;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport;

PPW Technical Advice Note 24: The Historic Environment  
Manual for Streets

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

#### **Principle of the proposed development**

The application site is located within the defined settlement boundary and within close proximity to the defined retail centre of Pontypridd, a Principal Town in the Southern Strategy Area. The site is therefore located within walking distance of a range of key local services and facilities and is highly accessible by a range of sustainable transport options with both bus and train stations located nearby. It is also noted that the site is conducive to travel on foot and bicycle. The site is therefore considered to be situated in a highly sustainable location where student accommodation, such as that proposed in this application, should be encouraged (Policy AW2).

It is noted that the University of South Wales is located in the nearby village of Treforest, which is easily accessible by train and with the train station being located immediately to the rear of the site, it is likely that future student occupiers would utilise this transport option. Furthermore, it is considered that locating such student accommodation in the town centre of Pontypridd would reinforce the role of Pontypridd as a Principal Town and would encourage the use of the services and facilities on offer in the area (Policy SSA1).

The proposal would encourage the re-use of the application building (Policy CS2), which is currently vacant, and given that the proposal would not result in any significant alterations to the principle elevation of the building, which has some architectural merit,

it is considered that the proposal would preserve the character and appearance of the site (Policy AW7)

Taking the above into consideration, the proposal would comply with policies CS2, AW2, AW7 and SSA1 of the Rhondda Cynon Taf Local Development Plan and the principle of the proposed development is considered to be acceptable, subject to consideration of the criteria set out below.

### **Impact on character and appearance**

The application site is located within the Pontypridd Conservation Area and within the Pontypridd Character Area. The existing building is not listed however, it is considered to have some architectural merit. Furthermore, it sits between two buildings which are also visually attractive and are also considered to be of architectural merit (one of which is listed) and it is therefore important to ensure that the proposed works are of a high standard to ensure that there would be no adverse impact upon the Conservation and Character Areas.

The Council's SPG: Development of Flats states that where buildings are of an attractive character, care should be taken to retain existing façade details and patterns of fenestration, or to make changes in a sympathetic manner which respect the appearance of the building. Whilst the proposal would involve the partial demolition of the building, these works would largely be carried out at the centre of the building where they would not be visible from the street. Only minor alterations would be made to the principal elevation with the majority of original features, which are considered to be visually attractive and to have some architectural merit, being retained. Furthermore, the materials proposed in the new sections of the building would complement the original building and it is therefore not considered that the proposed alterations would appear overly prominent within the street scene.

Consequently, the proposal is considered to be acceptable in terms of the impact it would have upon the character and appearance of the site and indeed the wider conservation and character areas and the application would therefore comply with Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

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

The alterations to the application property would predominantly be carried out within the centre of the site and it is not considered that the amenity of either adjacent property would be adversely affected by the proposed works. The nearest residential properties are located approximately 45 metres to the north-west (5 & 5a Court House Street) and south east (Taff Vale Flats) and would also not be adversely affected by the physical alterations of the building.

Whilst it is noted that some windows overlook adjacent properties, these are existing windows and would therefore not lead to any additional overlooking. Furthermore, all

new window openings created would overlook the internal courtyards and would not result in any additional overlooking towards existing neighbouring properties.

A number of objections have been received from local residents that raise concern with regard to the proposed use of the building for student accommodation and the potential for this use to cause noise and disturbance. Whilst this issue is noted, the surrounding area is characterised by a mixture of different uses, some of which are already associated with some degree of noise and disturbance, which local residents will already be accustomed to. It is also noted that the previous use of the building as offices would have resulted in some degree of noise and disturbance. It is therefore not considered that the proposed use, which is primarily a residential one, would give rise to significant levels of noise and disturbance.

In terms of the amenity and privacy of future occupiers of the proposed development, the Council's SPG: Development of Flats states that new flats should provide an acceptable quality of accommodation for residents. Flats should be of a suitable size and habitable rooms should have a reasonable outlook and level of natural daylighting and ventilation. They should also have a main entrance door to the front of the building and have access to either private or communal outdoor space.

It is considered that the level of accommodation proposed is reasonable with adequate space provided within each unit for the occupiers to carry out day to day tasks. The majority of units created would have several window openings which would ensure that a reasonable level of daylight and ventilation could be achieved, however, there is some concern with regards to the outlook of unit A8 which would effectively face the blank elevation of the Masonic Hall at close range. Whilst this would inevitably have some impact upon the amenity and indeed the health and well-being of any future occupiers of this unit, the overall scheme is considered to provide good quality living accommodation, with access to a shared outdoor space (external courtyards) and, on balance, it is not considered that this concern would be sufficient enough to warrant the refusal of the application on its own.

There is also some concern with the relationship between the windows proposed in units B1, B2 and B3. The windows would look out onto a small courtyard with the only windows for units B1 & B2 looking towards the only windows for unit B3. With a distance of as little as 3.5 metres between units B2 & B3, the level of mutual overlooking between the windows would be unacceptable. However, it is noted the window in unit B3, which would directly face the window in B2, is effectively a secondary window which would serve the kitchen area and could therefore contain obscure glazing to reduce the potential impact upon unit B2. The distance between units B1 and B3 is a little greater at almost 6 metres, which is still of concern however, the plans indicate some degree of landscaping which, to some extent, would act as a screen and reduce the level of direct overlooking. It is considered that these issues could both be controlled via condition and it would not be sufficient to warrant the refusal of the application.

Consequently, it is not considered that the proposal would have an adverse impact upon the amenity and privacy of existing neighbouring properties, and given that the overall scheme provides accommodation of a good quality with good access to outside space within the site, it is not considered that the proposal would have a detrimental impact upon the health and well-being of future occupiers. The application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Development of Flats.

### **Access and highway safety**

As detailed above, a number of objections have been received from local residents and the Local Member who raise concern with parking issues in the area. It is noted that the site is in close proximity to the town centre and these concerns are acknowledged and appreciated. However, the proposal has been assessed by the Council's Highways and Transportation Section with a view to determining the potential impact of the proposal on highway safety in the vicinity of the site and no objection has been raised in relation to the proposal. The comments are summarised as follows:

#### *Parking*

The proposal for purpose-built student accommodation has an off-street parking requirement of 1 space per 25 beds for servicing, wardens and drop-off areas, plus 1 space per 10 beds for students and visitors. This generates a total requirement of 3 spaces. The proposed plans indicate that 7 off-street parking spaces would be provided to the front of the building, which is considered to be acceptable.

#### *Cycle Parking*

The proposal has a requirement of 1 stand per 2 bedrooms which generates a total requirement of 10 stands. The proposed site plan indicates that 15 no. cycle stands are to be provided and the proposal is therefore considered to be acceptable in this regard.

Consequently, the proposal is considered to be acceptable in terms of the impact it would have on highway safety in the vicinity of the site and the application would therefore comply with Policy AW5.2 of the Rhondda Cynon Taf Local Development Plan.

#### *Access*

The proposed flats would be accessed off Court House Street, which is considered to be acceptable.

#### **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.

## **Ecology**

The application is accompanied by a Bat Survey which identifies that the building is being used as a day roost by Soprano Pipistrelles and Brown Long Eared bats. An European Protected Species Licence will therefore be required and should be added as an advisory note, should permission be granted.

The plans have been amended to include some mitigation which includes the provision of bat access slates and hessian reinforced bitumen felt to the roof above block C and above units C5 and C6 and the use of bulk head wall lights that would be PIR operated. These details have been assessed by the Council's Ecologist and NRW who recommend that these details are secured by condition. Further to this, the Council's Ecologist notes that much of the existing roof/loft space of the building will be retained and it is considered that at least one bat loft could be provided to encourage a greater use of the buildings by bats. In particular, there is potential capacity to enhance the building for brown long eared bats and a further condition is recommended to secure these details.

The survey also considered the potential for nesting birds however, it confirmed that no nesting birds were present within the building. The report identifies enhancement measures for swifts and the plans include provision of 4 swift nest boxes, which is acceptable. However, given the importance of the Pontypridd area for swift and the potential strategic location of the application property, it is considered that further provision could be provided and a condition is recommended accordingly.

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

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

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended) however, the CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable.

## **Conclusion**

Overall, the application is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan in respect of the principle of the proposed development, the impact it would have on the amenity and privacy of surrounding properties, the impact it would have on highway safety in the vicinity of the site and the impact it would have on the character and appearance of the surrounding area and the Pontypridd Town Conservation and Character Areas. The application is therefore 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 approved plans and documents received by the Local Planning Authority, unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Site Location Plan (rec. 5<sup>th</sup> February 2020);
- Drawing No. 09 revision D: Proposed Plans and Section (Rec. 02/09/2020);
- Bat Survey Report, prepared by Ecological Services Ltd. Version 1 (rec. 15/07/2020);

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

3. The parking spaces indicated on submitted drawing no. 09 Rec D shall remain for the purpose of the parking of vehicles only.

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.

4. The cycle store indicated on submitted drawing no. 09 Rev. D shall remain for the purpose of cycle storage only.

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

5. The window hereby permitted within unit B3 that would serve the kitchen area shall be glazed with obscure glazing to a minimum of Level 3 obscurity. The window shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a comprehensive scheme of landscaping. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 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.

7. Building operations shall not be commenced until full details of the finishing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The proposed dwelling shall be finished in accordance with the approved details.

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

8. The works identified in the submitted Environmental Noise and Vibration Assessment (undertaken by Hunter Acoustics and dated 5<sup>th</sup> August 2020) shall be completed prior to the beneficial occupation of the development, hereby permitted.

Reason: To ensure that the development would not result in a risk of unacceptable harm to health or amenity in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

9. The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 9 of the submitted Bat Survey (undertaken by Ecological Services Ltd, dated July 2020) and as shown in drawing no. 09 Rev D.

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

10. Notwithstanding the submitted details, prior to the commencement of works, a scheme for further biodiversity enhancement, in the form of a bat loft and additional swift boxes, shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented, retained and

maintained for the design 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 Planning Policy Wales ed. 10.



## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

<b>APPLICATION NO:</b>	20/0542/13	(KL)
<b>APPLICANT:</b>	Mrs J Thau	
<b>DEVELOPMENT:</b>	Outline application for the demolition of public house & construction of 8 residential dwellings with parking (some matters reserved) (Bat survey rec. 05/08/2020) (Amended plans rec. 13/08/2020 & 19/8/2020).	
<b>LOCATION:</b>	RHYDYFELIN SPORTS BAR, DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5ES	
<b>DATE REGISTERED:</b>	19/08/2020	
<b>ELECTORAL DIVISION:</b>	Rhydyfelin Central	

---

**RECOMMENDATION:** Approve, subject to a S.106 Agreement

**REASONS:** The application site is located within the defined settlement boundary and within an established residential area which is well served by key local services and amenities as well as a range of public transport options.

The proposed dwellings are considered to be appropriately sited within the site and the number and scale of dwellings proposed, as well as associated off-street parking and amenity space, can reasonably be accommodated within the site without leading to its overdevelopment or resulting in an adverse impact upon the character and appearance of the site and surrounding area or upon the amenity and privacy of existing neighbouring properties.

Furthermore, the proposed access and parking provision proposed is considered to be acceptable.

Consequently, the application is considered to comply with the relevant policies of the Local Development Plan.

---

#### REASON APPLICATION REPORTED TO COMMITTEE

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

#### APPLICATION DETAILS

Outline planning permission is sought for the construction of 8 dwellings on a brownfield site currently occupied by Rhydyfelin Sports Bar, which is located off Dyffryn Road in Rhydyfelin. Some matters of detail are reserved for future consideration however, this application includes details of access, layout and scale for consideration (appearance and landscaping are omitted).

The proposed dwellings would be set fairly central within the plot and would form a terrace of townhouses which would be set back from the existing access road to the front (south). Each dwelling would have three off-street parking spaces (one in an integral garage and two to the front of each respective dwelling) and private amenity space to the rear.

The dwellings would each measure 5.4 metres in width by 11.3 metres in depth (13.1 metres including the small entrance porch) with a roof design that would measure 10.4 metres in height to the ridge and 7.7 metres in height to the eaves. As indicated above, details of appearance are reserved for future consideration.

In addition to the standard plans and details, the application is accompanied by the following supporting documents:

- Bat Survey (Rec. 05/08/2020);
- Design & Access Statement (rec. 01/07/2020);

The proposal has been amended during the course of the application due to concerns being raised by the Council's Highways and Transportation section in relation to the original access and parking arrangements proposed. Amended plans were submitted following discussions between the applicant and Highway officers.

## **SITE APPRAISAL**

The application site is located to the eastern side of Dyffryn Road in the village of Rhydyfelin. It measures approximately 1800m<sup>2</sup> (0.18 ha) and is relatively level in ground profile, although it is noted that the rear (north) of the site is defined by a large retaining wall, resulting in the adjacent land being set at a much higher level. The site is currently occupied by a large, detached building (most recently used as a sports bar), which would be demolished to accommodate the proposal. Access is off Dyffryn Road/Masefield Way to the west with a road running along the southern boundary of the site.

The surrounding area is predominantly residential in character, although there are a small number of commercial properties located immediately to the north. The former Glyntaff Close (Elderly Persons Home) previously stood to the east of the site however, this has recently been demolished and the site is currently vacant.

Existing residential properties in the surrounding area vary in terms of their scale and design and it is noted that there is a development of three-storey townhouses in the immediate vicinity.

A number of trees are situated to the northern and southern boundary, which the applicant has confirmed will be retained and unaffected by the proposal.

It is also noted that there is a dilapidated building located at the north-eastern corner of the site (outside of the red line boundary plan submitted with this application). Details submitted with the application indicate that whilst the applicant owns the lease to the land, access to the building and all the land around it, the actual building footprint freehold is owned by another party and is therefore to be retained.

## **PLANNING HISTORY**

The following planning applications are associated with the application site:

**11/0701/10:** Rhydfelin Gym JKA Fitness Ltd, Dyffryn Road, Rhydyfelin, Pontypridd, CF37 5RW  
Change of use from members club to public house  
Decision: 27/07/2011, Granted

**96/2235/13:** Rhydfelin Gym JKA Fitness Ltd, Dyffryn Road, Rhydyfelin, Pontypridd, CF37 5RW  
Adaptation of and extension to 2 no. community buildings to form joint use community/training facility.  
Decision: 18/02/1997, Granted

**96/2348/10:** Rhydfelin Gym JKA Fitness Ltd, Dyffryn Road, Rhydyfelin, Pontypridd, CF37 5RW  
Change of Use to Evangelical Church.  
Decision: 18/02/1997, Granted

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and through the erection of 3 site notices in the vicinity of the site. Further consultation (direct neighbour notification and site notices) was undertaken upon receipt of amended plans. No letters of objection or representation have been received.

## **CONSULTATION**

**Countryside, Landscape, Ecology** – No objection, subject to condition. A European Protected Species License is also required.

**Dwr Cymru Welsh Water** – Foul flows are proposed to be disposed of via the public sewerage system and no objection is raised. Surface water disposal is proposed to be via a sustainable drainage system and a condition is recommended to ensure that there is no detriment to the public sewerage system. Further advisory notes are also recommended.

**Highways and Transportation** – No objection, subject to conditions

**Natural Resources Wales** – No objection. European Protected Species License required.

**Public Health and Protection** – No objection, subject to standard conditions relating to hours of operation, noise, dust and waste. Whilst the recommended conditions are noted, these issues can be dealt with by separate legislation and the conditions are therefore not considered necessary and advisory notes would be sufficient in this instance.

**South Wales Police** – No objection. A number of recommendations are made which can be added to any grant of planning application as advisory notes.

**Western Power Distribution** – Advises that a separate application will need to be made to WPD if a new connection or service alteration is required.

No other consultation responses were received at the time of writing this report. Any further responses received will therefore be presented orally at the Planning and Development Committee meeting.

## **POLICY CONTEXT**

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

The application site is located inside the defined settlement boundary, within the Southern Strategy Area. It is not allocated for any specific purpose. The following policies are considered to be relevant to the application:

**Policy CS2** – emphasis on sustainable growth that benefits Rhondda Cynon Taf as a whole.

**Policy CS4** – defines housing land requirements.

**Policy CS5** – sets out that housing requirements identified in Policy CS4 will be expected to contribute to established community housing need by providing affordable units.

**Policy AW1** – sets out the means by which new housing will be delivered through the development plan.

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

**Policy AW4** – states that planning obligations may be sought where development proposals require the provision of new, improved or rely on existing services, facilities,

infrastructure and related works, to make the proposal acceptable in land use planning terms, i.e. affordable housing.

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

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

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

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

**Policy SSA11** – requires proposals for residential development to have a net residential density of at least 35 dwellings per hectare.

**Policy SSA12** – states that a provision of 20% affordable housing will be sought on sites of 5 units or more.

**Policy SSA13** – development will be permitted within the defined settlement boundaries where they proposal would not have an adverse effect on the provision of open space,

## **Supplementary Planning Guidance**

Design and Placemaking

Nature Conservation

Access Circulation and Parking

Affordable Housing

## **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 the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 12: Design;

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

It is considered that the key considerations in the determination of this planning application will be whether the principle of residential development at the application site is acceptable in the first instance, and if so, whether the site is capable of accommodating the proposed dwellings, associated means of access/parking/turning facilities and sufficient amenity space without resulting in a detrimental impact upon the amenity and privacy of neighbouring properties; the character and appearance of the surrounding area; and highway safety in the vicinity of the site.

### **Principle of the proposed development**

The application site is located within the defined settlement boundary and within an area that is characterised by both residential and commercial properties. It has good access to key local services and amenities, such as shops and schools, and is accessible by a range of sustainable modes of transport, including local bus and train services, within reasonable walking distance. The surrounding area is also conducive to travel on foot and bicycle and the site is therefore considered to be situated within a sustainable location, as defined in Policy AW2 of the Rhondda Cynon Development Plan. The proposed residential use of the site is therefore considered to be compatible with the surrounding area and the proposal would therefore comply with this policy.

The proposal is also considered to be in line with Policies AW1 and SSA13 which both seek to direct residential development to areas and sites within settlement boundaries, provided that it can be demonstrated that the development is accessible to local services by a range of sustainable transport, on foot or by bicycle and provided that it does not adversely affect the provision of car parking in the surrounding area. As detailed above, the site is located in a sustainable location with good access to key services and a range of sustainable transport options. It is also noted that the Council's Highways and Transportation Section raise no objection to the proposal in terms of the impact of the proposal on highway safety and parking (discussed further later).

In addition to the sustainability of the site, the proposal would also need to comply with Policy SSA11, which requires proposals for residential development to have a net residential density of at least 35 dwellings per hectare. With a total of 8 dwellings proposed on a site measuring 0.18ha, the proposed net density generated by the proposal is approximately 45 dwellings per hectare. The application therefore complies with Policy SSA11.

Policy SSA12 seeks a provision of 20% affordable housing on sites of 5 units or more. With a total of 8 units proposed, the application would need to comply with this policy. Whilst no details of affordable housing have been included within the application, at least 1 unit of affordable housing is required and this can be secured via a S106 agreement. The Council's Housing Strategy team have recommended, based on the finding of the Local Housing Market Assessment 2017/23, that 1 no. 3 bedroom house be offered for Low Cost Home Ownership (market standard).

Therefore, in light of the above, the redevelopment of the site for residential use is considered to be acceptable in principle, subject to other relevant material planning considerations discussed below.

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

The application is made in outline however, details of siting and scale are included in this application for consideration. The plans submitted with the application indicate that the dwellings would be arranged in a linear terrace through the centre of the site with off-street parking provided to the front and private garden space to the rear. They would be of a three-storey scale with integral garages and an entrance porch to the ground floor.

The site is considered to be physically large enough to accommodate the number of dwellings proposed as well as their associated off-street car parking and amenity space provision without leading to overdevelopment of the plot. It is noted that there are a number of three-storey dwellings with a similar arrangement in terms of layout and scale to the proposed dwellings in the immediate vicinity and it is therefore not considered that the proposed dwellings would be out of keeping with the surrounding area.

Details of design are not included for consideration in this application and full details of window arrangements and finishing materials would therefore be considered at reserved matters stage.

Consequently, it is not considered that the proposed development would have an adverse impact upon the character and appearance of the surrounding area and the proposal would therefore comply with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

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

As detailed above, the siting and scale of the proposed dwellings are included in this application for consideration. The dwellings would be set at a notably lower ground level than the nearest neighbouring properties, which are located approximately 20 metres away from the northern boundary (flats above shops). Furthermore, there is an element of screening available at this boundary in the form of a number of trees that are to be retained and, as such, it is not considered that the proposed dwellings would result in any overbearing, overshadowing or overlooking impact that would be detrimental to the amenity and privacy of existing residential properties.

Properties to the south of the site (Oak Street) are located at a lower ground level than the application site but are situated approximately 40 metres away and are separated from the site by a band of established trees and a public footpath which provides a buffer/screen. It is therefore not considered that these properties would be impacted by the proposal in this regard.

Furthermore, due to the level of screening created by the trees to the north and south of the site, it is unlikely that the amenity and privacy of the future occupiers of the proposed dwellings would be adversely affected.

Consequently, the proposal is considered to be acceptable in terms of the impact it would have upon the amenity and privacy of the nearest neighbouring residential properties and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

### **Access and highway safety**

The application has been assessed by the Council's Highways Development Control team with a view to assessing the potential impact of the proposal on highway safety in the vicinity of the site. Whilst concern was initially raised with regards to the access arrangements proposed, discussions were held between the applicant and Highways Development Control officers and amended plans were submitted accordingly. The comments received in relation to the amended plans raise no objection to the proposal (subject to conditions) and are summarised as follows:

#### *Access and Circulation*

The proposed development would be accessed via the existing unnamed road that provides access to the side of the existing Public House and a parking/turning area to the rear. The proposal indicates that the site boundary is to be set back to provide a 2.0m wide footway fronting the development with each of the 8 dwellings being served via a vehicular crossover. There is also sufficient space available for vehicles accessing the unnamed road to enter and exit in a forward gear and, as such, the proposal is considered to be acceptable in this regard.

#### *Parking*



The proposed plans indicate that the development would provide 8 no. 3 bedroom dwellings which would have an off-street parking requirement of 3 off-street car parking spaces per dwelling, plus a further requirement of 1 space per 5 dwellings for visitors, which equates to a total requirement of 26 spaces (including 2 visitor spaces).

The amended plans indicate that each dwelling has provision of an integral garage which is of a sufficient size to act as a parking space with a further 2 spaces on a driveway to the front elevation. This equates to a total of 24 spaces. Given that the unnamed road to the front of the site is a cul-de-sac with a width of 5.5 metres, it is considered that short-term visitor parking can be accommodated on-street without undue detriment to highway safety and the free flow of traffic. As such, the proposal is considered to be acceptable in terms of the level of parking proposed.

Taking the above into consideration, the proposal is considered to be acceptable in terms of the impact it would have on highway safety in the vicinity of the site and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

#### **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.

#### **Ecology**

##### *Bats*

The application is accompanied by a Bat Survey (Dated June 2020), which indicates that a small common pipistrelle bat roost has been found under the fascia timbers of the existing building. The report recommends the provision of a temporary and short-term alternative roost at the property (installed prior to commencement of any demolition/development activity) as well as long-term provision in at least one of the new structures on the re-developed site (positioned on a gable end wall with a southerly outlook). The submitted plans have been amended accordingly to include the features recommended in the report.

The Council's Ecologist notes that the report sets out recommendations for a two phase bat mitigation approach and considers this to be reasonable. Furthermore, no objection has been raised by NRW, although it is noted that an European Protected Species (EPS) license is required and an advisory note to this effect is recommended in the event that the application is approved.

##### *Nesting Birds*

The Bat Survey submitted also highlights evidence of nesting birds and therefore sets out a number of recommendations to ensure demolition takes place outside of the nesting bird season. It is recommended that this be secured via a suitably worded condition.

Consequently, it is not considered that the development would have an unacceptable impact upon nature conservation and the proposal is therefore considered to comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

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

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

As planning permission first permits development on the day of the final approval of the last of the reserved matters, CIL is not payable at outline stage, but will be calculated for any future reserved matters of full applications.

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

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

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

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

Welsh Office Circular 13/97 Planning Obligations provides procedural guidance on the role of planning obligations in mitigating the site-specific impacts of unacceptable development to make it acceptable in planning terms. The Welsh Government Development Management Manual also advises planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and when it meets the three tests above. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the Local Development Plan and the Council's SPG on Planning Obligations, however it is made clear that this is intended to form the basis of negotiations between all parties.

### **The Section 106 requirements in this case**

The proposal would provide 8 residential units in the Southern Strategy Area and Policy SSA12, which requires residential developments for 5 or more units to provide 20% affordable housing. In the case of this application, 1 unit is required to be offered for affordable housing and the Council's Housing Strategy have specified the need for 1 no 3 bedroom dwelling for Low Cost Home Ownership (market standard) in the area.

Therefore, a S106 agreement will be required to ensure that one unit is established and maintained as an affordable unit for the continued purpose of meeting identified local needs.

It is considered that these requirements meet all of the above tests and are compliant with the relevant legislation.

## **Conclusion**

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the impact it would have on the character and appearance of the site and surrounding area, the impact it would have on the amenity and privacy of surrounding residential properties and in terms of the impact it would have on highway safety in the vicinity of the site.

## **RECOMMENDATION: Grant**

1. (a) Details of the appearance and landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.  
  
(b) Any applications for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.  
  
(c) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Sections 92 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):

- Drawing No. 1928.SLP. Rev A: Site Location Plan (rec. 16/06/2020);

- Drawing No. 1928.PL01C: Proposed Site Plan (rec. 19/08/2020);
- Drawing No. 1928.PL02B: Proposed House Type Plans (scale & bat mitigation measures) (rec. 13/08/2020)

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

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

3. The details of landscaping required to be submitted to and approved by the Local Planning Authority in accordance with Condition 1 above shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

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

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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 otherwise agreed 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.

5. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the residential use of the development and retained in perpetuity.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. Notwithstanding the submitted plans, development shall not commence until details providing for of a 2.0m wide footway and vehicular crossovers across

the site frontage have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented on site prior to beneficial of any dwelling.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety and the free flow of traffic.

7. Off-street parking shall be laid out and construction on site in permanent material in accordance with submitted drawing no. "1928.PL01 Rev C" prior to beneficial occupation of any dwelling and, together with the proposed integral garages, shall be retained for the purpose of vehicular parking only.

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

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

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

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

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

9. HGV's used as part of the development shall be restricted to 9.00am to 16.30pm weekdays, 9.00am to 13.00pm on Saturday and no deliveries on Sunday and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will in keeping with the surrounding area and to protect residential amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

11. Demolition or construction works shall not take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays and at no time on Sundays or Public Holidays.

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

12. The works shall be carried out in accordance with the recommendations set out in Section 10 of the submitted Ecology Survey Report (undertaken by Just Mammals Consultancy, August 2020), unless otherwise agreed in writing by the Local Planning Authority.

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

13. The site shall be cleared outside of the nesting bird season (1<sup>st</sup> March to 1<sup>st</sup> August) unless a suitable method statement for clearance at any other time has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To protect the biodiversity of the site in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0777/10 (KL)  
**APPLICANT:** Easy Panels  
**DEVELOPMENT:** Proposed storage distribution portal frame building (Use Class B8) (amended plans rec. 27.08/2020)  
**LOCATION:** LAND OPPOSITE STORAMOVE, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE  
**DATE REGISTERED:** 27/08/2020  
**ELECTORAL DIVISION:** Aberaman South

---

#### RECOMMENDATION: Approve

**REASONS:** The application site is located inside the defined settlement boundary and in an area that is characterised by a number of existing industrial units. The principle of the proposal to construct an industrial unit in this location is therefore considered to be acceptable.

The proposed industrial unit is considered to be acceptable in terms of its siting, scale, design and overall visual appearance and it is not considered that it would have an adverse impact upon the character and appearance of the surrounding area or upon the amenity and privacy of surrounding residential properties.

Furthermore, the proposed access and parking and turning facilities are considered acceptable and it is not considered that the proposal would have an adverse impact upon highway safety in the vicinity of the site.

As such, the application would comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

---

#### REASON APPLICATION REPORTED TO COMMITTEE

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

#### APPLICATION DETAILS

Full planning permission is sought for the construction of a steel portal frame building on a parcel of land that is located at the junction to Aberaman Park Industrial Estate, in Aberaman, Aberdare. The proposed building would be used for storage/distribution purposes (Use Class B8).

The proposed building would be constructed at the most southern part of the site and adjacent to the estate road which runs along the eastern boundary. It would measure 60 metres in width by 15.5 metres in depth with an apex roof design that would measure 7.6 metres in height to the ridge and 6.2 metres in height to the eaves. It would be constructed using grey coloured composite steel panels with a steel roller shutter door in the south-western elevation. All other windows and doors would be upvc.

The new unit would be accessed via a proposed new access off the internal estate road to the northern elevation of the building. A total of 12 car parking spaces and a full turning facility would be provided within the site.

In addition to the standard application forms, documents and plans, the application is also accompanied by the following:

- Coal Mining Risk Assessment.

The application has been amended during the course of the application to overcome concerns raised by the Council's Highways Development Control section.

## **SITE APPRAISAL**

The application site relates to a vacant parcel of land which is located at the junction between Cardiff Road and the internal estate road of Aberaman Park Industrial Estate. The site, which measures approximately 0.53 hectares, is of an irregular shape and is relatively flat in ground profile. It is bound by Cardiff Road, the junction to Aberaman Park Industrial Estate and the internal estate road of the industrial estate to the north-west, north and east respectively whilst the south-western boundary of the site is bound by a watercourse. An area of vacant land lies to the south of the site.

The site lies to the west of a number of existing industrial units associated with Aberaman Park Industrial Estate however, it is noted that there are a number of residential properties located on the opposite side of Cardiff Road (Heol Ty Aberaman), the nearest of which are approximately 60 metres away from the north-western boundary.

## **PLANNING HISTORY**

No planning application have been submitted in relation to this site within the last 10 years.



## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and through the erection of two site notices in the vicinity of the site. No letters of objection or representation have been received as a result of this exercise.

## **CONSULTATION**

**Countryside, Ecology & Landscape** – No objection, subject to conditions to ensure works are carried out outside of the nesting bird season and to secure biodiversity enhancement.

**Highways Development Control** – No objection, subject to conditions (discussed in full later in this report).

**Natural Resources Wales** – No objection. It is noted that the proposal involves less vulnerable development and that the site is partially within Zone C2 of the Development Advice Map (DAM) however, the proposed unit, access and associated car parking spaces/turning area are outside of the DAM Map and flood outlines. It is also noted that an ordinary watercourse runs through the site and a flood risk activity permit may be required. An advisory note is recommended.

**Public Health & Protection** – No objection, subject to standard conditions relating to hours of operation, noise, dust and waste. Whilst the recommended conditions are noted, these issues can be dealt with by separate legislation and the conditions are therefore not considered necessary and advisory notes would be sufficient in this instance.

**Welsh Water** – It is noted that the proposed method of surface water disposal would be via a soakaway and a condition is therefore recommended to ensure there is no detriment to the public sewerage system. Further advisory notes recommended in relation to Sustainable Drainage Systems and sewage treatment.

No other consultation responses had been received at the time of writing this report. Any further responses received will therefore be reported orally at the meeting.

## **POLICY CONTEXT**

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

The application site is located inside the defined settlement boundary and is not allocated for any specific purpose. The following policies are considered to be relevant to this application:

**Policy CS2** - emphasis on building strong, sustainable communities by promoting commercial development in locations which will support and reinforce the roles of the Principal Towns and Key Settlements.

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

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

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

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

**Policy NSA26** - states that development that will contribute to the achievement of the Cynon Valley River Park Strategy will be supported.

## **Supplementary Planning Guidance**

Design and Placemaking

Access Circulation and Parking

## **National Guidance**

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

Planning Policy Wales Edition 10 (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 the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant national policy guidance consulted:

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;

Manual for Streets

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

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

## **Main Issues:**

### **Principle of the proposed development**

The application site is located within the defined settlement boundary and within an established industrial estate in which there are a number of existing industrial units of varying scales and designs. The site is well connected to the surrounding area via the existing road network and there are local bus stops and a train station located within reasonable walking distance. It is therefore considered to be in a sustainable location, which would ensure that the proposed development would comply with Policy AW2 of the Rhondda Cynon Taf Local Development Plan.

The proposed unit would be operated within the B8 Use Class (storage) and whilst it is noted that there are a number of residential properties in the wider vicinity, it is not considered that the proposed use would conflict with the residential use of those properties, which is a further requirement of Policy AW2. Furthermore, the site clearly relates more closely to the existing industrial estate where such uses are to be expected.

As such, the principle of the development is considered to be acceptable subject to an assessment of the criteria set out below.

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

The proposal would result in the construction of a large industrial unit on a parcel of land which lies to the eastern side of the internal estate road serving Aberaman Park Industrial Estate. Whilst the site is located on the opposite side of the road to existing units, the proposed unit would still appear to be part of the existing industrial estate as the location of Cardiff Road provides a clear buffer between the industrial estate and the existing residential area to the north-west.

The scale of the proposed unit is exceptionally large with a footprint of approximately 930sqm however, there are a number of other industrial units in the immediate vicinity which vary in terms of their scale and design. Furthermore, buildings of this scale are typically found in such industrial estates and it is not considered that the unit would be out of context with the established industrial area.

The building would be sited towards the southern end of the application site with the parking and access being positioned between the building and Cardiff Road to the

north. This would reduce the overall visual impact of the proposed unit when viewed from Cardiff Road and it is therefore not considered that the proposal would appear overly prominent within the wider area.

Consequently, it is not considered that the proposal would have an adverse impact upon the character and appearance of the site or the surrounding area and the application would therefore comply with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

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

The application site is located within an area that is predominantly characterised by a number of existing industrial units that are within various different use classes. However, it is noted that there are residential properties in the vicinity and it is therefore important to consider the potential impact of the proposal on the amenity and privacy of those properties.

Heol Ty Aberaman is a modern residential estate that is located on the north-western side of Cardiff Road (in relation to the application site). The nearest property (no. 61) is located approximately 60 metres away from the north-western boundary of the site however, the proposed unit would be sited to the southern end, resulting in a separation distance of approximately 100 metres. Taking this into account, it is not considered that the proposed unit would result in any overbearing, overshadowing or overlooking impact that would be detrimental to the amenity and privacy of the nearest residential properties.

Whilst the proposed use may result in some noise and disturbance, the site is located within an existing industrial estate where some degree of noise and disturbance is to be expected. Nevertheless, it is unlikely that the proposal, given the proposed B8 use and the separation distances between the site and residential dwellings, would have a significant impact in this respect. It is also noted that no objection has been received from the Council's Public Health and Protection, nor has any noise impact assessments being requested.

Consequently, it is not considered that the proposal would have an adverse impact upon the amenity and privacy of surrounding residential properties and the application would therefore comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

### **Access and highway safety**

The application and been assessed by the Council's Highways Development Control team in order to determine the potential impact of the proposal on highway safety in the vicinity of the site. Whilst an objection was initially raised in relation to the proposed access, parking and turning facilities proposed, it was determined that these issues could be overcome by amending the scheme accordingly. Following discussions with

the applicant, amended plans were submitted to address the concerns and objections raised. The comments received from the Highways Development Control team in relation to the amended plans subsequently raise no objection to the proposal (subject to conditions). The comments received are summarised as follows:

### Access

The application site lacks safe and satisfactory pedestrian connectivity on the development side which would lead to increased risk of vehicular and pedestrian conflict to the detriment of safety of all highway users however, the amended plans indicate that the site boundary will be set back by 2.0m which would enable a segregated footway to be provided and which is considered to be acceptable.

### Vehicular Access

The proposed access, vision splay and turning area is proposed in accordance with the Council's design guide and is therefore considered to be acceptable.

### *Parking*

The proposal requires up-to a maximum of 12 off-street car parking spaces in accordance with the SPG: Access, Circulation and Parking. The plans indicate that a total of 12 spaces would be provided within the site and it is noted that there is potential for further parking to be provided, should the need arise.

Consequently, the amended plans overcome the previous concerns raised by the Highways Development Control team and it is not considered that the proposal would have an adverse impact upon highway safety in the vicinity of the site. The application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

### **Other Issues**

#### **Ecology**

The proposal has been assessed by the Council's Ecologist who notes that the site is of very short, horse-grazed brownfield marshy grassland with lots of rush. It is advised that the site will have some very local ecological value but it is not of SINC value and the grassland is so short grazed, it is unlikely to have any reptile value, although there are a few scattered bushes that could support nesting birds. As such, a condition is recommended to ensure that site clearance occurs outside the nesting bird season (March 1<sup>st</sup> to July 31<sup>st</sup>). It is also recommended that a condition be added to secure biodiversity enhancement (open fronted box that pied wagtails might use and a hole nesting bird box).

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

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

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended) however, the CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable.

## **Conclusion**

The application site is located inside the defined settlement boundary and in an area that is characterised by a number of existing industrial units. The proposed industrial unit is considered to be acceptable in terms of its siting, scale, design and overall visual appearance and it is not considered that it would have an adverse impact upon the character and appearance of the surrounding area or upon the amenity and privacy of surrounding residential properties. Furthermore, the proposed access and parking and turning facilities are considered acceptable and it is not considered that the proposal would have an adverse impact upon highway safety in the vicinity of the site. As such, the application would comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

## **RECOMMENDATION: Grant**

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

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

2. The development hereby approved shall be carried out in accordance with the approved plans and documents received by the Local Planning Authority, unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing No. 2711.C.01 Rev A: Site Plan, Proposed Elevations and Proposed Floor Plan (rec. 27<sup>th</sup> August 2020);
- Drawing No. 2711.C.02 Rev A: Proposed Layout, Proposed Side Elevations and Section (rec. 27<sup>th</sup> August 2020)

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

3. Before the development is brought into use, the means of access, together with the vision splays, parking and turning facilities, shall be laid out in accordance with the submitted plan 2711. C.02 Rev. A. The approved details

shall be implemented to the satisfaction of the LPA prior to beneficial occupation of the new unit.

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

4. Notwithstanding the submitted layout plan, the design and construction details of the proposed vehicular access and proposed 2.0m continuous pedestrian footway link fronting the site shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial use.

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

5. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;
  - a. The means of access into the site for all construction traffic;
  - b. The parking of vehicle of site operatives and visitors;
  - c. The management of vehicular and pedestrian traffic;
  - d. The loading and unloading of plant and materials;
  - e. The storage of plant and materials used in constructing the development;
  - f. Wheel cleansing facilities;
  - g. The sheeting of lorries leaving the site.

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

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

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will in keeping with the surrounding area and to protect residential amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

7. Building operations shall not be commenced until full details of the finishing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The proposed dwelling shall be finished in accordance with the approved details.

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

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a comprehensive scheme of landscaping. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 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.

9. The site shall be cleared outside of the nesting bird season (between 1<sup>st</sup> March to 1<sup>st</sup> August) unless a suitable method statement for clearance at any other time has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To protect the biodiversity of the site in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

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



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

Reason: To provide biodiversity enhancement, in accordance with Chapter 6 of Planning Policy Wales: Edition 10.

tudalen wag

## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0885/09 (DN)  
**APPLICANT:** Mr Lewis  
**DEVELOPMENT:** Insertion of rooflights to front and rear.  
**LOCATION:** 2 WESLEY COTTAGE, ABERDARE ROAD,  
ABERCYNON, MOUNTAIN ASH, CF45 4NP  
**DATE REGISTERED:** 15/09/2020  
**ELECTORAL DIVISION:** Abercynon

---

**RECOMMENDATION:** Grant Certificate confirming works are lawful

#### REASONS:

The proposal meets all the criteria set out in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Consequently the development is lawful for planning purposes and planning permission is not required for the proposed extension. A Certificate of Lawfulness can therefore be issued.

---

#### REASON APPLICATION REPORTED TO COMMITTEE:

The application is reported to Committee as the applicant, Rhys Lewis, is an Elected Member of this Authority

#### APPLICATION DETAILS

This is an application for a Certificate of Lawfulness for a Proposed Development under Section 192 of the 1990 Act ('CLOPUD') that seeks to establish whether the construction of rooflights to the front and rear as detailed in the submitted plans, would be lawful for planning purposes. In effect, the application seeks to establish whether or not the proposal is 'permitted development' and therefore capable of being carried out without the need for planning permission.

The rooflight on the front elevation would measure 0.9 metres in width, and have a height of 0.9 metres. One of the rooflights on the rear elevation would measure 0.9

metres in width, and have a height of 0.9 metres, the other rooflight on the rear elevation would measure 0.5 metres in width, and have a height of 0.5 metres.

The application is accompanied by the following:

- A fully signed application form
- A form to confirm CIL status
- A location plan (1:1250)
- Existing Floor Plans
- Existing Elevation Plans
- Proposed Floor Plans
- Proposed Elevation Plans

## **SITE APPRAISAL**

The application property is one of a pair of semi-detached houses within the established settlement of Abercynon. The property is set within a small corner plot and is bounded on its north and east facing elevations by the garden of 1 Wesley Cottage, on the south facing elevation by the back lane between Wesley Street and New Street, and on the west facing elevation by Aberdare Road.

The closest neighbouring properties are the adjoining property to the north, 1 Wesley Cottage. 13.5 metres to the south by 2 New Street, 13.5 metres to the south-by-south-west by 1 New Street, 17.5 metres to the south-west by 4 Elizabeth Street, 16 metres to the north-west by 1 Ann Street, and 10.5 metres to the north-east by 3 Wesley Street.

The site is situated inside the defined settlement boundary as prescribed by the Rhondda Cynon Taf Local Development Plan.

## **PLANNING HISTORY**

20/0247/10 – Single Storey Rear Extension – Granted at Committee

## **PUBLICITY**

The application seeks the determination of whether the proposal is lawful and no consultation with nearby properties is therefore required to be undertaken.

## **CONSULTATION**

No consultation undertaken.

## **National Guidance**

Welsh Office Circular 24/97: Enforcing Planning Control, Annex 8, deals with 'Lawfulness and the Lawful Development Certificate.'

Paragraph 8.26 states that if the LPA are supplied with information satisfying them that the use or operations described in the application would be lawful, they shall issue a certificate to that effect and, in any other case, they shall refuse the application. The burden of proof is firmly on the applicant.

Paragraph 8.28 advises that a LDC granted under Section 192 shall specify the land to which it relates, describe the use or operations in question (identifying the relevant 'use class' where appropriate), and give the reason why the proposal would be lawful.

## **REASONS FOR REACHING THE RECOMMENDATION**

This is an application for a Certificate of Lawfulness for a Proposed Development under Section 192 of the 1990 Act ('CLOPUD') that seeks to establish whether the extension, as detailed in the submitted plans, would be lawful for planning purposes. In effect, the application seeks to establish whether or not the proposal is 'permitted development' and therefore capable of being carried out without the need for planning permission.

With relevance to this case, Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 states that the following development is permitted:

*'Any other alteration to the roof of a dwellinghouse.'*

Class C then goes on to list the various criteria to be met by development in order to constitute permitted development. This proposal for the construction of a rooflights to the front and rear meets all the criteria set out in Class C. Consequently, the proposed works are permitted development and planning permission is not required.

### **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 proposal meets all of the criteria set out in Schedule 2, Part 1, class C of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Consequently the development is lawful for planning purposes and planning permission is not required. A Certificate of Lawfulness can therefore be issued for this proposal.



## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0949/10 (GS)  
**APPLICANT:** Mrs M Ellis  
**DEVELOPMENT:** Two storey rear extension.  
**LOCATION:** 27 DUMFRIES STREET, TREHERBERT, TREORCHY,  
CF42 5PP  
**DATE REGISTERED:** 08/09/2020  
**ELECTORAL DIVISION:** Treherbert

---

**RECOMMENDATION:** GRANT subject to conditions

#### **REASONS:**

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

---

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

The application has been reported to Committee as the applicant is a member of the Planning Support Team.

#### **APPLICATION DETAILS**

Full planning permission is sought for the construction of a two-storey extension on the north-eastern facing rear elevation of 27 Dumfries Street, Treherbert. The proposed extension would measure 5.4 metres in width by 4.5 metres in depth and would incorporate a flat roofing profile measuring a maximum of 5.4 metres from ground level. It would be finished with render, with fenestrations all being white uPVC. The proposal would accommodate a kitchen at ground floor level and a bedroom and bathroom at first floor.

The application is accompanied by the following:

Site Location & Block Plan – DE03A – Received: 08/09/2020  
Existing Plans & Elevations – DE01A – Received: 08/09/2020  
Proposed Plans & Elevations – DE02A – Received: 08/09/2020

## **SITE APPRAISAL**

The application site contains a two-storey, mid-terraced dwelling located within a residential area of Treherbert. It is set back and up from the road at Dumfries Street to the south-west by a small front garden area with a linear, enclosed garden to the rear, bound by an access lane to the north-east, the highway to the north and south west and the curtilage of the adjoining property to the south-east. Neighbouring properties within the immediate vicinity are all of a similar scale and design to the application site with many properties along the row already having two-storey projections to the rear.

The application site is located within the boundary of the Rhondda Historic Landscape.

## **PLANNING HISTORY**

There are no recent applications on record associated with this site.

## **PUBLICITY**

The application has been advertised by direct notification to 5 neighbouring properties.

No letters of objection or representation have been received.

## **CONSULTATION**

N/A – none undertaken

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Treherbert but is not allocated for any specific purpose.

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

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

### **Supplementary Planning Guidance**

A Design Guide for Householder Development

### **National Guidance**



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

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

It is considered that the current proposal meets 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 also considered 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 Planning Policy Wales and that the proposal is also consistent with the following chapters of the policy document insofar as they relate to the development proposed:

Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)

Other relevant national policy guidance consulted:

PPW Technical Advice Note 12 - Design

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

#### **Principle of the proposed development**

The application relates to an extension to an existing residential dwelling. The principle of development is therefore considered acceptable subject to compliance with the criteria set out below.

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

The proposed extension is considered to be acceptable in terms of its scale, design and overall visual appearance. It would project 4.5 metres off the original rear elevation and would feature a subservient flat roofing profile which, whilst not as attractive as a pitched roof design, is a common enough feature for rear extensions within both the immediate locality and wider area. Furthermore, the external materials proposed would be appropriate, matching that of the host dwelling, and the proposal is therefore considered to be a sympathetic and subservient addition to the property. In addition, there are several two-storey extensions of comparable design and scale to that proposed visible within the immediate vicinity. It is therefore considered the proposed extension would form a typical feature of the area and have no undue impact to the character and appearance of either the host dwelling or the wider historic landscape.

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

The proposed extension would be sited to the north-eastern facing rear elevation of the host property. It would project by 4.5 metres and extend to a height of 5.4 metres, similar to that of many other two-storey extensions in the area. Therefore, whilst it is accepted the adjoining property would experience a degree of overbearing impact and overshadowing during the late evening, this type of development is typical of the area and it is not considered any impact would be so significant as to warrant refusal of the application.

Furthermore, whilst two windows proposed at first floor level in the rear elevation of the proposed extension, it is not considered that the level of overlooking would be significantly increased over that which currently occurs with the existing first floor windows simply being extended 4.5m further in to the rear garden area.

It is also noted that no letters of objection have been received from surrounding neighbours following the consultation process.

The application is therefore considered to be acceptable in terms of the impacts it would have upon the residential amenity and privacy of both the adjoining and adjacent neighbouring properties.

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

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

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

### **Conclusion**

It is not considered the proposal would have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5 and AW6).

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

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

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

2. The development hereby approved shall be carried out in accordance with the approved plan(s) and documents received by the Local Planning Authority as set out below:

Site Location & Block Plan – DE03A – Received: 08/09/2020  
Existing Plans & Elevations – DE01A – Received: 08/09/2020  
Proposed Plans & Elevations – DE02A – Received: 08/09/2020

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

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

tudalen wag



## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0654/10 (GS)  
**APPLICANT:** Mrs Bruford  
**DEVELOPMENT:** Retention of raised decking area and erection of an outbuilding in rear garden.  
**LOCATION:** PHILDEN BUNGALOW, RHYS STREET, TREALAW, TONYPANDY, CF40 2QQ  
**DATE REGISTERED:** 17/07/2020  
**ELECTORAL DIVISION:** Trealaw

---

#### RECOMMENDATION: Refuse

#### REASONS:

By virtue of its excessive scale and design, and its elevated height, it is considered the decking area to be retained has a significant detrimental impact upon the character and appearance of the host dwelling and the surrounding locality, resulting in an unduly prominent and dominant addition to the site.

It is also considered the structure has a significant detrimental impact upon the residential amenity and privacy standards previously enjoyed by neighbouring occupiers. It results in direct overlooking of and a total loss of privacy to the adjacent residential properties, as well as an unacceptable overbearing impact upon these properties by virtue of its excessive scale and elevated height.

The decking structure is therefore considered both an inappropriate and unneighbourly form of development and is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance: A Design Guide for Householder Development (2011).

---

#### REASON APPLICATION REPORTED TO COMMITTEE

The application has been reported to Committee as three or more letters of support have been received and the officer recommendation is refusal.

## **APPLICATION DETAILS**

The application relates to the retention of a partially completed area of raised decking within the rear garden of Philden Bungalow. The decking to be retained is 5.5 metres in depth, 15 metres in width and raised between 2 – 2.5 metres above the existing ground level. The decking has been enclosed by a 1 metre high, frosted glass privacy screen, equating to a total height of 3.5 metres. It is proposed a set of steps would run through the decking to the south-western side, leading down to the garden below.

A garden store would be erected to the rear of the decking. It would measure 7 metres in width, 6 metres in depth and 2.7 to 2.9 metres in height with a mono-pitched roofing profile.

## **SITE APPRAISAL**

The application property is a detached house located within an established residential area of Trealaw. The dwelling occupies a corner plot and is directly adjacent to the highway that connects Miskin Road with Rhys Street as well as Rhys Street itself. Owing to the topography of the immediate area, the associated rear garden, as with most rear gardens in the vicinity, are tiered. The dwelling has an elevated level plateau extending out from the rear, before falling steeply towards a lower garden area. The raised decking has been partially erected, it extends across the width of the plot and projects out approximately 5 – 5.5m from the elevated level plateau area. Works on the proposed outbuilding had not been started at the time of the officer site visit.

The surrounding area is predominantly residential in nature comprising linear rows of traditional terraced dwellings. There are no examples of large, raised terrace structures comparable to that at the application within the locality.

## **PLANNING HISTORY**

There are no recent applications on record associated with this site.

## **PUBLICITY**

The application has been advertised by direct notification to eight neighbouring properties.

Eight letters of representation were received, four in support and four in objection to the scheme. There was one letter of objection that was received anonymously.

The letters of support each stated that occupiers of those properties had no objection to the proposal.

The objections are set out below (summarised):

- Overbearing nature of development due to its size.
- Loss of privacy.
- Prevailing views of the proposal from a distance.

- Loss of light.
- Unacceptable precedent for development.

## **CONSULTATION**

N/A – none undertaken

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Trealaw but is not allocated for any specific purpose.

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

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

### **Supplementary Planning Guidance**

A Design Guide for Householder Development

### **National Guidance**

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

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

It is considered that the current proposal fails to meet the seven wellbeing of future generation's goals and, as a result, is also inconsistent with the five ways of working set out in the Act.

It is also considered that the development is inconsistent with the key principles and requirements for placemaking as defined by Chapter 2 People and Places: Achieving Wellbeing through Placemaking of Planning Policy Wales; with the development also being contrary to the following chapter of PPW insofar as it relates to the development.

Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)

Other relevant national policy guidance consulted:

PPW Technical Advice Note 12 - Design

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

#### **Principle of the proposed development**

The application relates to the retention of an area of raised decking to the rear curtilage of an existing residential dwelling, as well as a separate proposed outbuilding. This type of development could therefore be considered acceptable in principle, however, in this case, the works are considered to have an unacceptable impact upon visual and residential amenity. The reasons for this recommendation are set out in detail below.

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

Policy AW5 stipulates that the scale, form and design of a development should not have a detrimental effect on the site or surrounding area. Similarly, Policy AW6 is supportive of proposals that are of a high standard of design, reinforce attractive qualities, and that are appropriate to the local context. Additionally, in respect of elevated decking, the Council's SPG: A Design Guide for Householder Development states that raised decks will not normally be permitted where they can be seen from a variety of public viewpoints, or are detrimental to neighbouring properties. The SPG also suggests that the distance between original ground levels and raised decking surfaces should be minimised.

In this instance, the area of raised decking is significantly in excess of the height of the original amenity space, at 2 – 2.5 metres above ground level. This would be in combination with the fact that the structure spans the width of the site at 15 metres. To further compound this issue, the raised deck features a frosted glass privacy screen at a further 1 metre in height that is necessary to enclose it; making sure it is secure for use. Consequently, in total, the overall structure appears 3 - 3.5 metres above current ground levels.

It is considered that a structure of such excessive scale and height represents an unsympathetic, overly dominant and visually intrusive form of development that is highly visible from the amenity areas and rear gardens of neighbouring properties as



well as adjacent highways, even when positioned some distance away from the structure.

It is acknowledged that the amenity space to the rear of all dwellings of this row and those below are sited below the ground level of the dwellings of Rhys Street, and as a result, many of the gardens feature a gradual stepping of levels to ensure a usable rear amenity area. However, there is a prevalent fall of site levels from north-west to south-east between dwellings, and the work would raise a sizeable area of garden to match the highest point that currently exists to the rear of Philden Bungalow. Considering a further area of fencing is required to make this area secure and that the works would be highly visible from the adjacent highways and dwellings to the north, south and west of the site, the scale, design and elevated height of the structure proposed would have a significant impact upon the character and appearance of the locality. It is also noted that none of the surrounding examples of garden levelling appear to be to the excessive scale as that at this site.

No objections are raised regarding the proposed outbuilding.

In line with the above, the raised decking area, by virtue of its scale, design and elevated height, is considered to have a detrimental impact upon the character and appearance of the rear amenity area of the host dwelling and has become overbearing within the wider area. The proposal therefore runs contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance in this regard.

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

It is considered that the proposal, as currently stands and when eventually completed, creates new viewpoints that offer direct lines of site from the raised decking into the rear facing openings and private amenity areas of neighbouring occupiers. This is considered unacceptable.

The decking has been sited directly on the boundary with the immediate neighbour to the north, 110 Rhys Street and backing on to dwellings to the west off Miskin Street. As a result, residents of Philden Bungalow using the decking would directly overlook the rear amenity space of adjacent and adjoining dwellings as well as have direct views into the rears of 27 and 28 Miskin Road and 110 Rhys Street. The standards of privacy that are currently enjoyed by these occupiers when using their properties and rear gardens would be unequivocally worsened.

It is acknowledged that an existing area of raised garden is present to the rear of Philden Bungalow, and that some level of overlooking would have historically occurred as a result of current arrangements on site. However, whilst the proposal would only match this current height, the existing usable plateau is considerably smaller than the

decking area proposed. The proposal, when combined with the subsequent and inevitable intensification of the use of the larger area, are not considered acceptable.

The glass panels proposed would be too low to effectively screen these views, even though frosted glass has been used. It is also considered that if the applicant were to erect a suitable privacy screen with which to overcome the issues raised above, given the considerable height of the overall structure, the development would lead to a further unacceptable degree of overbearing impact to the street scene and many neighbouring dwellings.

No objections are raised regarding the proposed outbuilding.

Consequently and for the reasons listed above, it is considered the siting, scale and elevated position of the raised deck would result in an un-neighbourly form of development that would form a source of nuisance and disturbance, resulting in direct overlooking of an unacceptable loss of privacy to, as well as an unacceptable level of overbearing impact to the adjacent neighbouring occupiers. Therefore, the proposal does not comply with the relevant policies of the Local Development Plan (AW5 and AW6) in this regard.

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

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

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

### **Conclusion**

It is considered the raised decking would have a significant detrimental impact upon the character and appearance of the host dwelling and surrounding street scene as well as the residential amenity and privacy of adjacent occupiers. The application is therefore considered contrary to the relevant policies of the Rhondda Cynon Taf Local Development Plan (AW5 and AW6) and guidance set out in SPG: A Design Guide for Householder Development.

### **RECOMMENDATION: Refuse**

1. By virtue of its excessive scale and design, and its elevated height, the raised decking area to be retained has a significant detrimental impact upon the character and appearance of the host dwelling and the surrounding locality, resulting in an unduly prominent and dominant addition to the site. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and SPG: A Design Guide for Householder Development in respect of its visual impact.

2. By virtue of its excessive scale and design, and its elevated height, the raised decking area to be retained results in a significant detrimental impact upon the residential amenity and privacy standards previously enjoyed by neighbouring occupiers. It results in direct overlooking of and a total loss of privacy to the adjacent residential properties, as well as an unacceptable overbearing impact upon these properties, constituting an unneighbourly form of development. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and SPG: A Design Guide for Householder Development in respect of its impact upon residential amenity.

tudalen wag

## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0843/10 (GW)  
**APPLICANT:** Mr M Harkin  
**DEVELOPMENT:** Proposed dwelling.  
**LOCATION:** LAND BETWEEN WATTSTOWN RUGBY CLUB AND  
25 DANYGRAIG TERRACE, YNYSHIR, PORTH  
**DATE REGISTERED:** 24/08/2020  
**ELECTORAL DIVISION:** Ynyshir

---

#### RECOMMENDATION: REFUSE DUE TO THE FOLLOWING:

**REASONS:** The development would not provide the required density of housing development and would not contribute efficiently and effectively to meeting the housing land requirement for the provision of new dwellings in the Borough. As such the proposal is contrary to Policies NSA10 and AW1.

The proposed dwelling would be a poor design and would form an incongruous addition in the street scene when viewed in context with the traditional character and density of existing residential properties in Danygraig Terrace to the north-west and the historic built character of the area. Therefore, the proposal would have a detrimental impact on the character and appearance of the surrounding area and as such would not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

#### REASON APPLICATION REPORTED TO COMMITTEE

A request has been received from Councillor Edwards for the matter to come to Committee in order for the need for affordable housing in the area and the impact of the development upon the character and appearance of the area to be considered.

#### APPLICATION DETAILS

Full planning permission is sought for the erection of a dwelling. The dwelling would be located centrally on the plot and would be placed on a raised area accessed via a ramp to the front of the site. It would be a single storey dwelling finished in brick and the roof would be covered in concrete tiles. Parking is detailed on a drive to the side of the dwelling adjacent to 25 Danygraig Terrace. It is stated no retaining structures

are required to the hillside at the rear of the site, which is under different ownership, as works have already been carried out to stabilise the hillside.

The application is supported by the following:

- Supporting Statement

## **SITE APPRAISAL**

The application site relates to a vacant plot of land which is situated between no. 25 Danygraig Terrace and Wattstown Rugby Football Club. The site has a rectangular shape and follows a relatively level gradient that matches the adopted highway fronting the site, albeit material has been imported (or moved from the rear of the site) to create a low, raised area that is shown in the proposed plans as being the area the dwelling would be located.

The land begins to rise steeply toward the open mountainside that abuts the rear of the site.

A brick-built clubhouse, associated with Wattstown RFC, is located immediately to the south-east of the site while a small row of traditional two-storey terraced properties are located immediately to the north-west. Beyond the pedestrian and vehicular highway to the front of the site (known as Ynyshir Road) is the Porth Relief Road which is largely screened from the development site by a high timber fence. It is noted that there is a water course/culvert to the rear of the site.

## **PLANNING HISTORY**

18/0583/15	Land adjacent to 25 Ynyshir Road, Wattstown	Variation of condition 1 of planning permission 13/0478/13 to extend the expiration date for 5 years including 3 years for reserved matters.	Granted 21/08/2018
16/5053/41	“	“ Siting of mobile home including access, parking and garden area (Pre-application advice)	Objection raised 25/03/2016
13/0478/13	“	“ Construction of 3 no. 2 bed terraced dwellings with associated parking (outline)	Granted 20/08/2013

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and site notice. One letter of objection has been received and the comments are summarised below:

- If a boundary wall is built it will block my window. That would obstruct a significant amount of natural light to my property. I have been the landowner of the adjacent property for over 30 years and any wall built would have a detrimental effect to my right of light and enjoyment of the property.

Following receipt of the above, the objector submitted further correspondence which highlighted they had contacted the landowner and they requested no boundary treatment next to the windows. It is stated they were assured (by the landowner) that would be the case.

## **CONSULTATION**

**Dwr Cymru/Welsh Water** – No objection subject to a condition that no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. It is detailed a public sewer crosses the site. Advisory notes with regard sustainable drainage and water supply are provided.

**RCT Countryside Landscape, Ecology** – If the application boundary marginally bites into the edge of the adjacent Site of Importance for Nature Conservation (SINC) there is no objection in this instance as the SINC forms the whole hillside above the road and trying to demarcate the exact boundary on the lower urban edge is always difficult. If planning permission is granted, protective 'Heras type' fencing would be required during construction, along the upper development edge to demarcate the development area from what will be the newly defined SINC boundary. This will also ensure nothing will encroach up the hillside during construction.

If the willow/bramble within the red line area has been cleared, then there is no nesting bird issue. However if Japanese Knotweed has not been treated on site, control measures should be implemented.

**RCT Flood Risk Management** – Based on a review of the surface water flood risk associated to this location it is evident that the site is currently shown to be free from the high, medium or low surface water flood risk zones, however the applicant should be made aware that the Danygraig Terrace area is subject to a low surface water accumulation zone and as such the applicant should ensure that the topographical level of the property's floor level takes into account the low surface water flood risk area within the highway.

No surface water drainage arrangements have been provided. The applicant should be reminded that they are required to comply with Schedule 3 of the Flood and Water Management Act 2010. This will need to be demonstrated through the application of Sustainable Drainage Approval to the Sustainable Drainage Approval Body (SAB) prior to the commencement of works.

It is recommended that evidence of how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15 is conditioned to ensure drainage is acceptable.

**RCT Public Health and Protection** – No objection subject to conditions on demolition of dwellings, hours of operation, noise, dust and waste.

**RCT Transportation Section** – No objection subject to the provision of space for 2no. cars to be parked off-street, provision of a vehicular crossover, surface water not to drain to the public highway and details of traffic management and wheel washing.

## **POLICY CONTEXT**

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

The site is mainly within settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated. However part of the rear of the site is outside but adjoins the settlement boundary. The area to the rear of the site and outside the settlement boundary is also identified as a Site of Importance for Nature Conservation (SINC) as referred to in Policy AW 8.43 (Mynydd Troed-y-Rhiw Slopes). The hillside behind the site is identified as a Special Landscape Area (Mynydd Troed y Rhiw Slopes). The site is also within the designated Rhondda Historic Landscape by Cadw.

**Policy CS1**- sets out criteria for achieving strong sustainable communities including: promoting residential development in locations which support the role of principal towns and settlements and provide high quality, affordable accommodation that promotes diversity in the residential market.

**Policy AW1** - residential development proposals will be expected to contribute to meeting local housing needs.

**Policy AW2** - development proposals will only be supported in sustainable locations, including sites within the defined settlement boundary, which would not unacceptably conflict with surrounding uses, have good accessibility by a range of sustainable transport options, have good access to key services and facilities and support the roles and functions of the Principal Towns.

**Policy AW5** - sets out criteria for new development and requires the scale, form and design of new development to have an acceptable effect on the character and appearance of the site and surrounding area and existing features of the built environment to be retained. Development must have no significant impact on the amenities of neighbouring properties, be compatible with other uses in the locality and to design out the opportunity for crime and anti social behaviour. Development must be sustainable, have safe access and provide car parking in accordance with the Council's Supplementary Planning Guidance (SPG).



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

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

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

**Policy NSA10** – residential development should be a minimum of 30 dwellings per hectare unless it can be demonstrated otherwise.

**Policy NSA12** – details criteria for housing development within and adjacent to settlement boundaries.

Supplementary Planning Guidance:

Access, Circulation and Parking

Design and Placemaking

Nature Conservation

**National Guidance**

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

Planning Policy Wales Edition 10 (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 the proposed development is not consistent with the key principles and requirements for placemaking set out in PPW; and is also not consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport; and

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.

### **Main Issues:**

#### **Principle of development**

The application site is unallocated and situated mainly within the defined settlement boundary as identified in the Rhondda Cynon Taf Local Development Plan (LDP). Any encroachment outside of the settlement boundary would not be beyond the rear boundary of the existing development either side and therefore would not warrant a refusal reason. It is noted that there is an existing row of terraced properties situated immediately to the north-west of the site and that the site has previously benefited from outline planning permission for the residential development of 3 no. dwellings (ref: 13/0478/13). Members are advised this was renewed in 2018 (ref: 18/0583/15) and could still be developed. As such, the development would accord with many of the criterion set out in Policies AW1, AW2 and NSA12.

However, this proposal is for a density of development that is significantly below that required by Policy NSA10 and Policy AW1 of the LDP. This is to ensure an efficient use of land within the settlement boundary to meet the housing land requirement for new dwellings. Furthermore, and on a wider scale, failure to provide the required level of housing within the settlement boundary could lead to increased future pressure for housing on 'Greenfield' land.

Policy NSA10 requires 30 dwellings are developed per hectare. However, the proposal would provide the equivalent of under 17 dwellings per hectare. Members are advised that previously outline planning permission (13/0478/13 and 18/0583/15) was granted for 3 dwellings on the site which exceeds the 30 dwellings per hectare policy requirement (approximately providing the equivalent of 51 dwellings per hectare). It is considered there is still potential to provide 3 dwellings on the site; or to provide 2 dwellings, which would also comply with the policy.

The applicant details the site cannot support 3 dwellings as the previous owner was unable to do this. In addition, it is stated that 3 dwellings would provide less than ideal living conditions and that there would be insufficient amenity space for 3 no. dwellings. Whilst these opinions are noted, no clear evidence has been supplied that shows this is the case and that 3 or 2 dwellings cannot be provided. To the contrary, the site plan

for planning permission reference 18/0583/15 shows 3 dwellings could be developed with adequate amenity space and parking.

If permission was granted for a single dwelling and whilst the loss of 1 or 2 additional dwellings that could have been provided is low; it should be recognised that the accumulation of similar shortfalls in density throughout the County Borough would have a significant impact on housing land supply. Therefore, the density of the proposal is considered unacceptable and is contrary to Policies NSA10 and AW1.

### **Impact on the Character of the Area**

The Rhondda Cynon Taf Local Development Plan supports proposals where the scale, form and design of the development would have no unacceptable effect on the character and appearance of the site and the surrounding area (AW5); where they are of a high standard of design which reinforces attractive qualities and local distinctiveness (AW6); where they are appropriate to the local context in terms of siting, scale, appearance, height, massing, elevational treatment, materials and detailing (AW6); and where they include the efficient use of land (AW6).

The site is located within an area which is predominantly characterised by high density, traditional terraced properties that front directly onto the adopted highway at Ynyshir Road. A pre-application enquiry submitted by the applicant for a mobile home on the site (16/5053/41) received the following comments, *"there is significant concern that the proposal to locate a mobile home at the site would have a detrimental impact on the visual amenity of the surrounding area. The proposed mobile home, by virtue of its structure and overall visual appearance, would effectively form a temporary addition which would fall below the standard that would usually be considered acceptable for a permanent residential unit in the area"*.

The proposed dwelling looks similar to a 'mobile dwelling', however it is noted the application details the elevations would be finished in brick and the roof covered in tiles. On its own, this is considered would result in a more permanent visual impact than considered above.

The applicant has detailed in their 'Supporting Statement' that the proposal would tidy up a piece of land that has been a nuisance to locals, would be a slight departure from the existing scale and design of the area, that there is a multiplicity of designs in the area similar to the scale and design of the adjacent building to the south-east (Wattstown RFC), and points to Park View on the opposite side of the bypass with its sharp contrast of staggered building lines and occasional mono-pitched roofs.

Differences in design, size and scale are appreciated and welcomed to the area. However the surrounding traditional character of housing is mainly 'fine-grained' with development at a high density, that was of a quality design and that utilised high quality materials. A similar level of design quality is sought by the LDP policies as highlighted above. Whilst the design of the proposal could be improved by having a larger pitch

of the roof, having an improved window and door layout that reflects more traditional dwellings and having some landscaping to screen the proposal; it would still have an unacceptable impact on the street scene and the character of the area. The proposal would result in a single dwelling, of a poor design, that does not relate to the high density and local built character. It would be located centrally between the two adjacent development sites with no 'visual tie' in to the existing residential development and character of the area. In contrast, the approved development on the site (18/0583/15) or a similar proposal with multiple dwellings could result in an acceptable development in these terms. It is therefore considered the proposed dwelling would form an incongruous addition in the street scene when viewed in context with the traditional character and density of existing residential properties in Danygraig Terrace to the north-west and the historic character of the wider area.

As such, it is considered that the current proposal would have a detrimental impact on the character and appearance of the surrounding area and would therefore not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in this respect.

### **Impact on residential amenity**

It is noted that the site is flanked by residential properties to the north-west and the clubhouse at Wattstown RFC to the south-east. The siting of the proposed dwelling would not result in a significant detriment to the residential amenity and privacy of the nearest residential properties. An objection has been received from a nearby dwelling detailing that if a boundary wall was built it would block out there light. It is noted there is a window on the side elevation of the nearest dwelling to the site. Boundary treatments would normally be permitted development, for a wall or a fence up to 2m in height, and this could be erected along the applicant's boundary without any permissions. Notwithstanding this, if permission is granted, details of boundary treatment can be obtained by a suitably worded condition.

### **Access and parking**

The plans show a drive for parking that would lead directly to Ynyshir Road. No objection has been raised by the Transportation Section. Their suggested condition, requiring traffic management and wheel washing during construction, is not considered necessary as the development is small in scale and these issues can be covered by other legislation. The condition requiring surface water not to discharge on to the public highway can also be covered under other legislation. Notwithstanding this, details could be obtained under a general drainage condition if permission is granted.

### **Ecology**

Council records detail the rear of the site includes part of a Site of Importance for Nature Conservation (SINC). The Council's Ecologist however details the line shown

on the Council records, in reality, should be the steep bank behind the site. The site itself, in its present condition, contains little in the way of biodiversity and the proposal would not result in a detriment to biodiversity in the area as whole. However as section 6 of Planning Policy Wales requires development must provide a net benefit to biodiversity, a condition requiring measures to meet this is suggested if permission were to be granted.

#### **Other Issues:**

##### **Public Health**

With regard to the issues raised by the Public Health and Protection Section, it is considered noise, dust and waste matters from construction activities can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning these issues.

##### **Drainage**

Dŵr Cymru/Welsh Water detail a public sewer crosses the site and that no development should be within 3m. The proposed dwelling would be within 3m of the pipe shown on the submitted plan. They however do not object and it is envisaged the pipe could be moved to accommodate development on the site. A suitably worded informative note should be attached if permission were to be granted.

##### **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 application site lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a £nil charge is applicable. Therefore no CIL would be payable.

##### **Conclusion**

The application is considered not to comply with the relevant policies of the Local Development Plan as a sufficient number of dwellings would not be provided on the site and it would result in a detrimental visual impact on character of the area (Policies AW1, AW5, AW6 and NSA10).

#### **RECOMMENDATION: Refuse**

1. The development would not provide the required density of housing development and would not contribute efficiently and effectively to meeting the housing land requirement for the provision of new dwellings in the Borough. As such the proposal is contrary to Policies NSA10 and AW1 of the Rhondda Cynon Taf Local Development Plan.

2. The proposed dwelling is of a poor design and would form an incongruous addition in the street scene when viewed in context with the traditional character of existing residential properties in Danygraig Terrace to the north-west and the wider area. As such the proposal would have a detrimental impact on the character and appearance of the surrounding area and would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

## PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 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 04/09/2020 – 02/10/2020

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**

**15 OCTOBER 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**



### APPEALS RECEIVED

**APPLICATION NO:** 19/0829  
**APPEAL REF:** A/20/3259900  
**APPLICANT:** Mr Ahmed  
**DEVELOPMENT:** Conversion of a church to 8 apartments (amended parking scheme received 06/12/2019).  
**LOCATION:** ENGLISH CALVARY BAPTIST CHURCH, CLIFF TERRACE, TREForest, PONTYPRIDD.  
**APPEAL RECEIVED:** 23/09/2020  
**APPEAL START DATE:** 02/10/2020

### APPEAL DECISIONS RECEIVED

**APPLICATION NO:** 20/0302  
**APPEAL REF:** A/20/3254370  
**APPLICANT:** Mr P Morgan  
**DEVELOPMENT:** Demolition of garages and construction of a domestic dwelling.  
**LOCATION:** CEFN FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS  
**DECIDED:** 15/05/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 19/06/2020  
**APPEAL DECIDED:** 11/09/2020  
**APPEAL DECISION:** Dismissed

---

**APPLICATION NO:** 19/1156  
**APPEAL REF:** D/20/3253005  
**APPLICANT:** Mr K Gregory  
**DEVELOPMENT:** Raised terrace to front of dwelling house  
**LOCATION:** 27 DANYCOED, YSTRAD, PENTRE, CF41 7SL  
**DECIDED:** 10/03/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 23/05/2020  
**APPEAL DECIDED:** 08/09/2020  
**APPEAL DECISION:** Dismissed

**APPLICATION NO:** 20/0320  
**APPEAL REF:** D/20/3255363  
**APPLICANT:** Mr M Fletcher  
**DEVELOPMENT:** Garage / workshop  
**LOCATION:** BRYNTEG FARM, LLANHARRY ROAD, LLANHARAN,  
PONTYCLUN, CF72 9LH  
**DECIDED:** 21/05/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 03/07/2020  
**APPEAL DECIDED:** 15/09/2020  
**APPEAL DECISION:** Allowed with Conditions

---

**APPLICATION NO:** 20/0229  
**APPEAL REF:** D/20/3254774  
**APPLICANT:** Mr D Turner  
**DEVELOPMENT:** Detached double garage (retrospective).  
**LOCATION:** 2 YNYSMAERDY TERRACE, YNYSMAERDY,  
LLANTRISANT, PONTYCLUN, CF72 8LG  
**DECIDED:** 24/04/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 09/07/2020  
**APPEAL DECIDED:** 04/09/2020  
**APPEAL DECISION:** Allowed with Conditions

**Report for Development Control Planning Committee**

---

**Hirwaun**

**20/0688/10** Decision Date: 04/09/2020  
**Proposal:** Two storey rear extension.  
**Location:** 20 DAVIES ROW, HIRWAUN, ABERDARE, CF44 9SS

---

**Aberdare West/Llwydcoed**

**20/0391/10** Decision Date: 07/09/2020  
**Proposal:** First floor extension.  
**Location:** 35 GLAN ROAD, GADLYS, ABERDARE, CF44 8BN

---

**20/0507/10** Decision Date: 08/09/2020  
**Proposal:** Two storey rear extension.  
**Location:** 21 CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8TW

---

**20/0633/10** Decision Date: 07/09/2020  
**Proposal:** Two storey rear extension.  
**Location:** 21 PARK GROVE, TRECYNON, ABERDARE, CF44 8EL

---

**20/0697/10** Decision Date: 29/09/2020  
**Proposal:** Single storey extension to front of property.  
**Location:** 1 TYR HEOL, LLWYDCOED, ABERDARE, CF44 0TW

---

**20/0715/10** Decision Date: 04/09/2020  
**Proposal:** Construction of retaining walls to facilitate hardstand to front garden (retrospective).  
**Location:** 20 MILL STREET, TRECYNON, ABERDARE, CF44 8PA

---

**20/0718/10** Decision Date: 07/09/2020  
**Proposal:** Proposed first floor rear extension with internal alterations.  
**Location:** 12 MORIAH PLACE, LLWYDCOED, ABERDARE, CF44 0TS

---

**20/0815/10** Decision Date: 28/09/2020  
**Proposal:** First floor rear extension over existing kitchen annexe.  
**Location:** 11 KINGSBURY PLACE, LLWYDCOED, ABERDARE, CF44 0TR

---

**Report for Development Control Planning Committee**

---

**Cwmbach**

**20/0609/10**

Decision Date: 14/09/2020

**Proposal:**

Partial demolition of existing portal frame building and installation of a 2 storey office block.

**Location:**

HAMMOND LTD, CWMBACH INDUSTRIAL ESTATE, CANAL ROAD, CWMBACH, ABERDARE, CF44 0AE

---

**20/0712/10**

Decision Date: 21/09/2020

**Proposal:**

Two storey rear extension.

**Location:**

16 BRYN GLAS, CWMBACH, ABERDARE, CF44 0LU

---

**Mountain Ash East**

**20/0214/15**

Decision Date: 21/09/2020

**Proposal:**

Variation of condition 2 - Approved plans of previous planning permission 18/0709/10 (Amended house type of Plot 1 from 3 to 4 bedroom property).

**Location:**

TY MAWR, ABER-FFRWD ROAD, MOUNTAIN ASH, CF45 4DD

---

**Mountain Ash West**

**20/0858/23**

Decision Date: 23/09/2020

**Proposal:**

Temporary Construction Compound.

**Location:**

LAND TO THE SOUTH WEST OF MOUNTAIN ASH STATION, HENRY STREET, MOUNTAIN ASH

---

**Penrhiwceiber**

**20/0424/10**

Decision Date: 22/09/2020

**Proposal:**

Single storey rear extension.

**Location:**

6 HUGHES STREET, MOUNTAIN ASH, CF45 3UG

---

**Report for Development Control Planning Committee**

---

**Abercynon**

**20/0811/10** Decision Date: 25/09/2020

**Proposal:** Change of use to D2 (fitness facility).

**Location:** UNIT 4, PONTCYNON INDUSTRIAL ESTATE, TYNTETOWN, ABERCYNON, CF45 4EP

---

**20/0857/23** Decision Date: 23/09/2020

**Proposal:** Temporary construction compound.

**Location:** NORTH EASTERN SECTION OF ABERCYNON SOUTH RAILWAY STATION, STATION ROAD, ABERCYNON, ABERPENNAR, CF45 4SE

---

**20/0904/23** Decision Date: 10/09/2020

**Proposal:** Prior notification of demolition of footbridge damaged during February 2020 storms.

**Location:** FEEDER PIPE BRIDGE, FOOTBRIDGE CROSSING RIVER TAFF, SOUTH EAST OF A470 ROUNDABOUT, ABERCYNON

---

**Aberaman North**

**20/0744/13** Decision Date: 21/09/2020

**Proposal:** Proposed outline planning permission for a detached house with off road parking (all matters reserved).

**Location:** LAND OPPOSITE NO. 16 BELMONT TERRACE, ABERAMAN, ABERDARE

---

**Aberaman South**

**20/0743/10** Decision Date: 21/09/2020

**Proposal:** Proposed 'lantern' roof alteration to allow installation of new machinery within warehouse

**Location:** UNITS 12 TO 14 TUBEX LTD, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

---

**20/0798/10** Decision Date: 09/09/2020

**Proposal:** First floor rear extension.

**Location:** 3 GLYNHAFOD STREET, CWMAMAN, ABERDARE, CF44 6LD

---

**Treorchy**

**20/0750/10** Decision Date: 24/09/2020

**Proposal:** First floor rear extension.

**Location:** 16 ILLTYD STREET, TREORCHY, CF42 6NW

---

**20/0852/08** Decision Date: 28/09/2020

**Proposal:** Extension to school and upgrading and modernising existing nursery space.

**Location:** TREORCHY PRIMARY SCHOOL, GLYNCOLI ROAD, TREORCHY, CF42 6SA

---

**Report for Development Control Planning Committee**

---

**Pentre**

- 20/0758/10** Decision Date: 24/09/2020  
**Proposal:** Two-storey side extension and new bay window to front of dwelling.  
**Location:** 28 MAINDY CRESCENT, MAINDY ROAD, TON PENTRE, PENTRE, CF41 7ES
- 

- 20/0797/10** Decision Date: 30/09/2020  
**Proposal:** Replacement garage (part retrospective)  
**Location:** 11 ST JOHNS DRIVE, TON PENTRE, PENTRE, CF41 7EU
- 

**Llwynypia**

- 20/0694/10** Decision Date: 10/09/2020  
**Proposal:** New build single storey extension and access works to property and associated works.  
**Location:** 6 HOLYROOD TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2HP
- 

- 20/0732/10** Decision Date: 21/09/2020  
**Proposal:** Two-storey rear extension and detached garage.  
**Location:** 37 PONTRHONDDA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SZ
- 

- 20/0830/10** Decision Date: 28/09/2020  
**Proposal:** Conservatory to rear.  
**Location:** 9 PONTRHONDDA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SZ
- 

**Cwm Clydach**

- 20/0663/10** Decision Date: 18/09/2020  
**Proposal:** Single storey outbuilding to rear.  
**Location:** 34 OAK STREET, CLYDACH, TONYPANDY, CF40 2DT
- 

**Trealaw**

- 20/0611/10** Decision Date: 21/09/2020  
**Proposal:** Hip to gable extension, enlargements to existing rear dormer and construction of two new front facing dormers.  
**Location:** 13 SYCAMORE DRIVE, TREALAW, TONYPANDY, CF40 2PZ
-

**Report for Development Control Planning Committee**

---

**Penygraig**

- 20/0784/10** Decision Date: 24/09/2020  
**Proposal:** Demolition of existing dwelling and construction of a block of 5 no. 1 bed affordable apartments, together with associated works.  
**Location:** 83 HUGHES STREET, PENYGRAIG, TONYPANDY, CF40 1LX
- 

- 20/0874/23** Decision Date: 18/09/2020  
**Proposal:** Demolition of detached dwelling.  
**Location:** 83 HUGHES STREET, PENYGRAIG, TONYPANDY, CF40 1LX
- 

**Porth**

- 20/0068/12** Decision Date: 02/10/2020  
**Proposal:** Gosod 2 arwydd (maint 1800mm x750mm) ar ochr yr adeilad - Caniatâd Adeilad Rhestredig (Installation of 2 signs (size 1800mm x750mm) on side of building. - Listed Building Consent)  
**Location:** LOLFA GOFFI , 47 PONTYPRIDD ROAD, PORTH, CF39 3PG
- 

- 20/0069/01** Decision Date: 02/10/2020  
**Proposal:** Gosod 2 arwydd (maint 1800mm x750mm) ar ochr yr adeilad. (Installation of 2 signs (size 1800mm x750mm) on side of building.  
**Location:** LOLFA GOFFI , 47 PONTYPRIDD ROAD, PORTH, CF39 3PG
- 

**Cymmer**

- 20/0445/10** Decision Date: 08/09/2020  
**Proposal:** Proposed garage (Ancillary use to the funeral directors)  
**Location:** MORGAN T VOWLES, 154 TREHAFOD ROAD, TREHAFOD, PONTYPRIDD, CF37 2LL
- 

- 20/0773/15** Decision Date: 15/09/2020  
**Proposal:** Variation of condition 1 of planning permission 15/1255/13 - extend time period.  
**Location:** 26A PLEASANT VIEW, TREHAFOD, PONTYPRIDD, CF37 2NY
- 

**Tylorstown**

- 20/0802/10** Decision Date: 23/09/2020  
**Proposal:** Domestic garage.  
**Location:** LAND OPPOSITE 17 BRYNHEULOG TERRACE, TYLORSTOWN, FERNDAL, CF43 3DW
- 

- 20/0993/35** Decision Date: 02/10/2020  
**Proposal:** Screening Opinion - Tylorstown Landslip - Phases 2 and 3.  
**Location:** STREET RECORD, A4233, TYLORSTOWN LANDSLIP PHASE 2 AND 3
-

**Report for Development Control Planning Committee**

---

**Ferndale**

- 20/0761/10** Decision Date: 14/09/2020  
**Proposal:** Proposed store room extension and storage container.  
**Location:** SCOOPS AND SMILES, OAKLAND TERRACE, FERNDALE, CF43 4UD
- 

**Maerdy**

- 20/0741/10** Decision Date: 16/09/2020  
**Proposal:** Summer house at rear of garden.  
**Location:** GOLYGFAR MYNYDD, PENTRE ROAD, MAERDY, FERNDALE, CF43 4DP
- 

- 20/0763/10** Decision Date: 23/09/2020  
**Proposal:** Detached garage.  
**Location:** 24 RICHARD STREET, MAERDY, FERNDALE, CF43 4AU
- 

**Glyncoch**

- 17/0788/10** Decision Date: 10/09/2020  
**Proposal:** Demolition of existing Gospel Hall and replacement with 2 dwellings and private access road (amended plans received 27/07/20).  
**Location:** OLD GOSPEL HALL, GARTH AVENUE, GLYNCOCH, PONTYPRIDD, CF37 3AA
- 

**Town (Pontypridd)**

- 20/0411/15** Decision Date: 14/09/2020  
**Proposal:** Variation of conditions relating to existing outline planning permission for 15 houses (Ref: 16/0736/13). Condition 2 - Commencement of the development, (Proposed extension of a further five years from the date  
**Location:** LAND ADJ PANTYGRAIGWEN ROAD, PANTYGRAIG-WEN, PONTYPRIDD
- 

- 20/0641/10** Decision Date: 25/09/2020  
**Proposal:** Construction of dormer sections to the original front and rear roof elevations.  
**Location:** 26 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU
- 

- 20/0725/10** Decision Date: 29/09/2020  
**Proposal:** Extension to existing bungalow and widening of existing access to driveway.  
**Location:** 28 WHITEROCK CLOSE, GRAIGWEN, PONTYPRIDD, CF37 2EU
- 

- 20/0841/01** Decision Date: 24/09/2020  
**Proposal:** Proposed 2no. non-illuminated totem way-finding signage.  
**Location:** TAFF VALE SHOPPING CENTRE, TAFF STREET, PONTYPRIDD
-



**Report for Development Control Planning Committee**

---

**Trallwn**

**20/0406/10** Decision Date: 14/09/2020  
**Proposal:** Two Virgin Media telecom cabinets.  
**Location:** 24 WEST STREET, PONTYPRIDD, CF37 4PS

---

**Rhondda**

**20/0662/10** Decision Date: 17/09/2020  
**Proposal:** Development of single dwelling.  
**Location:** PLOT 9, DANYLAN ROAD, MAESYCOED, PONTYPRIDD, CF37 1ES

---

**Rhydyfelin Central**

**20/0730/10** Decision Date: 08/09/2020  
**Proposal:** Demolition of single storey extension to rear and replacement with larger rear extension with roof lights.  
**Location:** 42 GWAUN ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5PU

---

**Hawthorn**

**20/0561/10** Decision Date: 28/09/2020  
**Proposal:** Take down the existing original rear single storey lean-to and construct a new single storey rear wrap-around extension.  
**Location:** ALVINGTON, CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5BB

---

**Ffynon Taf**

**20/0630/10** Decision Date: 07/09/2020  
**Proposal:** Two-storey rear extension with rooflights.  
**Location:** 30 BRYNAU ROAD, TY RHIW, TAFFS WELL, CARDIFF, CF15 7SA

---

**20/0685/10** Decision Date: 04/09/2020  
**Proposal:** Proposed installation of 2.5 meter high palisade fence around goods inwards and despatch area.  
**Location:** UNIT 1 BIOCATALYSTS, CEFN COED, NANTGARW, TAFFS WELL, CARDIFF, CF15 7QQ

---

**Llantwit Fardre**

**20/0681/10** Decision Date: 15/09/2020  
**Proposal:** Freestanding building at the bottom of garden to be used as a Granny Annexe.  
**Location:** 6 CWRT PENTWYN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RF

---

**Report for Development Control Planning Committee**

---

**Church Village**

**20/0855/19** Decision Date: 16/09/2020  
**Proposal:** Proposed reduction works to trees immediately adjacent to the rear garden boundary of 22 Ty Crwyn, Church Village (T1 and T2).  
**Location:** 22 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

---

**Tonteg**

**20/0726/10** Decision Date: 21/09/2020  
**Proposal:** Rear conservatory and single storey extension.  
**Location:** 7 HEOL DEG, TONTEG, PONTYPRIDD, CF38 1ET

---

**20/0759/10** Decision Date: 22/09/2020  
**Proposal:** Proposed horse menage.  
**Location:** THE WARREN, HEOL-Y-CAWL, TONTEG, PONTYPRIDD, CF38 1SR

---

**Gilfach Goch**

**20/0623/10** Decision Date: 09/09/2020  
**Proposal:** Terraced house to replace fire damaged property.  
**Location:** 163 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SN

---

**20/0707/10** Decision Date: 30/09/2020  
**Proposal:** Proposed first floor rear extension.  
**Location:** 15 HIGH STREET, GILFACH GOCH, PORTH, CF39 8SS

---

**Tonyrefail West**

**20/0230/10** Decision Date: 14/09/2020  
**Proposal:** Proposed garage (part retrospective).  
**Location:** 14 HEOL TRANE, TONYREFAIL, PORTH, CF39 8DD

---

**20/0767/09** Decision Date: 30/09/2020  
**Proposal:** Single storey extension to rear  
**Location:** 13 CWM HYFRYD, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FA

---

**20/0787/10** Decision Date: 25/09/2020  
**Proposal:** Ground floor rear / side extension.  
**Location:** 8 ELY COURT, FRANCIS STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8EP

---

**Report for Development Control Planning Committee**

---

**Tonyrefail East**

**20/0695/10** Decision Date: 21/09/2020  
**Proposal:** Ground floor front, side & rear extension.  
**Location:** 28 ST JOHNS ROAD, TONYREFAIL, PORTH, CF39 8LG

---

**Beddau**

**20/0699/10** Decision Date: 02/10/2020  
**Proposal:** Single storey rear extension.  
**Location:** 46 HEOL HENSOL, BEDDAU, PONTYPRIDD, CF38 2LP

---

**Ty'n y Nant**

**20/0740/10** Decision Date: 02/10/2020  
**Proposal:** 4 bed detached house with basement and semi detached garage.  
**Location:** 9 CHALFONT CLOSE, BEDDAU, PONTYPRIDD, CF38 2SA

---

**20/0816/10** Decision Date: 30/09/2020  
**Proposal:** Two-storey side extension.  
**Location:** 10 CARLTON CRESCENT, BEDDAU, PONTYPRIDD, CF38 2RS

---

**Town (Llantrisant)**

**20/0689/10** Decision Date: 10/09/2020  
**Proposal:** Single storey side and rear extension & detached garage.  
**Location:** 37 COTTESMORE WAY, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BG

---

**20/0785/09** Decision Date: 21/09/2020  
**Proposal:** Water tank erection to supply sprinkler protection for building on site at the Royal Mint. Construction of hard standing plinth to site water tank.  
**Location:** ROYAL MINT, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YT

---

**20/0792/15** Decision Date: 16/09/2020  
**Proposal:** Variation of condition 2 of Planning Permission 19/1007/10 to reflect an amendment to the design of the local energy centre (LEC).  
**Location:** ROYAL MINT, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YT

---

**20/0895/10** Decision Date: 29/09/2020  
**Proposal:** Glass-fronted balcony area on an existing 1st floor level porch at the front of the property (part retrospective).  
**Location:** 1 PARKDALE VIEW, LLANTRISANT, PONTYCLUN, CF72 8DT

---

**Report for Development Control Planning Committee**

---

**Talbot Green**

**20/0704/10** Decision Date: 14/09/2020  
**Proposal:** Single storey rear extension and conversion of existing detached double garage.  
**Location:** 3 FOREST WALK, TALBOT GREEN, PONTYCLUN, CF72 8HH

---

**20/0722/10** Decision Date: 14/09/2020  
**Proposal:** Replacement of flat roof with a pitched roof on detached garage.  
**Location:** 4 FOREST WALK, TALBOT GREEN, PONTYCLUN, CF72 8HH

---

**Pontyclun**

**20/0559/10** Decision Date: 23/09/2020  
**Proposal:** Garden store.  
**Location:** MWYNDY HOUSE, HEOL MISKIN, MWYNDY, PONTYCLUN, CF72 8PN

---

**20/0672/09** Decision Date: 22/09/2020  
**Proposal:** Rear single storey extension.  
**Location:** 48 CLOS BRENIN, BRYNSADLER, PONTYCLUN, CF72 9GA

---

**20/0696/10** Decision Date: 18/09/2020  
**Proposal:** Erection of part single storey and part two storey side and rear extensions with Juliette balconies.  
**Location:** 27 MAES-Y-WENNOL, MISKIN, PONTYCLUN, CF72 8SB

---

**20/0795/09** Decision Date: 25/09/2020  
**Proposal:** Ground floor rear extension.  
**Location:** 11 ST DAVID'S HEIGHTS, MISKIN, PONTYCLUN, CF72 8SW

---

**20/0803/10** Decision Date: 02/10/2020  
**Proposal:** Proposed timber boundary fence (retrospective).  
**Location:** 5 BEECHLEA CLOSE, MISKIN, PONTYCLUN, CF72 8PT

---

**Llanharry**

**20/0752/10** Decision Date: 24/09/2020  
**Proposal:** Conversion of existing internal garage.  
**Location:** 43 MEADOW WAY, TYLA GARW, PONTYCLUN, CF72 9FS

---

**20/0774/10** Decision Date: 24/09/2020  
**Proposal:** Ground floor rear extension.  
**Location:** 33 BRYN CELYN, LLANHARRY, PONTYCLUN, CF72 9ZG

---

**Report for Development Control Planning Committee**

---

**Llanharan**

**20/0673/09** Decision Date: 16/09/2020

**Proposal:** Rear single storey extension.

**Location:** 34 NANT Y DWRGI, LLANHARAN, PONTYCLUN, CF72 9GR

---

**20/0713/10** Decision Date: 18/09/2020

**Proposal:** Two storey side extension and single storey rear extension.

**Location:** 10 ST LUKE'S CLOSE, LLANHARAN, PONTYCLUN, CF72 9ST

---

**Brynna**

**20/0805/01** Decision Date: 24/09/2020

**Proposal:** Signage to rear of building, facing M4 motorway.

**Location:** OFFICE 4 PHASE 2, ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ

---

**20/0810/10** Decision Date: 29/09/2020

**Proposal:** Loft conversion, to include roof changes from hipped to gable and raise roof on rear annexe.

**Location:** WEST HILL, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG

---

Total Number of Delegated decisions is 80

tudalen wag

Report for Development Control Planning Committee

---

Rhigos

20/0552/10

Decision Date: 24/09/2020

**Proposal:** Conversion of single dwelling into two dwellings and associated works.

**Location:** FFERMDDY NANTLLECHAU FARM, HALT ROAD, RHIGOS, ABERDARE, CF44 9UN

**Reason: 1** The site lies outside the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP). New residential development is not supported in such a location, and no suitable justification has been submitted to negate this.

The proposal is therefore contrary to Policies AW1 and AW2 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed development is located in an unsustainable location and would be heavily reliant on the use of private motor vehicles, contrary to the sustainable transport hierarchy set out in Planning Policy Wales Edition 10.

The proposal is therefore contrary to PPW 10 and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** Insufficient information has been submitted with regards to vehicular access and off-street car parking provision for both dwellings to enable a full assessment of the impact of the proposal on highway safety to be undertaken.

The proposal is therefore contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 4** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species to be undertaken.

The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

---

Hirwaun

20/0821/10

Decision Date: 01/10/2020

**Proposal:** Construction of Agricultural Building/Barn.

**Location:** LAND AT CHALLIS ROW, PENDERYN ROW, HIRWAUN, ABERDARE

**Reason: 1** It is not considered that the supporting information submitted justifies the need in agricultural terms, for a building of the scale proposed, in connection with the small holding at the site. As such, it is considered that the proposal, as a result of its siting, design and scale, would result in an unjustified development that would be harmful to the character and appearance of the site and its immediate setting. Therefore, the proposal conflicts with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

**Report for Development Control Planning Committee**

---

**Aberdare West/Llwydcoed**

**20/0724/10** Decision Date: 14/09/2020

**Proposal:** Proposed detached two bed dwelling.

**Location:** 1 KINGSBURY COURT, LLWYDCOED, ABERDARE, CF44 0YN

**Reason: 1** Whilst the development of an additional dwelling at the application site, in principle, is considered acceptable, the proposal, by virtue of its position and relationship with the neighbouring property to the south, 1 New Scale Houses, would be considered to have a significant detrimental impact upon the amenity and outlook of its occupants, and would create unacceptable levels of harm. The development would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

---

**20/0783/13** Decision Date: 09/09/2020

**Proposal:** Outline application for a residential dwelling.

**Location:** LAND ADJOINING NEW MOAT, BRIDGE STREET, ROBERTSTOWN, ABERDARE, CF44 8EU

**Reason: 1** By virtue of its location within a designated Zone C2 as defined by the Development Advice Maps referred to under Technical Advice Note 15: Development and Flood Risk, and with no justification or appropriate mitigation proposed, the proposed development is at risk of flooding which could result in a risk to public health. The proposed development is therefore contrary to the policy guidance set out in Technical Advice Note 15: Development and Flood Risk and Policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan, and is unacceptable in principle.

---



Report for Development Control Planning Committee

---

**Aberdare East**

20/0751/10

Decision Date: 24/09/2020

**Proposal:** Proposed dormer window to front elevation, installation of curtain wall picture window to side elevation.

**Location:** 1 COOPERATIVE COTTAGES, PRICE'S PLACE, GADLYS, ABERDARE, CF44 8AY

**Reason: 1** The proposed dormer extension, by virtue of its siting, design and scale, would create an incongruous feature within the existing street scene and would have an adverse impact on the character and appearance of the host dwelling. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan, and also the Council's Supplementary Planning Guidance 'A Design Guide for Householder Development'.

**Reason: 2** The proposed picture window, by virtue of its scale and design, would result in an inappropriate and unsympathetic addition that would have a detrimental impact on the character and appearance of the host building and the surrounding locality. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

**Mountain Ash West**

20/0299/10

Decision Date: 01/10/2020

**Proposal:** Construction of 51 no. bedroom nursing home with access, landscaping and associated infrastructure (resubmission of application ref. 19/1049/10) (amended site location plan and Transport Statement received 17/08/20).

**Location:** LAND AT FORMER NIXONS SITE, OXFORD STREET, MOUNTAIN ASH, CF45 3HE

**Reason: 1** The proposed development of a care home building of the scale, design and resulting overall mass proposed would not be appropriate in this location. It would result in an incongruous and dominant feature in the street scene, and an unacceptable detrimental impact upon the visual amenity of the immediate locality and more traditional character and appearance of the wider town centre. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in respect of its potential visual impact.

---

Report for Development Control Planning Committee

---

**Penrhiwceiber**

19/1141/10 Decision Date: 08/09/2020

**Proposal:** Provide handrail around flat roof to create raised terrace.

**Location:** 6 GLASBROOK TERRACE, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SY

**Reason: 1** The development by virtue of its scale, design and elevated height results in an excessive form of development that has a significant detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the neighbouring properties. As such, the development is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

---

**Aberaman North**

20/0819/10 Decision Date: 30/09/2020

**Proposal:** Detached garage with storage area above.

**Location:** 48 JUBILEE ROAD, GODREAMAN, ABERDARE, CF44 6ED

**Reason: 1** The proposed garage arising from its design, scale and elevated nature would form an unsympathetic, overly excessive and inharmonious form of development that would subsequently harm the character and appearance of the surrounding locality. As such, the scheme is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed garage, arising from its elevated nature and excessive scale would represent an overbearing and incongruous feature to the detriment of existing levels of residential amenity currently enjoyed in the locality. As such, the proposal is contrary to policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

---

Cymmer

20/0518/10

Decision Date: 02/10/2020

**Proposal:** Replace an unsafe wall with a new gabion basket wall, infilling of land (retrospective).

**Location:** LAND AT AEL-Y-BRYN, TREHAFOD, PONTYPRIDD, CF37 2PB

**Reason: 1** The application has not demonstrated that the gabion retaining wall has been acceptably constructed and may pose a risk to public safety. As such the development would not accord with policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The application has not demonstrated that the material used for the infilling of the site is itself not contaminated, and may pose a risk to public safety. As such the development would not accord with policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The gabion wall, arising from its height, scale, bulk and appearance, would appear as an incongruous and overbearing feature, and would consequently have an unacceptable effect on the character and appearance of the area. As such the development would not accord with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

---

Rhondda

20/0614/10

Decision Date: 18/09/2020

**Proposal:** Two-storey side extension and two-storey detached garage.

**Location:** MOUNT PLEASANT, LLANDRAW WOODS, MAESYCOED, PONTYPRIDD, CF37 1EX

**Reason: 1** By virtue of its scale, massing, design and elevated position, the proposed side/front extension would form a domineering, obtrusive and overbearing addition. The proposal would therefore serve to create a development that is out-of-keeping with the character and appearance of the host dwelling and detrimental to the visual amenity of the wider area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposed outbuilding, by virtue of its scale, massing, design and prominent location, would create a structure in excess of and in clear competition with the form and scale of the host dwelling & a neighbouring property. This would result in a detrimental impact upon the character and appearance of the host dwelling and wider area, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** The extensive first floor fenestrations proposed to the principal front (north eastern) facing elevation of the extension would compromise the current standards of privacy enjoyed by the neighbouring dwellings to the north, 'The Willows' and 'Hillside'. The perceived and real sense of overlooking created towards the dwellings and their private amenity areas would be excessive and unneighbourly, resulting in unacceptable harm to the residential amenity of these dwellings. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

---

Report for Development Control Planning Committee

---

**Tonyrefail East**

20/0814/10 Decision Date: 23/09/2020

**Proposal:** Functional special and essential needs agricultural dwelling for owner of Silver Cloud Alpacas (Re-submission of Application Ref: 19/1274/10).

**Location:** PANTYDDRAINAN FARM, LLANTRISANT ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

**Reason: 1** The application does not fully meet the tests in paragraph 4.4.1 of Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010). The evidence submitted regard the financial test and other dwelling test is not considered robust enough to fully justify a new dwelling.

**Reason: 2** The siting of the proposed dwelling would have a detrimental impact on the rural character of the area that is identified a Special Landscape Area. As such the development would be contrary to Policies AW 5, AW 6 and SSA 23 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

**Reason: 3** The means of access to the proposed development is sub-standard in terms of horizontal geometry, carriageway width, junction radii, vision splays, forward visibility, segregated footway, street lighting, drainage and structural integrity and intensification of its use would create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

---

**Llanharan**

20/0705/13 Decision Date: 09/09/2020

**Proposal:** Demolition of an existing conservatory and the erection of a two storey detached dwelling including the creation of a new access to the public highway (Re-submission of 20/0067/13).

**Location:** FARMHOUSE, LANELAY FARM, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9LA

**Reason: 1** An objection is raised on highways grounds for the following reasons:

The proposed development would jeopardise the future delivery of the proposed Ynysmaerdy to Talbot Green Relief Road.

The proposal would result in multiple vehicular access on to Ynysmaerdy to Talbot Green Relief Road to the detriment of highway safety of all highway users and free flow of traffic.

The proposal would result in acute angle access/egress and reversing movements on to Ynysmaerdy to Talbot Green Relief Road to the detriment of safety of all highway users and free flow of traffic.

The proposal would result in parking on Ynysmaerdy to Talbot Green Relief Road by residents, visitors, service and delivery vehicles to the detriment of safety of all highway users and free flow of traffic.

As such the proposal would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

---

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**  
**Development Control : Delegated Decisions - Refusals between:**  
**Report for Development Control Planning Committee**

**04/09/2020 and 02/10/2020**

---

Total Number of Delegated decisions is 12