



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, 19EG TACHWEDD, 2020** am **3.00 PM**.

MAE MODD I AELODAU NAD YDYN NHW'N AELODAU O'R PWYLLGOR AC AELODAU O'R CYHOEDD OFYN I ANNERCH Y PWYLLGOR YN YSTOD Y CYFARFOD SY'N YMWNEUD Â'R MATER SYDD WEDI'I NODI. RYDYN NI'N GOFYN EICH BOD CHI'N RHOI GWYBOD AM EICH BWRIAD I SIARAD DRWY E-BOSTIO **GWASANAETHAUCYNLLUNIO@RCTCBC.GOV.UK** ERBYN 5PM AR DYDD MAWRTH, 17 TACHWEDD 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 17 Medi, 2020 yn rhai cywir.

5 - 10

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

5. CAIS RHIF: 17/1202

Datblygiad ar gyfer hyd at 2,112 metr sgwâr gros o fannau cyflogaeth newydd (dosbarthiadau defnydd B1, B2, B8) mewn hyd at 16 uned, mynediad newydd, tirlunio a gwaith datblygu cysylltiedig.

**TIR YM MHARC BUSNES CWM CYNON, HEOL NEWYDD,
ABERPENNAR, CF45 4ER**

11 - 26

6. CAIS RHIF: 19/1314

Gwaith adnewyddu cyffredinol ac addasiadau allanol gan gynnwys dwy ardal teras allanol newydd (derbyniwyd yr adroddiad Ecoleg ar 09/10/2020).

**TAFARN Y MALTSTERS ARMS, STRYD Y BONT, PONTYPRIDD,
CF37 4PF**

27 - 36

7. CAIS RHIF: 20/0791

Balconi yn y cefn.

6 HEOL Y FEDWEN, PONTYPRIDD, CF37 2HE

37 - 42

8. CAIS RHIF: 20/1099

Dymchwel y garej bresennol a chodi garej newydd.

1 HEOL AUBREY, GLYNFACH, Y PORTH, CF39 9HY

43 - 48

ADRODDIAD ER GWYBODAETH

9. 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 26/10/2020 –
06/11/2020

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

49 - 60

10. MATERION BRYD

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

Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu

Cylchrediad:-

Aelodau o'r Pwyllgor Cynllunio a Datblygu:

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

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

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

tudalen wag

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

Cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd Dydd Iau, 17 Medi 2020 am
3.00 pm

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

Y Cyngorydd S Rees (Cadeirydd)

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

Swyddogion oedd yn bresennol

Mr J Bailey, Pennaeth Cynllunio
Mr S Humphreys, Pennaeth y Gwasanaethau Cyfreithiol

292 YMDDIHEURIADAU AM ABSENOLDEB

Cafodd ymddiheuriadau am absenoldeb eu derbyn gan y Cyngorwyr Bwrdeistref Sirol G Hughes a S Powderhill.

293 DATGAN BUDDIANT

Yn unol â Chod Ymddygiad y Cyngor, cafodd y datganiadau o fuddiant canlynol eu gwneud:

(1) Cyhoeddodd y Cyngorydd Bwrdeistref Sirol G Caple fuddiant personol mewn perthynas â Chais Rhif: 18/1291/10 - 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."

(2) Cyhoeddodd y Cyngorydd Bwrdeistref Sirol J Bonetto fuddiant sy'n rhagfarnu mewn perthynas â Chais Rhif: 20/0631 – Cynllun ynni adnewyddadwy sy'n defnyddio system adfer gwres i ddarparu gwres i Ysgol Gynradd Ffynnon Taf a'r Pafiliwn. Rhwydwaith Gwres Ffynnon Dwym Ffynnon Taf, Caerdydd.

"Rwy'n gadeirydd Parc Ffynnon Taf a'r Ffynnon Dwym ac roeddwn yn rhan o'r astudiaeth ddichonoldeb wreiddiol a gyflawnwyd mewn perthynas â'r prosiect hwn."

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

PENDERFYNWYD nodi y dylai Aelodau o'r Pwyllgor, wrth benderfynu materion rheoli datblygu ger eu bron, roi sylw i'r Cynllun Datblygu ac, i'r graddau y bo

hynny yn berthnasol, i unrhyw ystyriaethau perthnasol eraill. Rhaid i Aelodau, wrth ddod i benderfyniadau, sicrhau nad ydyn nhw'n gweithredu mewn modd sy'n anghyson â'r Confensiwn Ewropeaidd ar Hawliau Dynol fel y'i hymgorfforwyd mewn deddfwriaeth gan Ddeddf Hawliau Dynol 1998.

295 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 hwythau.

296 COFNODION

PENDERFYNWYD cadarnhau'r cofnodion o gyfarfod y Pwyllgor Cynllunio a Datblygu a gynhaliwyd ar 6 Awst 2020 yn rhai cywir.

297 CAIS: 20/0201

Trosi ac adeiladu estyniad ar gyfer Gwesty Llantwit House i ddarparu 8 fflat hunangynhwysol, cyfleusterau parcio a gwaith cysylltiedig (Derbyniwyd Arolwg Ystlumod ar 16/07/2020), Gwesty Llantwit House, Ffordd Llantrisant, Llanilltud Faerdref, Pontypridd.

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

Amlinellodd y Pennaeth Cynllunio gynnwys llythyrau 'hwyr' a dderbyniwyd gan yr unigolion canlynol:

- Aelod Lleol / Aelod nad yw'n Bwyllgor J. James sy'n siarad o blaid y cais yn gyffredinol er ei fod yn codi rhai pryderon mewn perthynas â materion parcio.
- Mr D Benjamin sy'n gwrthwynebu'r cais.

Aeth y Rheolwr Materion Rheoli Datblygu ymlaen i gyflwyno'r cais uchod i'r Pwyllgor. **PENDERFYNODD** yr Aelodau gymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu, yn amodol ar gwblhau cytundeb Adran 106, er mwyn sicrhau bod anheddau'n cael eu sefydlu a'u cadw'n unedau fforddiadwy, at ddibenion parhaus bodloni'r anghenion lleol sydd wedi'u nodi o ran tai.

298 CAIS: 20/0433

Ailgyflwyno cais i ddefnyddio eiddo ar gyfer cartref gofal un person, gyda pherson ifanc yn byw â chymorth yno, a'r holl staff a gweithwyr cymorth ar sifftiau deffro, 9 Heol Dôl-yr-Afon, Gelli, Pentre.

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

Aelodau.

Darllenodd Pennaeth Materion Cynllunio gynnwys sylwadau ysgrifenedig gan Mr a Mrs Jones sy'n gwrthwynebu'r cais.

Cyflwynodd Pennaeth Materion Cynllunio y cais i'r Pwyllgor. Ar ôl trafod y cais, **PENDERFYNWYD** cymeradwyo'r cais yn unol ag argymhelliad y Cyfarwyddwr Materion Ffyniant a Datblygu, yn amodol ar ychwanegu amod sy'n gofyn bod yr eiddo ond yn cael ei ddefnyddio er mwyn darparu gofal i un person yn unig ar unrhyw adeg.

299 CAIS: 20/0631

Cynllun ynni adnewyddadwy sy'n defnyddio system adfer gwres i ddarparu gwres i Ysgol Gynradd Ffynnon Taf a'r Pafiliwn, Rhwydwaith Gwres Ffynnon Taf, Caerdydd.

(Nodwch: Ar ôl datgan buddiant mewn perthynas â'r cais uchod (Cofnod Rhif 293), gadawodd y Cynghorydd Bwrdeistref Sirol J Bonetto y cyfarfod ar gyfer yr eitem yma).

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

(Nodwch: Yn dilyn y penderfyniad, dychwelodd y Cynghorydd J. Bonetto i'r cyfarfod.)

300 CAIS: 20/0680

6 pod glampio gyda gwaith isadeiledd, gwelliannau ac atgyweiriadau i'r ysgubor bresennol (derbyniwyd gwybodaeth ychwanegol ar 17/08/2020) (Derbyniwyd y Cynllun Diwygiedig ar 25/08/2020), Fferm Blaen Nant-y-Groes, Ffordd Blaen Nant-y-Groes, Cwm-bach, Aberdâr.

PENDERFYNWYD gohirio'r cais er mwyn cynnal Ymweliad Safle gan y Pwyllgor Cynllunio a Datblygu, er mwyn ystyried effaith y fynedfa i'r safle ar y briffordd.

301 CAIS: 18/0880/10

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

Cyflwynodd Pennaeth Materion Cynllunio y cais a adroddwyd yn wreiddiol i'r Pwyllgor ar 16 Gorffennaf 2020. Cafodd y cais ei ohirio er mwyn cynnal ymweliad safle a gynhaliwyd ar 28 Gorffennaf 2020. Cafodd y cais ei ailgyflwyno i'r Pwyllgor ar 20 Awst 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:

- Byddai'r datblygiad arfaethedig yn arwain at golli nodweddion hanesyddol a phensaernïol pwysig sy'n gysylltiedig â'r Adeilad Rhestredig. Mae hyn yn groes i Bolisi AW7 Cynllun Datblygu Lleol Rhondda Cynon Taf a NCT 24: Yr Amgylchedd Hanesyddol

302 CAIS: 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.

Cyflwynodd Pennaeth Materion Cynllunio y cais a adroddwyd yn wreiddiol i'r Pwyllgor ar 16 Gorffennaf 2020. Cafodd ei ohirio ar gyfer ymweliad safle a gynhaliwyd ar 28 Gorffennaf 2020. Cafodd y cais ei ailgyflwyno i'r Pwyllgor ar 20 Awst 2019, 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 rhoi pwysau sylweddol ar y safle, ac yn arwain at ordddefnydd ac orddatblygu'r safle. Byddai ceisio hwyluso cynifer o fflatiau ag sy'n bosibl o fewn yr adeilad, heb unrhyw ofod amwynder, yn arwain at greu llety cyfyng o ansawdd isel ar gyfer meddianwyr y dyfodol. O ganlyniad i hyn, mae'r cynnig yn groes i Bolisi AW5 Cynllun Datblygu Lleol Rhondda Cynon Taf a'r Canllawiau Cynllunio Atodol: Datblygu Fflatiau wedi'u mabwysiadu gan y Cyngor:

2. Byddai'r datblygiad arfaethedig felly'n arwain at effaith niweidiol ar ddiogelwch holl ddefnyddwyr y briffordd a llif traffig, yn groes i Bolisi AW5 Cynllun Datblygu Lleol Rhondda Cynon Taf, am y rhesymau canlynol:

i. Byddai'r datblygiad arfaethedig yn arwain at ragor o bobl yn defnyddio'r safle a bydd rhagor o draffig ar hyd y strydoedd preswyl. Mae'r strydoedd yma eisoes yn brysur ac mae'r ddarpariaeth parcio ar y stryd eisoes yn golygu dim ond un car sy'n gallu teithio ar hyd y stryd ar unrhyw adeg a felly'n arwain at effaith niweidiol ar ddiogelwch holl ddefnyddwyr y ffordd a llif y traffig.

ii. Does dim darpariaeth parcio oddi ar y stryd wedi'i chynnwys yn y cais a does dim lle ar y safle i ddarparu hynny, felly byddai meddianwyr yn cael eu gorfodi i barcio ar y priffyrdd ar hyd y strydoedd preswyl cyfagos. Mae'r rhain eisoes yn brysur a byddai hyn yn arwain at barcio'n ddiwahân ar y stryd ac mae hyn yn niweidiol i ddiogelwch holl ddefnyddwyr y priffyrdd a llif y traffig.

iii. Byddai'r ardal storio biniau arfaethedig wedi'i lleoli wrth ymyl y briffordd ger y gyffordd â Stryd y Parc a Heol Cyrch-y-Gwas, lle nad oes llwybr troed. O ganlyniad i hynny, byddai'n rhaid i feddianwyr y dyfodol

fynd ar y briffordd brysur i ddefnyddio'r biniau, sy'n niweidiol i'w diogelwch a diogelwch defnyddwyr y ffordd.

iv. Byddai'n anodd gorfodi mesurau rheoli mewn perthynas â'r ail fynedfa i'r adeilad, sydd ger y gyffordd â Stryd y Parc a Heol Cyrch-y-Gwas, i sicrhau bod y man yma ond yn cael ei ddefnyddio 'at ddibenion storio biniau'. Byddai hyn yn arwain at breswylwyr yn defnyddio'r fynedfa yma fel y brif fynedfa. Does dim llwybr troed ar gael felly bydd hyn yn niweidiol i ddiogelwch cerddwyr a diogelwch y briffordd.

303 CAIS: 18/1291/10

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 Rheolwr Materion Rheoli Datblygu'r cais a gafodd ei adrodd yn wreiddiol i'r Pwyllgor ar 20 Awst, 2020, lle roedd yr Aelodau o blaid cymeradwyo'r cais, yn groes i argymhelliad swyddog y Cyfarwyddwr Gwasanaeth – Materion Cynllunio.

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** cymeradwyo'r cais yn groes i argymhelliad y Cyfarwyddwr Gwasanaeth - Materion Cynllunio am y rhesymau canlynol:

1. Byddai'r datblygiad arfaethedig yn arwain at ddefnydd masnachol. Dydy hyn ddim yn cyd-fynd â natur preswyl yr ardal gyfagos. Byddai caniatáu i'r safle weithredu 24 awr y dydd yn achosi sŵn ac aflonyddwch i eiddo preswyl cyfagos, yn enwedig yn ystod yr oriau anghymdeithasol. Bydd hyn yn niweidiol i'w amwynder preswyl, ac yn mynd yn groes i Bolisi AW5 Cynllun Datblygu Lleol Rhondda Cynon Taf. O ganlyniad i hyn, mae'r cais yn mynd yn erbyn Deddf Lles Cenedlaethau'r Dyfodol.

2. Byddai'r datblygiad arfaethedig yn arwain at gynydd yn y defnydd o fynedfa ac allanfa bresennol y safle ac yn niweidiol i ddiogelwch holl ddefnyddwyr y briffordd a llif traffig yn yr ardal, ac yn mynd yn groes i Bolisi AW5 Cynllun Datblygu Lleol Rhondda Cynon Taf.

304 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 24/08/2020 – 04/09/2020.

Daeth y cyfarfod i ben am 4.00 pm

**Y Cynghorydd S Rees
Cadeirydd.**

tudalen wag



PLANNING & DEVELOPMENT COMMITTEE

19 NOVEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 17/1202/13 (KL)
APPLICANT: Critical Rail Ltd
DEVELOPMENT: Development for up to 2,112 sq. m gross of new employment (use classes B1, B2, B8) space in up to 16 units, new access, landscaping and associated development.
LOCATION: LAND AT CWM CYNON BUSINESS PARK, NEW ROAD, MOUNTAIN ASH, CF45 4ER
DATE REGISTERED: 24/09/2020
ELECTORAL DIVISION: Mountain Ash East

RECOMMENDATION: Approve

REASONS: The application site is located within the defined settlement boundary and to the south of an existing Business Park. The principle of developing the site for employment purposes is therefore considered to be acceptable.

The application is made in outline with matters relating to site layout, appearance, scale and landscaping being reserved for future consideration. However, it is considered that the site can be developed without having an adverse impact upon the character and appearance of the site and surrounding area or upon the amenity and privacy of surrounding units/the nearest residential properties.

The access arrangements included in the application are considered to be acceptable and it is therefore not considered that the proposal would have an adverse impact upon highway safety in the vicinity of the site.

Furthermore, issues of land drainage, contaminated land, ecology and coal mining risk can all be appropriately mitigated and controlled through the imposition of planning conditions.

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

Outline planning permission is sought for the construction of up to 16 new employment units (B1, B2 & B8 Use Class) on land at Cwm Cynon Business Park, New Road, Mountain Ash. The application includes details of access for consideration in this application however, the scale, appearance, layout and landscaping are reserved for future consideration.

The application is accompanied by an indicative site layout plan which indicates that the site would be accessed via a new junction off an existing estate road to the north. The plan shows a total of 5 blocks of units which would be arranged around a new internal road with dedicated parking being located to the front of each unit. Some additional parking spaces would be located around the periphery of the site.

Details submitted with the application indicate minimum and maximum dimensions of the proposed units as follows:

Blocks A & B:

- Width: Min 7.7m; Max 15.7m;
- Depth: Min 8.5m; Max 16.6m;
- Height: Min 5.4m; Max 8.5m.

Block C:

- Width: Min 7.7m; Max 31.1m;
- Depth: Min 8.5m; Max 16.6m;
- Height: Min 5.4m; Max 8.5m.

Block D:

- Width: Min 7.8m; Max 23.4m;
- Depth: Min 8.5m; Max 16.6m;
- Height: Min 5.4m; Max 8.5m.

Block E:

- Width: Min 14.5m; Max 38.8m;
- Depth: Min 14.5m; Max 16.5m;
- Height: Min 5.4m; Max 8.5m.

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

- Ecology Survey (undertaken by Wildwood Ecology, dated September 2020);
- Preliminary Ecological Appraisal Report (Dated September 2017);
- Coal Mining Risk Assessment (undertaken by Yellow Sub Geo, dated May 2020);
- Transport Statement (Dated September 2017);
- Planning Statement
- Pre-Application Consultation Report;
- Design and Access Statement.

SITE APPRAISAL

The application site relates to an irregular shaped parcel of land that extends to an area of approximately 1.09 hectares. The land lies to the south of the existing Cwm Cynon Business Park which is a modern industrial estate to the western side of New Road (A4059). It is relatively flat in ground profile with a few variations visible across the site and is currently characterised by some vegetation and trees.

The existing Cwm Cynon Business Park to the north is comprised mainly of large industrial units and brick-built offices with some smaller start-up modular buildings. The land to the west and south is open and wooded, sloping downhill to a national cycle path and the Afon Cynon beyond. A bank of trees separates the site from the A4059 to the north-eastern boundary. The nearest residential properties are located in the settlement of Penrhiwceiber which is located beyond the Afon Cynon and main train line serving the Cynon Valley to the west (approximately 100m away).

PLANNING HISTORY

No record of any planning applications at this site in the last 10 years. However, a pre-application enquiry was submitted in 2016 which is detailed as follows:

16/5061	Mixed use development B1, B2 and B8 or D1 and D2 daytime gym and fitness and A3 uses	Raise No Objection 07/12/2016
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PUBLICITY

The application has been advertised by means of direct neighbour notification letters and through the erection of site notices in the vicinity of the site. A press notice was also placed in a local newspaper. No letters of objection or representation have been received in relation to the application.

CONSULTATION

The following consultation responses have been received:

Coal Authority: No objection subject to conditions relating to the submission of intrusive site investigations to determine the location of the mine entry (prior to the submission of reserved matters).

Countryside, Ecology and Landscape: No objection, subject to condition

Flood Risk Management: No objection subject to condition to secure full drainage details.

Glamorgan Gwent Archaeological Trust: No objection, subject to condition relating to the submission of a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource.

Highways and Transportation: No objection, subject to conditions relating to the submission of full engineering design and details of the road layout etc., the provision of off-street car parking in compliance with the SPG: Access, Circulation and Parking, the submission of a Travel Plan and the submission of a Construction Method Statement.

Natural Resources Wales: No objection

Public Health and Protection: No objection subject to conditions relating to hours of operation, noise, dust and waste. It is also noted that the site is located within an area with potential for contamination and further conditions are recommended to secure a scheme to deal with contamination.

South Wales Police: No objection but sets out a number of recommendations for the design and layout of the site.

Wales and West Utilities: Advises that WWU has pipes in the area. Recommends that the developer contact WWU prior to any works commencing on site.

Welsh Water: Conditions recommended in relation to the submission of a drainage scheme for the site.

Western Power: Advise that separate application will need to be made to Western Power should a new connection or diversion be required.

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 proposal:

Policy CS1: emphasis on building strong, sustainable communities.

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 AW7: states that proposals which impact upon sites of architectural and/or historical merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the site.

Policy AW8: ensures no unacceptable harm upon features of importance to landscape or nature conservation, including ecological networks, the quality of natural resources and the natural drainage of surface water.

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

Policy NSA12: promotes development within defined settlement boundaries where it can be demonstrated that the proposal does not adversely affect the highway network and where adequate remediation can be achieved on sites that are contaminated.

Policy NSA26: supports development that would contribute to the achievement of the Cynon Valley River Park Strategy.

Supplementary Planning Guidance

Design and Placemaking

Nature Conservation

Planning Obligations

Access Circulation and Parking

National Guidance

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

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 12: Design;
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:

The key considerations in the determination of this application is the principle of the proposed development in planning policy terms and whether the site can be developed without having a detrimental impact upon highway safety in the vicinity of the site, the character and appearance of the site and surrounding area or the amenity and privacy of surrounding units.

Principle of the proposed development

The application site is located inside the defined settlement boundary and immediately to the south of an existing business park which is characterised by a number of employment uses. The proposal to construct a number of employment unit at the site would therefore not conflict with surrounding land uses and would be an appropriate use of the site.

As such, the principle of the proposed development is considered to be acceptable subject to consideration of the additional criteria set out below.

Impact on the character and appearance of the area

The application is made in outline with matters relating to layout, scale, appearance and landscaping being reserved for future consideration. As such, no details are required to be submitted however, the application is accompanied by a number of indicative plans which indicate how the site may be developed.

The plans indicate that the proposed units would be arranged in 5 blocks (A-E) that would address a new internal estate road. The blocks would consist of varying numbers of units with parking provided to the front of each unit. Each unit would be of a two-storey scale with a single roller shutter door, pedestrian access door and window in the front elevation and a single fire exit door within the rear elevation. The plans indicate that the units are likely to be constructed from brick and block render with an aluminium cladding system above. The plans demonstrate that the site is capable of accommodating the number of units proposed with ample space for off-street car parking within the site. It is not considered that the proposal would result in overdevelopment of the plot and it would therefore not have an adverse impact upon the character and appearance of the site or the surrounding area.

Furthermore, the site lies to the south of an existing business park which consists of a number of employment units of a similar scale and design to those shown in the indicative plans.

In light of the above, the proposal is considered to be acceptable in terms of the impact it would have upon the character and appearance of the site and the surrounding area and the application would therefore comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

The application site is located some distance away from the nearest residential properties (approximately 80 metres) and whilst the application is made in outline with matters such as layout, scale and appearance for future consideration, it is considered that the site could be developed without having an adverse impact upon their amenity.

Furthermore, the site lies adjacent to an existing business park in which there are similar uses and it is not considered that the introduction of further employment uses would conflict with surrounding uses.

The proposal is therefore considered to be acceptable in terms of the impact it would have upon the amenity and privacy of surrounding residential and commercial uses 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 and Transportation Section in order to determine the potential impact of the proposal on highway safety in the vicinity of the site. The application is accompanied by an indicative site layout plan however, the proposed junction is included for consideration. The junction is considered to be acceptable and no objection is raised, subject to conditions. The comments received are summarised as follows:

Vision Splays

There is concern that the existing visibility to the right is substandard for a 60mph speed limit. The required visibility is 2.4m x 215m (in accordance with SPG Access, Circulation & Parking) however, the achievable visibility in this location is 2.4m x 100m. Having reviewed the most up to date accident data, three accidents have occurred within the vicinity of the junction of A4065 with none of these being attributed to the road geometry, surfacing, signage or visibility and the proposal is therefor considered to be acceptable in this regard.

Pedestrian Access

The application proposes to provide a 2.0 metre wide continuous footway link on the development side which would provide a link from the existing footway on the A4059 and the existing footways on the Cwm Cynon Business Park. This is considered to be acceptable.

Swept Path Analysis

The Swept Path Analysis submitted with the application indicates that safe and satisfactory access for both articulated and rigid vehicles in forward gear can be achieved.

Car Parking

The application indicates that the site will be mixed use and a condition is recommended to ensure that off-street car parking is provided in accordance with the Council's SPG: Access, Circulation and Parking.

Cycle Parking

The proposal includes the provision of 12 no. secure cycle stands which is acceptable and promotes sustainable modes of travel to and from the site. There is an existing link from the estate to the Cynon Trail cycle route (no. 478).

Active Travel Wales Act 2013

The developer has proposed continuous pedestrian links along the site frontage linking the site to the wider community and existing footway provisions along the industrial

estate which is considered to be acceptable. There is also an existing cycle link to the Cynon Trail (no. 478) from the industrial access road which promotes sustainable modes of travel to and from places of work.

Travel Plan

A Travel Plan should be provided to indicate the various sustainable modes of travel to reduce dependency on the private motor vehicle and to encourage sustainable modes of travel. A condition to secure a Travel Plan has therefore been recommended.

Sustainability

A footpath links the business park with George Terrace, Penrhiwceiber, which is a distance of approximately 200m away. Penrhiwceiber Train Station is located approximately 600m away from the site and provides half hourly services to Cardiff and Aberdare. Bus Service no. 60 runs in both directions through Penrhiwceiber to Mountain Ash and Abercynon around every 30 minutes.

In light of the comments received, the proposal is considered to be acceptable in terms of the impact it would have upon 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.

Drainage

The application indicates that surface water proposed would be discharged via Sustainable Drainage Systems and via the main Sewer. However, comments received from Welsh Water have advised against the introduction of surface water into their combined system and the Council's Flood Risk Management Team have therefore requested that a condition to secure full drainage details be added to any grant of planning consent.

Ecology

The application is accompanied by a Reptile Mitigation Strategy and Preliminary Ecological Appraisal Update report and a Preliminary Ecological Appraisal Report which confirm a medium population of reptiles on site (common lizard and slow worm). The report sets out a number of recommendations for appropriate protection measures and mitigation for reptiles at risk of harm from activities associated with site clearance

and construction which consists of a phased methodology for reptile exclusion at the site and the enhancement of an adjoining site as a receptor to compensate for the loss of habitat due to the proposed development.

The Council's Ecologist has reviewed the information submitted and raises no concern with regards to the mitigation and enhancement measures proposed. However, it is recommended that these be conditioned to ensure that the development is carried out in accordance with details submitted.

It is also noted that Natural Resources Wales have raised no objection to the proposal.

The proposal is therefore considered to be acceptable in terms of its impact upon ecological networks and the application would therefore comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Contaminated Land

The Council's Public Health and Protection Division indicate that the site was formally occupied by Cwm Cynon Colliery and Tips and it is therefore considered that there is a potential for contamination to exist on site. Details submitted with the application acknowledges that the site is affected by contamination, but no strategy has been provided to deal with this. As such, conditions are recommended to secure a scheme to deal with contamination.

Coal Mining Risk

The application is accompanied by a Coal Mining Risk Assessment which has been reviewed by the Coal Authority. The comments received acknowledge the need for intrusive site investigations to be undertaken to confirm the location of a shaft cap at the site. It is recommended that intrusive site investigations be carried out on site and the findings used to inform the layout at reserved matters stage. As such, a condition is recommended in this regard.

In light of the information contained within the Coal Mining Risk Assessment and the comments received from the Coal Authority, It is considered that acceptable measures can be undertaken to overcome any significant adverse risk to public health in terms of land stability and the application is therefore considered to comply with Policy AW10.

Historic Environment

The application site forms part of the former Cwm Cynon Colliery and Glamorgan Gwent Archaeological Trust have indicated that the proposal has the potential to reveal archaeologically significant features or structures. A condition is therefore recommended to secure a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource.

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 or full applications. However, the application site lies within Zone 1 of Rhondda Cynon Taf's residential charging zones where a £nil charge is applicable. Therefore, no CIL will be payable.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of the proposed development, the impact it would have upon the character and appearance of the site and surrounding area, the impact it would have upon neighbouring units and the nearest residential properties and the impact it would have upon highway safety in the vicinity of the site. It is also considered that the proposal is acceptable in terms of the impact it would have upon the ecology of the site.

RECOMMENDATION: Grant

1. (a) Details of the appearance, landscaping, layout, and scale (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 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. Prior to the construction of the units hereby approved details of the materials to be used in the construction of the external surfaces of the units shall be submitted to and approved in writing by the local planning authority. Development shall be carried out 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 and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

6. Notwithstanding the submitted plans, no works whatsoever shall commence on site until full engineering design and details of the road layout, footpath links, turning area, street lighting, surface water drainage and highway structures including longitudinal and cross sections have been submitted to and approved in writing by the Local Planning Authority. The highway works shall be fully implemented in accordance with the approved engineering to the satisfaction of the Local Planning Authority prior to beneficial use of the first unit.

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

7. Off-street parking shall be in compliance with RCT's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation & Parking Requirements (March 2011).

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. A Travel Plan which sets out proposals and targets together with a timescale, to limit or reduce the number of single occupancy journeys to the site and to promote travel by sustainable modes of travel shall be submitted to and approved in writing by the Local Planning Authority within 6 months of beneficial occupation. Annual reports demonstrating progress in promoting sustainable transport measures shall be submitted on each anniversary of the date of the planning consent to the Highway Authority. The financial penalties to be applied for non-compliance with the targets set out in the Travel Plan should be agreed with the Local Planning Authority.

Reason: To ensure satisfactory provision for alternative travel modes to and from the site and use of sustainable travel, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. 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, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. No development shall commence until all relevant matters outlined on the attached Planning Requirements Relating to Flood Risk Management including full drainage details have been approved in writing by the Planning Authority. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15.

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

11. Prior to commencement of the development, details of all species and habitat mitigation and enhancement measures, as set out in the following documents shall be submitted to and approved in writing by the Local Planning Authority:

- Section 5 of the Wildwood Ecology 'Preliminary Ecological Assessment Report. Cwm Cynon Industrial Estate. Boyer Planning Ltd. September 2017;
- Document Ref: WWE 171636.PEA Rev A;
- Section 2 and 3 of the Wildwood Ecology 'Reptile Mitigation Strategy and PEA update Report. Cwm Cynon Industrial Estate'. Critical Rail. 20/9/20. Document Ref WWE18101 RMS Rev B

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.

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

- 1) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
- 2) A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (1) above.

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

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

13. The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme (referred to in Condition 12) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority. Any validation report shall be carried out by a competent person.

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

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

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

15. Prior to (or concurrent with) the submission of the reserved matters the findings from intrusive site investigations to locate the mine entry shall be submitted to the Local Planning Authority for consideration and approval in writing. These findings shall be supported by a plan which shows the location of the mine entry and its zone of influence and how these relate to the development layout. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Reason: In accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

16. Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall

confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

17. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

19 NOVEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/1314/10 (BJW)
APPLICANT: Mr S Robinson
DEVELOPMENT: General refurbishment and external alterations including two new external terrace areas (Ecology report received 09/10/2020).
LOCATION: MALTSTERS ARMS PUBLIC HOUSE, BRIDGE STREET, PONTYPRIDD, CF37 4PF
DATE REGISTERED: 09/10/2020
ELECTORAL DIVISION: Trallwn

RECOMMENDATION: Approve, subject to conditions.

REASONS:

The application proposes the internal and external refurbishment of the Malsters Arms Public House as well as the creation of new openings in the front/side, side and rear elevations, the creation of two external terrace areas, a repositioned smoking shelter and an external fire escape staircase.

It is considered that the works would improve the facilities of the existing premises and revitalise this dated property. The works are considered to be visually acceptable and would have a positive effect on the special character and appearance of the Conservation Area within which the building is an important and prominent part; and would have no undue impact upon highway safety considerations.

Consequently, it is considered that the proposal would be justified and acceptable in this instance and a recommendation to approve the application is offered.

REASON THE APPLICATION IS BEING REPORTED TO COMMITTEE

The application is for a type of development where determination powers are not delegated to officers (the extension of and/or works to a licensed public house).

APPLICATION DETAILS

Planning permission is sought for the refurbishment, external alterations and extensions to the Malsters Arms Public House, Bridge Street, Pontypridd, a prominent roadside, commercial-scale property located alongside the River Taff, within the Pontypridd (Taff) Conservation Area.

Specifically, the proposal consists of the following:

Basement level

- New covered riverside terrace;
- Internal split of the cellar to allow the basement and the ground floor bar areas to be operated separately;
- Internal refurbishment of the cellar bar and provision of a new food and drink servery; and
- The enlargement of an existing opening from the cellar bar area onto the new riverside terrace area.

Ground floor level

- Removal of the existing smoking shelter and the provision of a new smoking shelter at the rear of the property;
- The provision of a new street level terrace area;
- The alteration of windows in the front elevation (north east) with a reduction of the existing cills and the installation of full height glazing;
- The installation of a new access door on the front/side corner of the building using the existing window opening allowing access onto the new street level terrace area;
- The installation of a new triple access door, using three existing window openings on the side elevation (north west) onto the new street level terrace area;
- Installation of a new access door in the rear elevation (south west) to allow access onto the rear smoking shelter; and
- The provision of a smoking shelter on the rear elevation of the premises. The roof of the smoking shelter would be formed by the new fire escape.

Ground/first floor

- Provision of a fire escape stairs from the first floor area on the rear elevation (south west). The fire escape would form the roof of the proposed ground floor smoking shelter.

First Floor

- The installation of three new door entrances using the existing window openings in the rear elevation (south west) of the property. The entrances would allow access from the first floor onto the rear fire escape.

SITE APPRAISAL

The property is a prominent, commercial scale premises located close to the historic Pontypridd Bridge on a main arterial route into Pontypridd town and within the Pontypridd (Taff) Conservation Area.

The premises has a boundary with the River Taff to its western boundary and is a three storey, stone fronted property (one floor is a basement level, below the main highway to the north and east) with an attractive façade that is in need of some refurbishment.

This application, for full planning permission for the refurbishment of the property along with alterations to the façade and the creation of additional outside terrace areas, was accompanied with an application for replacement and additional signage which was approved earlier this year.

PLANNING HISTORY

19/1315	Malsters Arms Public House, Bridge Street, Pontypridd CF37 4PF	External signage.	Granted 21/05/2020
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PUBLICITY

This has included neighbour notification letters, site notices and a notice in the press. No responses have been received.

CONSULTATION

Transportation Section – no objection or conditions suggested.

Flood Risk Management (Drainage) – no objection. The applicant should be advised that the proposed development works will require separate Flood Defence Consent from Natural Resources Wales in relation to the land falling within a C2 Zone and B Zone of the Development Advice Map.

The applicant should also be made aware that based on the size of the works they will have drainage implications and the applicant would be required under Schedule 3 of the Flood and Water Management Act 2010 to submit an application for sustainable drainage approval prior to works taking place; alongside this requirement the applicant is required to comply with Part H of the Building Regulations

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

Additionally advises that the development has the potential that activities associated with its use may have a negative impact on the amenities of the area as a result of noise.

As such it is requested that the applicant submit an acoustic report in respect of the proposed development. The report should include any mitigation measures identified. The report shall be submitted to and agreed by the Local Planning Authority prior to determination. The scheme, as approved, shall be implemented before the development is brought into beneficial use and shall remain in place thereafter.

Natural Resources Wales (NRW) – no objection. Advice is offered in respect of flood risk and the need to separately apply for a Flood Risk Activity Permit. Additionally, advice is offered in relation to any trees that may be felled as a result of the proposal.

Dwr Cymru Welsh Water (DCWW) – 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 and advisory notes.

South Wales Fire and Rescue Service – no objection. The developer should ensure that an adequate supply of water and access is available for emergency firefighting appliances.

Countryside, Landscape and Ecology – no objection. The submitted survey is appropriate and found negligible bat potential through a building investigation and emergence surveys. Therefore no European Protected Species Licence is required. A condition is however required to ensure that the bat/bird enhancement measures in 4.2 of the ecology report are delivered and as a precaution a bat informative note should be attached to any planning permission.

South Wales Police – no response received.

Pontypridd Town Council – no objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is within the settlement boundary of Pontypridd, is within the Pontypridd (Taff) Conservation Area, is close to the retail centre of a Principal Town (Pontypridd Town – Policy SSA 16.1 refers), and is adjacent to several prominent Listed Structures.

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

Policy AW2 - supports development proposals in sustainable locations including sites within the defined settlement boundary.

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

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

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

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

Policy SSA16.1 – recognises Pontypridd as a Principal Town and supports development that would maintain or enhance its position in the retail hierarchy.

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 (TAN) 12 – Design (2016)

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

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development

In planning terms the applications proposes the refurbishment of this prominent roadside pub within the environs of a Principal Town (Pontypridd) as well as the creation of two separate external terraced areas.

The principle of the development, that of updating, refurbishing and improving the facilities of the premises are considered to be broadly acceptable. This premises has suffered from a prolonged deterioration which has been exacerbated by a lack of investment and vision which this proposal seeks to arrest and reverse.

The re-use of previously used elements, such as the cellar bar area and the expansion of outside amenity areas are welcomed and are particularly pertinent in the current climate of the global pandemic where outside space is at a premium.

The refurbishments to the main property are considered to be well designed and, subject to suitable and sympathetic materials, would positively improve and upgrade the character and appearance of this prominent, roadside premises.

Consequently, it is considered that the principle of the proposal is acceptable.

Impact on neighbouring residential properties

The application premises is located within a prominent roadside position within the town centre of Pontypridd. The area is characterised by a mix of predominantly commercial properties on Ceridwen Terrace, many of which feature residential flats above.

In such areas residents are often used to higher levels of noise and disturbance as a result of living within a commercial area of a main town, as well as the main arterial road through it.

The proposal is to an existing public house and would expand its facilities with two new terraced areas. However, the existing enclosed area to the south east corner of the premises would already have a similar impact and has successfully operated at this location for a number of years.

The comments of the Public Health and Protection Division are acknowledged, in this regard however it is considered that due to the existing levels of activity at the site and the similar facility of the roadside terrace and the existing external area at the opposite side of the property, would make their suggested condition both unreasonable and unnecessary.

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

It is therefore considered that the proposed re-development of the property would not have a significant additional impact on the amenities of neighbouring properties.

Visual amenity of the area

The property is located within the Pontypridd (Taff) Conservation Area, close to the retail area of the Principal Town and in close proximity to several important Listed Structures.

In terms of the effect of the proposal on the visual amenity of the area, with particular relevance to the Pontypridd (Taff) Conservation Area, it is considered that the proposal would improve and update the external appearance of the existing building, while improving its utility as a business, with some more contemporary additions, in this case in the form of terrace areas. As such the overall package of works would be visually acceptable and would provide some much needed investment to this prominent roadside property.

Consequently, it is considered that the proposed works would be acceptable in terms of the visual amenity of the area, particularly the character and appearance of the Pontypridd (Taff) Conservation Area within which it forms a prominent and important landmark.

Highway safety

The application has been subject to consultation with the Transportation Section of the Council who have raised no objection to the proposal.

In coming to this view it is acknowledged that the proposal is in a sustainable, town-centre location and there is no potential to provide curtilage parking.

Therefore considering the above, the proposal is considered to be acceptable in this regard.

Other issues

The comments of the Public Health and Protection Division are addressed earlier within the report in terms of the impact of the proposal on neighbouring properties.

Their additional comments for the inclusion of a condition to restrict the hours of operation during the construction phase of the development are acknowledged. However, it is considered that this issue can be better addressed through other legislative controls open to the Council.

In terms of ecology, the comments of the Council's Ecologist are acknowledged. The requirement that a condition be imposed to ensure the recommendations of the supporting ecology report can be delivered is considered to be reasonable and necessary.

The comments of NRW are acknowledged and can be appended as an informative note to the applicant.

Similarly, the comments of the Council's Drainage Section in relation to the separate requirement for sustainable drainage approval can also be appended as an informative note to the applicant.

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

It is considered that the proposed works would improve the facilities of the existing premises and revitalise this dated property. The works are considered to be visually acceptable and would have a positive effect on the special character and appearance of the Conservation Area within which the building is an important and prominent part.

Additionally, the works would not have a detrimental impact on neighbouring properties, highway safety considerations or, subject to appropriate conditions, ecological considerations. Other issues, such as drainage are covered by other consenting regimes and the applicant can be informed about these issues through informative notes.

RECOMMENDATION: Grant

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

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

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)
 - Site location plan
 - Plans as proposed
 - Elevations as proposed

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

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

3. Building operations shall not be commenced until samples of the materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

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

4. Notwithstanding the approved details, prior to beneficial use of the proposal commencing the applicant shall submit details of ecological improvements to the property in accordance with the recommendation of section 4.2 of the accompanying ecology report - Preliminary Roost Assessment Survey and Bat Emergence Survey, Maltsters Arms, Bridge Street, Pontypridd, Mid Glamorgan, CF37 4PF - Steve Robinson – Arbtech, Final Draft dated 05/10/2020.

Reason: In the interest of nature conservation in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

19 NOVEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0791/10 (DN)
APPLICANT: Mr M Hawtin
DEVELOPMENT: Rear balcony.
LOCATION: 6 MAYFIELD ROAD, PONTYPRIDD, CF37 2HE
DATE REGISTERED: 04/09/2020
ELECTORAL DIVISION: Town (Pontypridd)

RECOMMENDATION: Approve

REASONS:

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

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to Committee due to the applicant being an employee of Rhondda Cynon Taf County Borough Council.

APPLICATION DETAILS

The application proposes the construction of a first floor storey timber decking balcony to the rear elevation of the property, which will in effect bridge over the ground below to the tiered rear garden. The addition would measure 3.8 metres in width, have a depth of 2.65 metres and be 2.8 metres in height off the ground floor. Timber balustrading of 0.9m in height would be run along the eastern (facing no.7 Mayfield Road) side of the decking balcony; whilst an existing 1.7m high timber boundary fence stands along the western side (the common boundary with no.5 Mayfield Road).

The existing first floor window in the rear of the property will be removed and be replaced with PVCu French doors, facilitating access onto/from the proposed decking balcony area.

SITE APPRAISAL

The application property is a mid terraced house set within its own grounds, with a steeply sloping rear garden (which has been remodelled into a number of tiered steps, making it more usable) rising in a northerly direction. The adjoining property, 5 Mayfield Road lies to the west and 7 Mayfield Road to the east. Beyond the rear northern boundary of the plot lies the access track between the rear of the properties in Mayfield Road and Hillside View.

PLANNING HISTORY

18/0763/10 – Proposed decking to rear of the property – Cond. Perm. 23/08/2018

PUBLICITY

The application has been advertised by direct notification to 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 Pontypridd.

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 (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

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 provision of a decked balcony area to the rear of an existing residential dwelling linking a first floor room to the rear garden. The principle of development is therefore acceptable subject to the proposals satisfying the criteria set out below.

Impact on the character and appearance of the area

The proposed development is considered to be acceptable in terms of the design, siting, massing, scale, materials and overall visual appearance. As the proposed decked balcony is proposed to the rear of the property it would have no impact upon the principal elevation of the dwelling and street scene at Mayfield Road, nor would it be readily visible from any public viewpoints.

In addition the decked balcony would be constructed out of timber and it is not of a style which would be out of keeping with its residential setting.

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

Impact on residential amenity and privacy

The proposed new development due to its siting, presence of high boundary fencing, and the overall steep topography of the site, would only have the potential to impact upon the neighbour to the east, 7 Mayfield Road.

It is considered that it would not result in a significant detrimental impact to the level residential amenity and privacy currently enjoyed by the occupiers of 7 Mayfield Road as it can be adequately screened (*suggested condition 3 relates*). The location of the decked balcony has the potential to create greater views into habitable and non-habitable windows, as well as overlook part of the rear garden of 7 Mayfield Road however with adequate screening this problem can be reduced to an acceptable level. To be effective the screening required would need to be higher than the 0.9m high balustrade type treatment noted on the submitted plans.

Accordingly, in terms of the impact on the amenity and privacy of neighbouring residents, the proposal is considered to be acceptable. It is noted that no objection to the application has been received from the occupiers of 7 Mayfield Road.

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

It is considered the proposal would have an acceptable impact 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: Approve

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

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

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

- Existing plans and elevations drawing no. 01
- Proposed plans drawing no. 02
- Proposed elevations drawing no.03
- Site location plan drawing no.04

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

Reason: In order to define the extent of the permission hereby granted and in order to ensure that the development is carried out in accordance with the approved plans.

3. Prior to the commencement of development hereby approved the developer shall submit for the written approval of the Local Planning Authority details of a side screen to be fitted along the eastern side of the decked balcony. The approved details shall be fully implemented prior to the balcony being brought into beneficial use and the screen shall be permanently maintained in its approved specification.

Reason: In order to protect the amenity of the adjacent properties in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

19 NOVEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1099/10 (LJH)
APPLICANT: Mr G Caple
DEVELOPMENT: Demolition of existing garage and erection of a new garage.
LOCATION: 1 AUBREY ROAD, GLYNFACH, PORTH, CF39 9HY
DATE REGISTERED: 16/10/2020
ELECTORAL DIVISION: Cymmer

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

REASONS: The erection of a garage within a rear lane location inside the defined settlement limits of Porth is considered an acceptable form of development that complies with the requirements of planning policy.

REASON APPLICATION REPORTED TO COMMITTEE

- The application is reported to Committee for determination as the applicant is an elected Member.

APPLICATION DETAILS

Full planning permission is sought for the demolition of a dilapidated garage and the construction of a replacement garage within the rear garden of no. 1 Aubrey Road, Glynfach, Porth.

The rectangular shaped structure would be erected on an existing hardstand area in place of an existing dilapidated garage at the rear boundary of the garden abutting a service lane. It would measure 6.5 metres in width by 6.4 metres in depth and would incorporate an up and over pitched roof design measuring 4.5 metres at the ridge, falling to 2.4 metres at the eaves. It is proposed the garage be finished in render with a concrete tiled roof. A window and door would be proposed within the side elevation facing the rear elevation of the application property, both of uPVC. The proposal would

incorporate a roller shutter door to the front elevation facing towards Cross Street and would be accessed via the existing gated entrance located off Cross Street.

The plans also indicate that a parking/turning area would be provided between the garage and Cross Street, being constructed of block pavers with the existing gates being relocated approximately 2 metres further back inside the boundary to ensure that the gates do not open over the highway.

SITE APPRAISAL

The application property is a typical two-storey, end of terrace dwelling located within a residential area of Glynfach, Porth. The surrounding area is characterised by a series of linear arrangements of semi-detached and terraced dwellings of a similar design and scale. Properties within the street are of a comparable ground level, however given the hillside location their rear gardens are set above the floor level of the dwellings. The property is set back from the highway by a long linear front garden and there is a larger than average garden to the rear abutted by a service lane. The application site is enclosed by the adjoining property to the east and Cross Street to the west. There are many examples of detached garages of varying scale and design within both the immediate and wider locality, including the adjoining property, no. 2.

PLANNING HISTORY

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

12/0597/10: 1 AUBREY ROAD, CYMMER, PORTH, CF39 9HY.

Demolition of existing garage and erection of new garage with improved access
Decision: 06/09/2012, Granted.

PUBLICITY

The application has been advertised by means of direct neighbour notification. No objections or representations have been received.

CONSULTATION

Highways and Transportation Section: No objection raised or conditions suggested.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is situated inside the settlement boundary for Porth and is unallocated.

Policy AW 5 - sets out criteria for new development.

Policy AW 6 - supports development that involves high quality design and makes a positive contribution to place making.

Supplementary Planning Guidance

Design and Placemaking
Access, Circulation and Parking

Planning Policy Wales

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 national policy guidance considered:

PPW Technical Advice Note 12 – Design

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main issues:

Principle of the development

The application relates to the proposed construction of a replacement domestic garage within the curtilage of an existing residential dwelling. The principle of development is therefore considered acceptable.

Impact on the character and appearance of the area

The proposed garage would be situated within the applicant's rear garden area, at the south-eastern corner, offset from the main public highway and adjacent to the rear service lane. Due to its siting, the existing boundary treatments at the site and the fact that it would replace an existing structure of a similar scale and design, it is not considered that it would form a highly visible or prominent feature within the street scene. Furthermore, the proposed garage would have an attractive pitched roof design and would be finished in appropriate external materials, similar to that of many comparable structures throughout the locality.

It is therefore considered the proposal would have no adverse impact on the character or appearance of the surrounding locality and the application is considered acceptable in this regard.

Impact on residential amenity and privacy

The scheme is considered acceptable in terms of the potential impact it would have upon existing levels of residential amenity enjoyed by the neighbours. It is acknowledged that the pitch of the proposed garage would be higher than the existing structure at the neighbouring property, no. 2. However, the proposed garage would be sited at the rear of the garden away from the rear elevation of the adjoining property and adjacent to an existing, similar raised outbuilding at that property. As such it is not considered the proposed garage would result in any undue overshadowing or overbearing impact upon the occupiers of no. 2 Aubrey Road. Furthermore, as noted above, there are many examples of similar garages within the locality. Therefore this type of relationship is typical of the area.

Additionally, given the nature of use of the proposed domestic garage, it would not result in any loss of privacy to the surrounding neighbours.

It is also noted that no letters of objection have been received from the residents of the neighbouring properties following the consultation process.

In light of the above, it is not considered that the proposed garage would result in any adverse impact on the existing residential amenity or privacy standards currently enjoyed by the surrounding properties.

Impact on Highway Safety

The proposed garage would be accessed via an existing double gated access off Cross Street. The Council's Transportation Section have noted that Cross Street has an acceptable carriageway width and provides a good level of vehicular and

pedestrian safety. Some concern is raised with regards the visibility from the proposed/existing access, however, taking account that the access is existing with no issues reported, the application is also considered to be acceptable in this regard. In addition, the proposal would provide an area within the curtilage of the dwelling that can be used for vehicle turning for access/egress to take place in a forward gear which is acceptable. Therefore no objection has been raised by the Council's Transportation Section or conditions suggested, and the proposal is considered to be acceptable in terms of its potential impact upon highway safety.

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 siting of the garage in this location is considered an appropriate and acceptable form of development that complies with the requirements of planning policy.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

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

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

2. The development hereby approved shall be carried out in accordance with the approved plans: Site Location Plan, Block Plan, Proposed Demolition of Existing Garage and Erecting a New Garage, and documents received by the Local Planning Authority on 08/10/2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. The garage hereby approved, shall be used as a garage for purposes ancillary and incidental to the use of the dwelling house known as 1 Aubrey Road, Porth, CF39 9HY, and at no time shall a trade or business shall be carried out therein.

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



PLANNING & DEVELOPMENT COMMITTEE

19 NOVEMBER 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 26/10/2020 – 06/11/2020

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

19 NOVEMBER 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

APPEAL DECISIONS RECEIVED

APPLICATION NO: 20/0137
APPEAL REF: A/20/3256267
APPLICANT: Mr M Powell
DEVELOPMENT: Proposed 4no new build, two bedroom apartments
(description amended 12/5/20).
LOCATION: 10 CAMBRIAN PLACE, TREFOREST, PONTYPRIDD,
CF37 1BT
DECIDED: 09/06/2020
DECISION: Refused
APPEAL RECEIVED: 20/07/2020
APPEAL DECIDED: 27/10/2020
APPEAL DECISION: Dismissed

Report for Development Control Planning Committee

Rhigos

20/0778/10 Decision Date: 02/11/2020
Proposal: Proposed demolition and reconstruction of bungalow (Bat survey report received 28/09/2020).
Location: 11 HALT ROAD, RHIGOS, ABERDARE, CF44 9UN

Hirwaun

20/1081/10 Decision Date: 04/11/2020
Proposal: Single storey side and rear extension, conversion of garage to provide store, utility, w/c and kitchen.
Location: 80 CAE FELIN PARC, HIRWAUN, ABERDARE, CF44 9QQ

Penywaun

20/0935/10 Decision Date: 05/11/2020
Proposal: Proposed installation of an ATM within the shop front.
Location: 7-8 SHOPPING CENTRE, HEOL BRYN GWYN, PENYWAUN, ABERDARE, CF44 9HD

20/0936/01 Decision Date: 05/11/2020
Proposal: Advertisement consent for ATM signage.
Location: 7-8 SHOPPING CENTRE, HEOL BRYN GWYN, PENYWAUN, ABERDARE, CF44 9HD

Aberdare West/Llwydcoed

20/0849/10 Decision Date: 28/10/2020
Proposal: Proposed two storey side extension, sun room, garage and rear balcony (amended plans received 07/10/2020).
Location: 8 FERN CRESCENT, CWMDARE, ABERDARE, CF44 8YA

20/0989/19 Decision Date: 26/10/2020
Proposal: Removal of one Sycamore tree and one Ash tree.
Location: PLASMARL, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP

Mountain Ash East

20/0982/12 Decision Date: 30/10/2020
Proposal: Minor internal amendments to meet minimum DDA requirements to include the installation of a platform lift and upgrading of WC facilities.
Location: MOUNTAIN ASH TOWN HALL, FFRWD CRESCENT, MOUNTAIN ASH, CF45 4AA

20/0983/10 Decision Date: 30/10/2020
Proposal: Minor internal amendments to meet minimum DDA requirements to include the installation of a platform lift and upgrading of WC facilities.
Location: MOUNTAIN ASH TOWN HALL, FFRWD CRESCENT, MOUNTAIN ASH, CF45 4AA

Report for Development Control Planning Committee

Mountain Ash West

20/0965/12

Decision Date: 05/11/2020

Proposal: Demolition of Annex complete and formation of new entrance approach ramp, entrance doors and erection of tensile canopy.

Location: DUFFRYN HOUSE WORKMENS CLUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

20/0966/10

Decision Date: 05/11/2020

Proposal: Demolition of Annex complete and formation of new entrance approach ramp, entrance doors and erection of tensile canopy

Location: DUFFRYN HOUSE WORKMENS CLUB, OXFORD STREET, MOUNTAIN ASH, CF45 3HD

Ynysybwl

20/0998/10

Decision Date: 03/11/2020

Proposal: Single storey permanent building (9.2x9.2m) to provide facilities for Bwl MX motocross including toilets, office, storage and refreshments. The building will replace temporary containers currently on site.

Location: MYNACHDY FARM, MYNACHDY ROAD, PONTYPRIDD, CF37 3PP

Report for Development Control Planning Committee

Treherbert

20/0999/10 Decision Date: 30/10/2020

Proposal: Garage on vacant site of former garages.

Location: VACANT PLOT OF FORMER GARAGES TO THE REAR OF 31 AND 34 DUNRAVEN STREET,
TREHERBERT

Pentre

20/1052/10 Decision Date: 05/11/2020

Proposal: Conversion of the building to two residential flats, a new entrance to the first floor flat and alterations to the front and rear elevations.

Location: 36 LLEWELLYN STREET, PENTRE, CF41 7BW

Ystrad

20/0545/10 Decision Date: 27/10/2020

Proposal: Two-storey rear extension.

Location: 120 TYNTYLA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SN

Penygraig

20/0412/10 Decision Date: 27/10/2020

Proposal: Proposed garage.

Location: 32 VICARAGE ROAD, PENYGRAIG, TONYPANDY, CF40 1HR

20/0955/01 Decision Date: 28/10/2020

Proposal: Replacement fascia sign

Location: 11 BROOK STREET, WILLIAMSTOWN, TONYPANDY, CF40 1RB

Cymmer

20/0944/10 Decision Date: 05/11/2020

Proposal: Conversion of roof space with rear dormer.

Location: 10 MORGAN TERRACE, PORTH, CF39 9LR

Town (Pontypridd)

20/0996/09 Decision Date: 27/10/2020

Proposal: Certificate of lawful development for a proposed wrap around single storey extension.

Location: 39 TYFICA ROAD, PONTYPRIDD, CF37 2DB

Report for Development Control Planning Committee

Trallwn

- 20/0870/10** Decision Date: 27/10/2020
Proposal: Removal of existing boundary wooden fence. Erection of boundary wall with wooden panels.
Location: 8 BAKERS WHARF, PONTYPRIDD, CF37 4PQ
-

Rhondda

- 20/0550/10** Decision Date: 05/11/2020
Proposal: Creation of a separate unit of residential accommodation.
Location: TROEDRHIWTRWYN FARM, TROEDRHIW TRWYN, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2SE
-

- 20/0551/12** Decision Date: 05/11/2020
Proposal: Creation of a separate unit of residential accommodation. Works that would affect the special architectural and historic importance of the listed building. (application for Listed Building Consent).
Location: TROEDRHIWTRWYN FARM, TROEDRHIW TRWYN, PANTYGRAIG-WEN, PONTYPRIDD, CF37 2SE
-

Rhydyfelin Central

- 20/0779/10** Decision Date: 27/10/2020
Proposal: Single storey rear kitchen extension.
Location: 30 MORIEN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5PS
-

- 20/0948/16** Decision Date: 04/11/2020
Proposal: Reserved matters for single dwelling (access, appearance, landscaping, layout and scale) (Previous app 19/0066/13)
Location: 3 DAN-YR-ALLT CLOSE, RHYDYFELIN, PONTYPRIDD, CF37 5EF
-

Ffynon Taf

- 20/1006/10** Decision Date: 28/10/2020
Proposal: Demolition of shed, erection of timber balcony/staircase, alterations to fenestration.
Location: 60 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PQ
-

Llantwit Fardre

- 20/0957/10** Decision Date: 04/11/2020
Proposal: Proposed first floor and two storey extension.
Location: STATION COTTAGE, 2 NEWTOWN INDUSTRIAL ESTATE, LLANILLTUD FAERDREF, PONTYPRIDD, CF38 2EF
-

Report for Development Control Planning Committee

Church Village

20/0748/10 Decision Date: 27/10/2020

Proposal: Single storey rear extension.

Location: 139 DYFFRYN Y COED, CHURCH VILLAGE, PONTYPRIDD, CF38 1QB

Tonteg

20/0917/01 Decision Date: 27/10/2020

Proposal: Replacement Nissan Corporate signage, internally illuminated fascia signage, pylon signage.

Location: GRIFFIN MILL NISSAN, UNIT 7 TREFOREST INDUSTRIAL ESTATE, TONTEG ROAD, PONTYPRIDD, CF37 5YH

Tonyrefail West

20/0905/09 Decision Date: 02/11/2020

Proposal: Convert garage to a bedroom.

Location: 43 RHYS STREET, EDMONDSTOWN, TONYPANDY, CF40 1NS

Pontyclun

20/0920/10 Decision Date: 29/10/2020

Proposal: Replacement of existing balcony (3000mm x 300mm) with new balcony (3750mm x 1250mm) incorporating spiral staircase to ground level in rear garden.

Location: 19 WINDSOR DRIVE, MISKIN, PONTYCLUN, CF72 8SH

20/0923/10 Decision Date: 30/10/2020

Proposal: Part single, part two-storey rear extension and alterations/additions to existing fenestrations

Location: 46 DOL Y LLAN, MISKIN, PONTYCLUN, CF72 8RY

20/0954/09 Decision Date: 02/11/2020

Proposal: Replacing existing conservatory with a single storey extension.

Location: 22 SOVEREIGN GARDENS, MISKIN, PONTYCLUN, CF72 8SZ

20/0985/01 Decision Date: 05/11/2020

Proposal: New signage scheme for podiatrist clinic.

Location: LADBROKES PLC, 8 COWBRIDGE ROAD, PONTYCLUN, CF72 9ED

Report for Development Control Planning Committee

Llanharry

20/0931/10 Decision Date: 02/11/2020

Proposal: Ground floor side extension.

Location: BELLE VUE, CASTELL-Y-MWNWS, LLANHARRY, PONTYCLUN, CF72 9DD

20/0958/10 Decision Date: 03/11/2020

Proposal: Single storey extension to rear, canopy to front, internal works (Re-submission of planning application 20/0624/10).

Location: 65 SYCAMORE ROAD, LLANHARRY, PONTYCLUN, CF72 9HP

Llanharan

20/1070/10 Decision Date: 30/10/2020

Proposal: Single storey extension, increase in height of rear boundary fence

Location: 155 PARC BRYN DERWEN, LLANHARAN, PONTYCLUN, CF72 9TX

Total Number of Delegated decisions is 35

Abercynon

20/0754/15 Decision Date: 28/10/2020

Proposal: Variation of Condition 6 of Planning Application Ref: 19/0405/10 - To allow for delivery service of hot food.

Location: 19 YNYSMEURIG ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4SY

Reason: 1 REASON: The variation of Condition 6 of 19/0405/10 to allow for the provision of a delivery service from the approved café business would increase activity which would not be limited by the size of the café as would the sit down element. As such, the living conditions of nearby residents would not be safeguarded and the proposal would therefore be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Cwm Clydach

20/0979/10 Decision Date: 05/11/2020

Proposal: Balcony to front elevation with stainless steel and glass.

Location: 1 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP

Reason: 1 The development would introduce an unsympathetic addition as a result of its scale, design, elevated height and siting to the principle elevation, which would detract from the character and appearance of the existing dwelling and wider street scene. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The proposed development, as a result of its scale, design and elevated height would have a detrimental impact upon the residential amenity and privacy standards currently enjoyed by the occupiers of the immediate neighbouring properties arising from direct overlooking and loss of privacy. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Penygraig

20/0717/13

Decision Date: 04/11/2020

Proposal: Three bedroom dormer bungalow.

Location: LAND REAR OF NO'S 11 TO 14 CORNWALL ROAD, WILLIAMSTOWN, TONYPANDY, CF40 1PR

Reason: 1 The proposed development is considered to be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan for the following reason;

The means of access serving the development is sub-standard and its use to serve residential development would result in the creation of hazards to the detriment of highway safety and the free flow of traffic.

Total Number of Delegated decisions is 3

tudalen wag