



CYNGOR BWRDEISTREF SIROL
RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL

COMMITTEE SUMMONS

C Hanagan
Service Director of Democratic Services & Communication
Rhondda Cynon Taf County Borough Council
The Pavilions
Cambrian Park
Clydach Vale CF40 2XX

Meeting Contact: Jess Daniel - Council Business Unit, Democratic Services (07385401877)

A meeting of the virtual **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 25TH FEBRUARY, 2021** at **3.00 PM**.

NON-COMMITTEE MEMBERS AND MEMBERS OF THE PUBLIC MAY REQUEST THE FACILITY TO ADDRESS THE COMMITTEE AT THEIR MEETING ON THE BUSINESS LISTED. IT IS KINDLY ASKED THAT SUCH NOTIFICATION IS MADE TO **PLANNINGSERVICES@RCTCBC.GOV.UK** BY 5PM ON TUESDAY, 23 FEBRUARY 2021, INCLUDING STIPULATING WHETHER THE ADDRESS WILL BE IN WELSH OR ENGLISH.

THE ORDER OF THE AGENDA MAY BE SUBJECT TO AMENDMENT TO BEST FACILITATE THE BUSINESS OF THE COMMITTEE

AGENDA

1. DECLARATION OF INTEREST

To receive disclosures of personal interest from Members in accordance with the Code of Conduct.

Note:

1. Members are requested to identify the item number and subject matter that their interest relates to and signify the nature of the personal interest; and
2. Where Members withdraw from a meeting as a consequence of the disclosure of a prejudicial interest they **must** notify the Chairman when they leave.

2. HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS

To note, that when Committee Members determine the development

control matters before them, they should have regard to the Development Plan and, so far as material to applications, to any other material considerations and when taking decisions, Members have to ensure they do not act in a manner that is incompatible with the Convention on Human Rights as incorporated into legislation by the Human Rights Act 1998.

3. WELLBEING OF FUTURE GENERATIONS (WALES) ACT 2015

To note that the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

4. MINUTES

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 7th January 2021.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 19/0421

Erection of 6 no. detached dwellings (amended plans received 22/07/19).

LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE.

9 - 30

6. APPLICATION NO: 19/0655

Engineering works, upfilling of land, formation of a new access (part retrospective) (Revised plans and supporting documents received 9th September 2020 and 18th December 2020).

EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ

31 - 42

7. APPLICATION NO: 20/0963

Application for reserved matters approval (appearance, landscaping, layout and scale) for residential development including associated works, roads and infrastructure.

FORMER CLARIANT SITE, LLANTRISANT ROAD, CHURCH VILLAGE, CF38 2SN.

43 - 54

8. APPLICATION NO: 20/0984

Proposed new building to house a 500kw biomass boiler, woodchip storage area together with an office extension and associated works.

SIXTEENTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN.

55 - 66

9. APPLICATION NO: 20/1171

Construction of 4no. terraced houses with associated curtilage car parking off rear access.

**LAND ADJACENT TO 186 EAST ROAD, TYLORSTOWN, CF43 3BY
(FORMER BAPTIST CHAPEL SITE)**

67 - 76

10. APPLICATION NO: 20/1179

Rear single storey extension, construction of a driveway and raising of roof level by 700mm (retrospective) (additional plans received 20/11/2020) (retaining wall calculations and detail received 03/01/2021).

FAIRFIELD, JOHN'S LANE, HIRWAUN, ABERDARE, CF44 9TQ

77 - 86

11. APPLICATION NO: 20/1245

Detached extension block (to include four classrooms, school hall and associated external social spaces).

**FFYNNON TAF PRIMARY SCHOOL, CARDIFF ROAD, TAFFS WELL,
CARDIFF, CF15 7PR**

87 - 96

12. APPLICATION NO: 20/1253

Internal remodelling of the existing swimming pool and changing rooms area to create a new childcare facility comprising a playroom, office, children and staff toilets, kitchen and cloakroom.

**DOLAU PRIMARY SCHOOL, BRIDGEND ROAD, LLANHARAN,
PONTYCLUN, CF72 9RP**

97 - 104

13. APPLICATION NO: 20/1298

Internal remodelling of the existing swimming pool and changing rooms area to create a new child care facility. Externally new powder coated metal ramps will be installed to existing entrances to improve access and the cill height of two windows will be reinstated to their original level.

**DOLAU JUNIOR AND INFANTS SCHOOL, BRIDGEND ROAD,
LLANHARAN, PONTYCLUN, CF72 9RP**

105 - 116

14. APPLICATION NO: 20/1403

Demolition of caretakers house, construction of teaching and sports facilities.

**YSGOL GYFUN RHYDYWAUN, MANGOED, PENYWAUN, HIRWAUN,
ABERDARE, CF44 9ES**

117 - 138

15. APPLICATION NO: 21/0005

Construction of traditional single storey three classroom extension,

including toilet areas, plant room, storage areas, circulation and associated external works including new MUGA and four additional parking spaces onto existing school building.

CWM LAI PRIMARY SCHOOL, PENYGARREG ROAD, TONYREFAIL, PORTH, CF39 8AS

139 - 148

INFORMATION REPORT

16. INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN UNDER DELEGATED POWERS

To inform Members of the following, for the period 25/01/2021 – 12/02/2021.

Planning and Enforcement Appeals Decisions Received
Delegated Decisions Approvals and Refusals with reasons.

149 - 164

17. URGENT BUSINESS

To consider any items which the Chairman by reason of special circumstances is of the opinion should be considered at the Meeting as a matter of urgency.

Service Director of Democratic Services & Communication

Circulation:-

Members of the Planning & Development Committee

The Chair and Vice-Chair of the Planning & Development Committee
(County Borough Councillor S Rees and County Borough Councillor G Caple respectively)

County Borough Councillors: Councillor J Bonetto, Councillor P Jarman,
Councillor D Grehan, Councillor G Hughes, Councillor J Williams, Councillor W Owen,
Councillor R Yeo, Councillor D Williams and Councillor S Powderhill

Service Director of Democratic Services & Communication
Director of Prosperity & Development
Head of Major Development and Investment
Head of Planning
Head of Legal Services
Senior Engineer



RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE
Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 7
January 2021 at 3.00 pm.

**County Borough Councillors - Planning and Development Committee Members in
attendance:-**

Councillor S Rees (Chair)

Councillor G Caple Councillor P Jarman
Councillor D Grehan Councillor G Hughes
Councillor J Williams Councillor W Owen
Councillor R Yeo Councillor D Williams
Councillor S Powderhill

Officers in attendance:-

Mr J Bailey, Head of Planning
Mr S Humphreys, Head of Legal Services
Mr A Rees, Senior Engineer

65 APOLOGIES FOR ABSENCE

An apology for absence was received from County Borough Councillor J. Bonetto.

66 DECLARATION OF INTEREST

In accordance with the Code of Conduct, County Borough Councillor S Rees declared a personal interest in respect of Application No: 20/1213 - Retention and completion of garage block (re-submission of application 20/0091/10) Land adjacent to James Street, Cwmdare, Aberdare.
"The applicant and two objectors are known to me through my role as local Member."

67 HUMAN RIGHTS ACT 1998 AND DEVELOPMENT CONTROL DECISIONS

It was **RESOLVED** to note that when Committee Members determine the development control matters before them, they should have regard to the Development Plan and, so far as material to applications, to any other material considerations and when taking decisions, Members have to ensure they do not act in a manner that is incompatible with the convention on Human Rights as incorporated into legislation by the Human Rights Act 1998.

68 WELLBEING OF FUTURE GENERATIONS (WALES) ACT 2015

It was **RESOLVED** to note that the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development

in accordance with the sustainable development principle and to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

69 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 19th November 2020.

70 CHANGE TO THE ORDER OF THE AGENDA

The Committee agreed that the agenda would be considered out of sequence and as detailed in the minutes set out hereunder.

71 APPLICATION NO: 20/0959

**6 x 1 bedroom flats (description changed and revised plans received 4th November 2020)
Former British Legion Club, Howell Street, Cilfynydd, Pontypridd.**

In accordance with adopted procedures, the Committee received the following public speakers who were afforded five minutes to address Members on the above-mentioned proposal:

- Mr R Frost (Agent)
- Mr M Jones (Objector)
-

The Agent Mr R Frost exercised the right to respond to the comments made by the objector.

The Head of Planning read out the contents of a 'late' letter received from Mr Skinner in objection of the application.

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and Development.

(Note: County Borough Councillors G Hughes and R Yeo abstained from voting as they were not present during the full item.)

72 APPLICATION NO: 20/0646

**Two split level 4 bed dwellings with garages and shared drive. Provision of foot path. (Outline) (Affecting Public Right of Way ANT/340/1) (Description amended. Amended plans and information received 5th October, 6th November and 9th November 2020)
Land at Otters Brook, Ivor Park, Brynsadler, Pontyclun**

In accordance with adopted procedures, the Committee received Mr S Lewis (Objector) who was afforded five minutes to address Members on the above-mentioned proposal.

The Head of Planning presented the application to Committee and confirmed

that this application differed from the earlier (20/0248) application that was refused in that 'means of access' was to be considered as part of this application and not as a reserved matter. As such a correction was required to condition 1 to remove 'means of access thereto' as a reserved matter and the plan references (1105 Rev B – Proposed Highway Improvements (received 14/12/20 and 110 Footway and Carriageway Construction – Residential Streets (received 14/12/20)) were to be incorporated into conditions 2 and 3. Following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development, subject to the changes outlined.

73 APPLICATION NO: 20/1213

**Retention and completion of garage block (re-submission of application 20/0091/10)
Land adjacent to James Street, Cwmdare, Aberdare.**

The Head of Planning read out the contents of 3 written submissions from the following:

- Mr S Waldron (Agent)
- Dr Dublon (Objector)
- Mr G Butt (Objector)

The Head of Planning continued by presenting the application to Committee and following consideration of the matter Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members did not consider that that the proposals overcame the previous reason for refusal of the application, that the development would result in unsafe vehicle movements to the detriment of highway safety within the vicinity of the site and were of the view that the proposed development would pose significant highways safety issues.

Therefore, the matter would be deferred to the next appropriate meeting of the Planning & Development Committee for a report of the Director, Prosperity & Development, if necessary in consultation with the Director, Legal Services, highlighting the potential strengths and weaknesses of making a decision contrary to the recommendation of an officer or any proposed or possible planning reason for such a decision prior to determining a matter.

74 APPLICATION NO: 20/0468

**Rear infill extension to create 1 bedroom self-contained managers flat. (Amended Description, Plans and application form received 19/11/20),
Flat above The Ferndale, Duffryn Street, Ferndale**

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

75 APPLICATION NO: 20/1265

Conversion of an existing commercial building into 7 apartments and

**smaller street facing commercial unit (Use Class A2)
Lloyds TSB, 80 Commercial Street, Mountain Ash**

The Head of Planning presented the application to Committee and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

76 APPLICATION NO: 20/0680/10

**To view drone footage, aerial pictures and dash cam footage in relation to an application for 6 glamping pods with infrastructure and improvements and repairs to existing barn (additional information rec. 17/08/2020)(amended plan received 25/08/2020)
BLAENNANTYGROES FARM, BLAENNANTYGROES ROAD, CWMBACH, ABERDARE, CF44 0EA**

In accordance with Minute No:300 of the Planning and Development Committee held on the 17th September 2020 the Committee undertook a virtual site visit viewing 'dash cam' footage and drone pictures of the site to examine Members concerns regarding highways access to the site.

Following the footage, the Head of Planning presented the application to Committee and after discussion it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

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

Members **RESOLVED** to receive the report of the Service Director, Planning in relation to Planning and Enforcement Appeal Decisions received, Delegated Decisions Approvals and Refusals with reasons, Overview of Enforcement Cases and Enforcement Delegated Decisions received for the period 07/12/2020 – 18/12/2020

This meeting closed at 4.40 pm

**CLLR S REES
CHAIR.**



PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0421/10 (MF)
APPLICANT: Mr J Evans
DEVELOPMENT: Erection of 6 no. detached dwellings (amended plans received 22/07/19).
LOCATION: LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE.
DATE REGISTERED: 29/01/2021
ELECTORAL DIVISION: Aberdare West/Llwydcoed

RECOMMENDATION: Approve

REASONS: Whilst it is acknowledged the development would considerably alter the character and appearance of what is currently a Greenfield site, the application site is located within settlement limits where the principle of development is generally considered acceptable, and furthermore, the plot benefits from a history of planning permissions for residential use. Additionally, the proposed dwellings are considered acceptable in terms of their overall scale, design and visual appearance, and it is not considered they would have any undue impact upon the amenity and privacy standards currently enjoyed by the nearest residential properties, or upon highway safety in the vicinity of the site. The application is therefore considered to comply with the relevant policies of the Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

The scheme proposes 5 no. or more dwellings and 3 no. or more objections have been received.

APPLICATION DETAILS

Full planning permission is sought for the erection of 6 no. detached dwellings on land to the rear of Trefelin, Aberdare.

The proposed dwellings would be arranged in an 'L' formation along the northern and western boundaries of the plot, orientated into the site to address a new turning head and access road. Each of the dwellings would be sited centrally within their plots, having 3 no. off-street parking spaces to the front and enclosed gardens to the rear. They would all be of the same modern design and scale, each measuring 10m in width by 9m in depth, incorporating pitched roof designs to 8m in height and gable/bay window features within the front elevation. Each unit would accommodate 4 no. bedrooms and a bathroom at first floor level, with various living accommodation across the ground floor. External materials would form a mix of red face brick and render with artificial slate roof tiles and white uPVC. The curtilages would be enclosed with 0.8/2m high timber boundary fencing.

Access to the site would be gained via an existing private lane off Trefelin to the south-east of the main plot. The lane would be widened to 5.5m in width with a 2m wide footway along its southern flank as part of the scheme, forming an adoptable public highway. The lane currently forms Public Right of Way (PROW) ABD/15/3. It is therefore proposed the new footway would maintain public access, but it is noted that the upgrading of the lane would require the existing route of the PROW to be diverted to the rear of 4 no. trees roughly halfway along the lane that are protected by Tree Preservation Order (TPO) 135 (G1). These trees would remain following development but various other trees/vegetation along the lane would need to be removed.

The scheme also proposes a landscape buffer between the upgraded access and the adjacent properties along Harriet Street to the east. Additionally, following initial concerns raised by a number of residents of Harriet Street, amended plans were received on 22/07/19 which detail that access to the rear of their properties from the upgraded lane would be provided.

It is noted that the site access is not under the ownership of the applicant and is unregistered. The applicant has therefore undertaken all reasonable steps to find out who the landowner is prior to submitting this application but has been unsuccessful in his search. As such Ownership Certificate D has been completed and the relevant notice process undertaken, advertising the planning application within a local newspaper prior to submission. No public response was raised following this process.

The application is accompanied by the following:

- Coal Mining Risk Assessment
- Environmental Noise Survey
- Ecological Survey and Scoping Assessment
- Dormouse Assessment and Enhancement Proposals

SITE APPRAISAL

The application site is split in to two separate elements, the main development plot to the rear (north-east) of nos. 127 – 129 Trefelin; and the access lane leading to the site from Trefelin to the rear (west) of nos. 37A – 40C Harriet Street.

The main plot is roughly rectangular in shape, amounting to approximately 7000m². It forms an open field that rises gently from north-east to south-west and is currently used for horse grazing. The field is enclosed on all sides by mature trees/hedgerows which would remain following development, with access gained from the north-eastern corner. The residential areas of Trefelin and Potters Field are located to the south and east. The A4059 is located directly to the north, with open countryside located to the west.

The access lane forms PROW ABD/15/3 (a section of the Cynon Trail) which leads from Trefelin to several fields to the north/west of the main residential area. The section of lane to the rear of 37A – 40C Harriet Street is tarmaced, but not adopted, with the remainder up to the main development plot being a dirt track. A group of 4 no. trees sited roughly halfway along the lane are protected by TPO 135 (G1). These would remain following development.

PLANNING HISTORY

Previous planning applications submitted at the site:

12/1281	Renewal of consent – 07/1922/10 – 1 residential dwelling and detached garage	Granted	07/02/13
12/0859	Development of 6 dwellings	Granted	17/01/14
11/1334	Development of 6 new dwellings on site within LDP	Refused	21/06/12
11/0092	Outline application for 4 residential dwellings	Refused	30/06/11
10/0357	Outline planning for 19 new dwellings on existing vacant land	Refused	06/09/11
		Appeal dismissed	29/05/12
07/1922	Proposed new dwelling and detached garage	Granted	21/12/07
07/1096	Proposed new dwelling and detached garage	Refused	28/09/07

PUBLICITY

The application has been advertised by means of direct neighbour notification and site notices. Two letters of objection and a petition signed by six residents of the adjacent properties along Harriet Street have been received, making the following comments (summarised):

- The proposed access is in close proximity of the junction of Trefelin and Harriet Street. As such it will be difficult for vehicles to enter/exit the site, resulting in a detrimental impact upon highway safety in the vicinity.
- The proposed development would remove the existing PROW.
- The proposed development would have a detrimental impact upon ecology on and around the site.
- The proposed development would have a detrimental impact upon trees and hedgerows on and around the site. A number of trees along the site access are protected by a TPO.
- Dwellings at the site would result in noise and light pollution to surrounding residents.
- Construction traffic would result in noise and disturbance to surrounding residents.
- The development of the field may result in surface water flooding to the surrounding area.
- The existing public sewerage system in the area is at capacity. Further properties at the site would exacerbate this issue.
- The proposed development would conflict with the aims of the Well-being of Future Generations (Wales) Act.
- Japanese Knotweed is present along the access lane. Development at the site could lead to this spreading to the surrounding area/properties.
- The adjacent properties along Harriet Street have rear access from the service lane. The development would remove this.
- The development may result in damage to neighbouring properties.

- The applicant does not own the access lane leading to the site.
- The plans are not an accurate representation of the proposed development.

CONSULTATION

Transportation Section – No objection, subject to conditions.

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

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

Flood Risk Management – No objection, subject to condition.

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

Waste Services – No objection.

The Coal Authority – No objection, subject to condition.

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

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

Western Power Distribution – No objection. Standard advice offered.

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

South Wales Police – No objection. Standard advice offered.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The main development area of the application site is located within the settlement boundary for Aberdare and is not allocated for any specific purpose, however, it is noted that a large section of the access lane is located outside of settlement limits.

Policy CS1 – sets out the criteria for development in the Northern Strategy Area.

Policy CS4 – outlines the extent of the housing requirement that needs to be delivered through the plan period.

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

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

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

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

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

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

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

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

Policy NSA10 – requires housing developments in the Northern Strategy Area to have a net residential density of at least 30 no. dwellings per hectare, subject to certain exceptions.

Policy NSA12 – identifies the criteria for assessment of development proposals within and adjacent to settlement boundaries in the Northern Strategy Area.

Supplementary Planning Guidance

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

National Guidance

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

Planning Policy Wales (Edition 10) (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.

Other relevant national policy guidance consulted:

- PPW Technical Advice Note 5: Nature Conservation and Planning
- PPW Technical Advice Note 10: Tree Preservation Orders
- PPW Technical Advice Note 11: Noise
- PPW Technical Advice Note 12: Design
- PPW Technical Advice Note 18: Transport

REASONS FOR REACHING THE RECOMMENDATION

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

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

Principle of the Proposed Development

Full planning permission is sought for the erection of 6 no. detached dwellings at the application site. Whilst it is acknowledged the plot currently forms a vacant field and its development would inevitably alter its current semi-rural character within the wider landscape, it is situated inside of the defined settlement boundary, directly adjacent to an established residential area. Furthermore, the plot has benefited from planning permission since 2007 and as a result, the principle of residential development at the site has long been established.

It is therefore considered the proposed development would be compatible with the surrounding land uses and the proposal is acceptable, in principle, subject to an assessment of the criteria set out below.

Visual Impact

The application site forms a vacant parcel of land between the existing residential estates of Trefelin and Potters Field (south-west) and the A4059 (north-east). It is therefore considered that the proposed development would form an appropriate rounding off of the residential settlement in this area of the village. Whilst it is accepted the development would inevitably alter the current semi-rural character and

appearance of the open land, the surrounding trees and hedgerows would remain following development resulting in an appropriate transition between the built up residential area to the south/east and the more rural area to the north/west.

With respect to the proposed buildings themselves, they are considered to be of a typical, modern, two-storey scale and design, comparable to many other new developments in the area and throughout the wider County Borough. Further, the use of appropriate external finishes, comparable to that of many other properties in the locality, will ensure the new properties are in-keeping with and not out of character with their wider surroundings. Additionally, the proposed dwellings would be suitably arranged in spacious plots around the cul-de-sac and positioned roughly within the centre of each plot, allowing for adequate amenity space and parking/turning areas. As such, it is not considered the proposal would lead to an over intensive form of development and would also allow for a degree of landscaping to be introduced. It is considered that this will further act as an appropriate buffer between the existing residential area and countryside beyond.

Finally, whilst it is accepted that the proposed upgrading of the access lane will result in the loss of a considerable amount of vegetation along its length, the vegetation is largely scrub/bushes rather than mature hedgerow and therefore it is not considered its removal would result in a visual impact significant enough to warrant refusal of the application; and as set out in detail below, replacement hedgerow planting and landscaping will be required as part of the ecological mitigation/enhancement scheme which would soften any potential impact.

Furthermore, the upgrading works would be relatively minor in nature, simply involving the resurfacing and widening of the lane with no significant engineering works required to allow safe vehicle and pedestrian access. As such, the construction works themselves will not be readily visible from outside of the lane and will therefore have a limited visual impact on the surrounding area.

Subsequently, whilst it is acknowledged that any development at the site and along the associated access lane will undoubtedly result in a considerable alteration to its current semi-rural character and appearance, it is considered the proposed development would appear as an appropriate rounding off of the residential settlement in this area of the village and would not result in a visual impact significant enough to warrant refusal of the application. The proposed development is therefore considered acceptable in this respect.

Residential Amenity

It is not considered the proposed development would result in a significant impact upon the residential amenity and privacy standards currently enjoyed by the surrounding properties.

The proposed dwellings would be sited approximately 40m from the nearest existing property at Trefelin and approximately 60m from the nearest existing property at Potters Field. As such it is considered that sufficient separation distances would be maintained to ensure that no overshadowing or overbearing impacts would occur. Furthermore, the proposed site layout and orientation of the proposed dwellings, along with the separation distances and the fact that the trees/hedgerows along the boundaries of the main development plot will remain, will ensure that no undue overlooking would arise. Finally, whilst it is acknowledged that surrounding residents would be accustomed to the site being vacant and the access lane being primarily used by pedestrians and the introduction of a residential use would undoubtedly result in some disturbance, it is not considered any potential impact associated with 6 no. dwellings, within a residential area, would significantly increase levels of noise/disturbance/light above that which already occur.

It is acknowledged that a number of residents have expressed some concern with regard to the additional use of the access lane by construction traffic, commenting that the vehicles associated with the development of the site will cause nuisance and disturbance to neighbours by way of increased traffic movements and associated noise. Whilst unfortunate, it is inevitable that during the course of construction residents may observe an increase in traffic movements resulting from deliveries associated with construction. However, it is considered that this would occur over a limited period of time. Furthermore, Members are advised that should they be minded to approve the application, a condition is suggested below to control the days and hours during which deliveries associated with the construction may attend the site, thereby avoiding disturbance during the evenings, weekends and at peak traffic times which will ensue any potential impact in this respect is kept to a minimum.

Finally, it is acknowledged that the proposed residential units would be located in close proximity of the adjacent bypass road, the A4059, and therefore potential future occupiers may experience a degree of noise and disturbance. In this respect an Environmental Noise Survey report has been submitted with the application that identifies sound monitoring was undertaken at the site and that subsequent detailed assessments of the suitability of the site, in accordance with the relevant British Standards, has also been undertaken. The report concluded that the adjacent highway may result in some impact to future residents, but the impact would not be significant and the development would meet the requirements of the relevant British Standards in respect of noise, providing a number of sound proofing measures are introduced. The Council's Public Health and Protection Section have considered the noise assessment report and commented that it is an appropriate assessment and the conclusions are acceptable. As such no objections are raised, but it is suggested conditions be attached to any consent ensuring the mitigation measures set out in the report are implemented on site.

Highway Safety

No objections have been raised by the Councils Transportation Section following consultation, subject to a number of relevant conditions being attached to any consent.

In their assessment of the scheme the Transportation Section commented that the development site would be accessed off Trefelin via a newly formed junction. The new junction would have a 5.5m carriageway width, 6m radius kerbing with uncontrolled pedestrian crossing facilities either side, a 2m wide footway on one side (along which the existing PROW would be diverted), and vision splays of 2.4m by 21m to the left and in excess of 40m to the right. It is also noted that a continuous 0.5m wide footway has been incorporated on the eastern and northern flanks of the access road to accommodate services and the overhang of vehicles. As such, the proposed new junction complies with the relevant guidance set out in both Technical Advice Note 18: Transport and Manual for Streets, and is therefore considered acceptable. It is considered however that a speed reducing feature should be incorporated on the access road close to its junction with Trefelin for the benefit of pedestrians crossing the junction. As such a condition to this effect is suggested below.

With respect to parking, 3 no. off-street parking spaces would be provided within the curtilage of each dwelling in accordance with the guidance set out in adopted Supplementary Planning Guidance: Access, Circulation and Parking. As such the Transportation Section also have no concerns in this respect.

Therefore, in light of the above highways assessment, it is not considered the proposed development would result in any undue impact upon pedestrian and highway safety in the vicinity of the site, subject to the works set out in the conditions detailed below being carried out.

Ecology

Given the Greenfield nature of the main development plot and the need to widen the existing access lane, much of the existing grassland area and vegetation along the lane will be lost following development. In light of this an Ecological Survey and Scoping Assessment and a Dormouse Assessment and Enhancement Proposals addendum were submitted in support of the application.

The ecology reports highlight that the main development plot forms an area of horse grazed grassland generally enclosed by bramble, willow and scrub, and the access lane is also lined with the same along its southern flank, along with several mature trees. The grassland is comprised of a diverse range of species and will be of value for common grassland invertebrates; and whilst no roosts have been found, the areas of scrub along the lane will provide foraging and connectivity habitat for bats and will support nesting birds. Therefore, as very little hedgerow would be retained along the access lane, there will inevitably be an impact upon bats and nesting birds. Subsequently, a number of recommendations in respect of replacement hedgerow planting are suggested.

The reports also detail that both the main development plot and the access lane have potential for dormouse habitat, but that none were found onsite and therefore dormouse likelihood is low.

Following assessment of the reports the Council's Ecologist commented that they correctly indicate that the site has a local ecological value, and that very little habitat will be retained on the main development plot and that the lane side hedgerows/tree/scrub edges will be largely lost. However, the information submitted is generally sufficient to demonstrate that the proposed development would not result in a detrimental impact to any protected species, subject to the mitigation and enhancement measures set out in the ecology reports be implemented on site. Subsequently, there does not appear to be any significant, over-riding species or habitat constraints, and no objection is raised subject to conditions being added to any consent requiring the full details of the proposed ecology mitigation and enhancement schemes being submitted to and approved by the Local Planning Authority prior to any works starting on site.

Public Right of Way

As detailed above, the access lane which would need to be upgraded as part of the scheme forms a section of PROW ABD/15/3. Therefore, a formal diversion of the PROW will be required through a separate Public Path Diversion Order. The applicant has proposed that the PROW would now run along the new footway and therefore only a minor alteration to its route would occur.

Consultation has been undertaken with the Council's PROW Officer. No objections have been raised but it was commented that the diversion process should be completed prior to any development works commencing on site, and at no time shall the development works obstruct or interfere with the PROW. As such an informative note to this effect is suggested below.

Protected Trees

A group of trees roughly halfway along the access lane are protected by TPO (TPO 135 (G1)). The proposed upgraded access and diverted PROW would respect these trees by meandering around them, the access road to the north of the trees and the PROW to south respectively. As such no protected trees would be removed and none would require any pruning works. Subsequently no concerns have been raised by the Council's Countryside, Landscape and Ecology Section following consultation.

Public Health

No objections have been received from the Council's Public Health and Protection Section. They did however suggest a number of conditions be attached to any consent in relation construction noise, waste and dust. Whilst these comments are appreciated, it is considered that construction noise, waste and dust matters can be more efficiently controlled by other legislation. Therefore, given the nature and scale of the proposed

development, it is considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Land Drainage and Flood Risk

It is noted that the objectors have commented that the development of the field may result in surface water flooding to the surrounding area and that the existing public sewerage system in the area is at capacity and cannot support further houses. However, following consultation, no objections have been raised by the Council's Flood Risk Management (FRM) Section or Dwr Cymru Welsh Water (DCWW).

During their assessment of the scheme the FRM Section commented that the applicant has not provided any site drainage details with the application and consequently it is difficult to assess the potential impact of the proposed development in respect of drainage/flood risk, however, it is considered that an acceptable drainage scheme can be implemented at the site that would overcome any concerns. Therefore no objections are raised but it is suggested a condition be added to any consent requiring full site drainage details be submitted to and approved by the Local Planning Authority prior to any development works starting on site. Whilst these comments are appreciated, the proposed development works would have to gain separate Sustainable Drainage Systems (SuDS) approval from the Council as the Sustainable Drainage Approval Body (SAB) prior to any development works taking place. This process would ensure no drainage/flood risk issues would arise and it is therefore considered the suggested condition is not necessary. An informative note to this effect is therefore suggested below instead.

DCWW commented that whilst they have no objection to the scheme, as the method for the disposal of foul drainage is unknown, they request further consultation once the details are available. It is considered that this issue would be appropriately covered during any future, separate SuDs application process.

In light of the above advice, the development is considered acceptable in respect of site drainage.

Historic Mining Activities

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

The CA commented that the CMRA report, which has been informed by an appropriate range of sources of information, identifies that shallow coal and ironstone mining activity and a roadway associated with an off-site adit, which extends beneath the site, pose a risk to the proposed residential development. Accordingly, the report makes

appropriate recommendations for the carrying out of intrusive ground investigations in the form of boreholes in order to establish the depth and condition of shallow coal/ironstone seams and any associated workings before any development works take place.

The CA agrees with the outcomes of the report and raises no objection, subject to the suggested intrusive site investigations being undertaken at the site prior to any development works commencing to establish the exact situation regarding coal mining legacy. As such a condition to this affect is suggested below.

Th CA also noted however that the CMRA report does not outline what remedial measures are likely to be required in the event that mine workings are encountered beneath the site. Therefore the findings of the intrusive site investigations should be interpreted by a competent person and should be used to inform any mitigation measures, such as grouting stabilisation works and foundation solutions, which may be required in order to remediate mining legacy affecting the site and to ensure the safety and stability of the proposed development.

Finally, the CA also commented that the CMRA report provides a general statement that the migration of mine gases from mine workings and mine entries can pose a risk to development, but fails to provide an assessment of the risk posed by mine gas in this particular instance. The CA therefore recommended that the LPA seek comments from the Council's Public Health and Protection Section on this matter and any resultant need for gas monitoring and/or the incorporation of appropriate gas protection measures within the proposed development.

Following assessment of the scheme the Public Health and Protection Section commented that they are in agreement with the CA and the recommendations of the submitted CMRA report that site investigation works are required prior to any development commencing on site. It was detailed that any investigations should include a ground gas monitoring programme to establish any presence of mine gas, and if unacceptable mine gas risk is encountered, a Mitigation Measures Plan must be submitted for review prior to any development works being undertaken; and verification of the measures installed, if any, must be submitted for review prior to occupation of any unit. Therefore, whilst no objections were raised, it was suggested the standard contaminated land conditions are attached to any consent to cover this issue.

Other Issues

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

Neighbour Consultation Responses

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

- The adjacent properties along Harriet Street have rear access from the access lane. The development would remove this.

As noted above, following the concerns raised by residents of the adjacent properties in this respect, amended plans were received on 22/07/19 which detail that access to the rear of these properties from the lane would be retained.

- Japanese Knotweed is present along the access lane. Development at the site could lead to this spreading to the surrounding area/properties.

It was noted during the officer site visit that Japanese Knotweed was evident along a section of the access lane. However, the presence of invasive plant species on site is not in itself a reason to refuse a planning application, and the eradication of invasive plant species is the responsibility of the landowner. It is however considered prudent to attach a condition to any consent requiring the plant be appropriately removed prior to any development works starting on site to ensure there would be no impact to the future development, and to stop its spread outside of the development site. As such a condition to this effect is suggested below.

- Development may result in damage to neighbouring properties.

Whilst these concerns are acknowledged and any future incident would be regrettable, any damage caused by the developers to third party land would form a civil matter between those parties that the Council could not enter in to. As such this issue cannot be taken into account during the determination of the planning application.

- The applicant does not own the access lane leading to the site.

Whilst it is accepted the site access is not under the ownership of the applicant, Members are advised that an applicant does not need to be in sole ownership of a site in order to submit a planning application on it. Any person can submit a planning application on any area of land providing the correct notice process has been followed. In this case, as set out above, the applicant has signed Ownership Certificate D and confirmed that the relevant notice of the planning application has been advertised within a local newspaper prior to submission, from which no public response was raised. It is therefore considered that the applicant has undertaken all reasonable steps to find out who the landowner is prior to submitting the application, and the application can therefore be determined.

- The plans are not an accurate representation of the proposed development.

No explanation as to why the objector believes the plans are not an accurate portrayal of the proposed development have been provided.

Following assessment of plans submitted and a visit to the site, it appears that the existing plans / supporting information are an accurate representation of the current situation on site, and that the proposed development can be accommodated within the site boundaries.

Community Infrastructure Levy Liability

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

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

Conclusion

Whilst it is acknowledged the development would form a prominent addition in the immediate locality, the proposed dwellings are considered acceptable in terms of their overall scale, design and visual appearance. Furthermore, it is not considered the properties would have a significant impact upon the amenity and privacy standards currently enjoyed by the neighbouring residential properties, or upon highway safety in the vicinity of the site. The application is therefore considered to comply with the relevant policies of the Local Development Plan.

It is also considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is 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.

Therefore, taking the above into consideration, the application is recommended for approval.

RECOMMENDATION: Grant

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

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

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

- 24/2011/PL/001A
- 24/2011/PL/002A
- 24/2011/PL/003A
- 24/2011/PL/004A
- 24/2011/PL/005A

and documents received by the Local Planning Authority on 17/04/19, 20/06/19, 23/07/19, 06/12/19, 31/07/20, 25/08/20 and 29/01/21, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. No development shall commence on site until detailed information that indicates the external wall, roofing, glazing and ventilation specifications offered as noise mitigation to any dwelling identified as being situated within Noise Exposure Category (NEC) B (as defined in Technical Advice Note 11 and as detailed in Environmental Noise Survey – Land at Trefelin, Aberdare (ref: 5442/ENS1_Rev1)) have been submitted to and approved in writing by the Local Planning Authority. The proposed mitigation measures shall achieve internal noise levels in compliance with BS8233:2014; shall be implemented in accordance with the approved details prior to beneficial occupation of each dwelling to which the measures apply; and shall remain in place in perpetuity.

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

4. No development shall commence on site until detailed construction specifications, including noise mitigation properties and position(s) of any barrier(s) to be employed at any dwelling identified as being situated within Noise Exposure Category (NEC) B (as defined in Technical Advice Note 11 and as detailed in Environmental Noise Survey – Land at Trefelin, Aberdare (ref: 5442/ENS1_Rev1)), have been submitted to and approved in writing by the Local Planning Authority. The proposed mitigation measures shall achieve appropriate noise levels in private external amenity areas in compliance with BS8233:2014 (55db(A) T or below); shall be implemented in accordance with the approved details prior to beneficial occupation of each dwelling to which the measures apply; and shall remain in place in perpetuity.

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

5. The development hereby permitted shall not commence on site until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:
 - i. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk-top study should contain a conceptual site model.
 - ii. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (i) above.
 - iii. 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 interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. No dwelling hereby approved shall be brought in to beneficial occupation until the measures approved in the scheme referred to in Condition 5 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 interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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

recommencing. Any revised contamination proposals shall be carried out by a competent person.

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

8. No development shall commence on site until a scheme of intrusive site investigation works, which is adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity, including any roadway extending from the off-site adit, have been undertaken on site and a subsequent report of findings arising from the investigations has been submitted to and approved in writing by the Local Planning Authority. Should the investigations find that any remedial works must be undertaken on site, a subsequent report detailing the relevant works shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. All development works shall be carried out in accordance with the findings of the intrusive site investigation works thereafter.

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

9. Notwithstanding the approved plans, no development shall commence on site until full engineering design and details of the road layout that incorporates a speed reducing feature at its entrance including sections; street lighting details; and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The access road shall be carried out in accordance with the approved details prior to beneficial occupation of any unit on site and shall remain in place thereafter, unless otherwise agreed in writing with the Local Planning Authority.

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

10. No development shall commence on site, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for:
 - a. the means of access into the site for all construction traffic
 - b. the parking of vehicles of site operatives and visitors
 - c. the management of vehicular and pedestrian traffic
 - d. wheel cleansing facilities

- e. the sheeting of lorries leaving the site

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

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

11. Prior to the commencement of any development on site, a report indicating a methodology for undertaking a conditions survey of local roads (that could be affected by the proposed development) shall be submitted to and approved in writing by the Local Planning Authority. The report should include:
- a. the timescales for undertaking the surveys and the method(s) of reporting the findings to the Local Planning Authority
 - b. comprehensive photographs
 - c. and potential compensation arrangements

No dwelling hereby approved shall be brought into beneficial occupation until the final survey (on completion of the development hereby approved) and any compensation arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the traffic use arising from the development does not have an adverse impact on highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. Before any dwelling hereby approved is brought into beneficial occupation, the means of access, together with the vision splays and turning facilities, shall be laid out and constructed in accordance with the submitted layout plan ref. 24/2011/PL003/A.

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

13. The access shall be at a gradient not steeper than 5% (1 in 20) for the first 10 metres and thereafter not steeper than 12.5% (1 in 8), unless otherwise agreed in writing by the Local Planning Authority.

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

14. All HGV deliveries during the construction period shall only take place between the hours of 09:00am and 16:30pm on weekdays to and from the site.

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

15. Prior to any development works commencing on site, a comprehensive scheme of hedgerow replacement and landscaping, which includes only native trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To afford protection to animal species and to ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5, AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

16. All planting, seeding or turfing in the approved details of hedgerow replacement and landscaping (referred to in condition 15) shall be carried out in the first planting and seeding season following the occupation of the final unit and any hedgerows, trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To afford protection to animal species and to ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5, AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

17. No development works shall commence on site, including site clearance, until full details of the proposed biodiversity mitigation and enhancement measures set out in the submitted Ecological Survey and Scoping Assessment (Barry Stewart & Associates, Ecological Consultants, August 2020) and Dormouse Assessment and Enhancement Proposals (Koru Ecology Associates, January 2021) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved mitigation/enhancement measures thereafter, and the mitigation/enhancement measures shall be installed on site prior beneficial occupation of the first unit.

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.

18. Prior to any development works commencing on site, including any site clearance works, full details of a scheme for the eradication of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and a subsequent validation report submitted to the Local Planning Authority prior to any development works commencing on site.

Reason: In order to ensure the eradication of Japanese Knotweed within the curtilage of the application site in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0655/10 (GH)
APPLICANT: Mr & Mrs Lewis
DEVELOPMENT: Engineering works, upfilling of land, formation of a new access (part retrospective) (Revised plans and supporting documents received 9th September 2020 and 18th December 2020).
LOCATION: EIN GLASWELLT FARM, RACKETT COTTAGES ROAD, CASTELLAU, BEDDAU, PONTYCLUN, CF72 8LQ
DATE REGISTERED: 18/12/2020
ELECTORAL DIVISION: Tonyrefail East

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS: The application would not be detrimental to the character and appearance of the site, or the qualities of the Special Landscape Area. Furthermore, there would be no harmful impact upon the closest neighbouring occupiers, or upon highway safety. Therefore, the application is considered to comply with the relevant policies of the Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

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

APPLICATION DETAILS

Full planning consent is sought to retain and complete a scheme of engineering works at Ein Glaswellt Farm, Rackett Cottages Road, Castellau, Beddau.

The engineering works include the regrading and infilling of agricultural land across a large sloping site, where the surface area identified within the submitted site location plan comprises approximately 2.06 hectares.

The Agent has stated that the Applicants already run an alpaca rearing business from Ein Glaswellt Farm, and wish to use this site for the same purposes, in addition to the land they already own or rent to the southern side of Rackett Cottages Road.

Nevertheless, the Design and Access Statement suggests that the land is/was too steep for anything but smaller livestock, hence the need for the engineering works and land fill.

The Agent has stated that the fill material comprises hardcore and soil and that the Applicant has a tipping licence for 5,000 tonnes, of which in excess of 4,000 tonnes have already been used.

Further to the above, consent is also sought to retain an improved vehicular access from the adopted highway, which consists of a pair of 4.3m wide field gates and a crossover.

Lastly, in addition to the submitted plans and sections, the application has been accompanied by a Design and Access Statement, an Ecological Survey and Ecology Addendum.

SITE APPRAISAL

The application property is an irregular-shaped parcel of unallocated land located within open countryside to the south-east of Tonyrefail. Access is gained from Rackett Cottages Road to the south-west, where an existing field gate has been improved.

Until recently the land was unmaintained and contained scrub, a large number of trees and a derelict field shelter type structure. A considerable section of the site has since been cleared for the land filling described further above.

There is a variable fall in level towards the north-east where the Nant Muchudd watercourse forms the boundary of the site. The land immediately adjacent to this is classed as C2 flood zone and it is noticeable that the degree of fall is less pronounced towards the north.

The application site forms part of the property known as Ein Glaswellt Farm, which includes a further owned and rented fields on the southern side of Rackett Cottages Road. This other field contains a manège, stables, paddocks, and a temporary dwelling. In addition, two further adjacent fields, to the north-west and south-east, are rented by the applicant.

Other than the C2 flood zone designation, part of the site is designated as a Site of Importance for Nature Conservation (SINC), part is classified as being at high risk from coal mining, whilst all of the site is part of a Special Landscape Area (SLA), Mynydd Y Glyn and Nant Muchudd Basin.

PLANNING HISTORY

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

- 19/0657/38:** Discharge of conditions - 1 vehicular access, 3 materials, 4 public access, 5 external finishes & 6 drainage (of previous planning application 16/0446). Decision: TBC.
- 19/0656/10:** Extension of residential curtilage (change of use of land) and erection of retaining walls for a temporary period of time in relation to the temporary dwelling (retrospective). Decision: 24/03/2020, Refuse.
- 18/0740/10:** Extension to existing barn, covered area between stable block and barn, change of use of area adjacent temporary dwelling to residential garden and associated works (affecting PROW ANT/127/1) (Amended Description 21/08/2018) Decision: 20/09/2018, Refuse.
- 18/0739/10:** Erection of general purpose agricultural building, new access and yard. Decision: 20/09/2018, Refuse.
- 17/0081/10:** Siting of a temporary rural workers dwelling; formation of vehicular access and parking area and 3 no. field shelters (Affecting Public Right of Way ANT127/1) (Amended plans received). Decision: 21/07/2017, Grant.
- 16/0446/10:** Construction of menage and 6m x 10m steel framed metal clad barn and new access arrangements/track (Amended plans and details received 17/08/16 showing alteration of levels on site) Decision: 03/04/2017, Grant.
- 10/0141/10:** Construction of four stables and one hay and feed room. Decision: 15/06/2010, Grant.
- 99/2298/10:** Animal shelter converted to dairy – consisting of fridge and storage/parking milk float. Decision: 11/06/1999, Grant.

PUBLICITY

The application was advertised by direct notification to eight neighbouring properties and notices were displayed on site. Furthermore, in accordance with the Development Management Procedure (Wales) Order the relevant press notice was published identifying that the proposal constituted 'major development'.

By way of background, Members are advised that two consultations were undertaken following the receipt of revised plans, which sought to increase the area

of fill to adjoining land, identified as field 2 and later to field 3, together with the provision of an access track.

However, following additional ecological survey work, which had been sought by the Planning Authority, the Applicant's Agent advised that the proposal to undertake any tipping to fields 2 and 3 and construct a track was to be withdrawn.

Consequently, the submission of correspondence and further revised plans from the Agent provided confirmation that the scope of the application was to be as originally submitted, as is described within the 'Application Details' section above.

An objection was received from a third party to an earlier consultation, highlighting the following concerns:

- Any landscape changes and water run-off could have an impact on the river which may cause issues downstream or to adjoining properties.
- Disruption to wildlife and ecologically managed land.
- Alpacas originate from countries such as Peru and thrive on hill ground, so the changes may not be necessary.
- References in the Design and Access statement to diversification suggests alpaca farming is not the sole motivation.
- Diversification of commercialisation could cause further issues of trespass.

CONSULTATION

Highways and Transportation

No objection.

Flood Risk Management

No objection received, subject to a condition and informative note.

Public Health and Protection

No comments to make in respect of the revised plans or works specified.

Natural Resources Wales

NRW has no objection to the proposed development as submitted and provides advice in respect of flood risk.

Dwr Cymru Welsh Water

No comments to make.

Western Power Distribution

The applicant should be aware that if they are altering the surfaces that an application to Western Power Distribution may be required to ensure the levels do not affect cable depths, as they should not be altered without consent from WPD.

Countryside – Ecologist

No objection, subject to a condition in respect of habitat and species protection.

Coal Authority

No objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy CS2 - sets out criteria for achieving sustainable growth including, the protection of the historic built heritage and the natural environment.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility, including the retention of features of environment value.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including the protection and enhancement of the landscape and biodiversity.

Policy AW8 - seeks to protect the natural heritage from inappropriate development, including the prevention of harm to land designated as SINC or to ecological networks.

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

Policy SSA23 – development within Special Landscape Areas will be expected to conform to high standards of design.

Supplementary Planning Guidance

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

National Guidance

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

Planning Policy Wales Edition 10 (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 considered:

PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 6: Planning for Sustainable Rural Communities;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 15: Development and Flood Risk.

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development

The proposal seeks consent to retain a large area of landfill and improvements to an existing gated field access at Ein Glaswellt Farm. The Applicant's Design and Access Statement advises that the agricultural unit comprises 2.9 hectares (7 acres) of owned land with an additional 5.2 hectare (12.8 acres) of land rented by the applicants.

The Applicants run an alpaca business and wish to use the application site, in conjunction with this business. According to the Statement the justification for the upfiling is that it has allowed a more suitable gradient to be created that better lends itself to agriculture, in particular by the alpacas, since steeper land is better suited to smaller livestock which are unlikely to cause problems with erosion.

Whilst the LDP is largely silent in respect of agricultural land uses or rural enterprises, the matter is considered within PPW 10 which recognises that "the establishment of new enterprises and expansion of existing business is crucial to the growth and

stability of rural areas". National Policy also advises that existing rural businesses should be supported, providing there are no unacceptable impacts.

Regarding the improved access, it is noted that there was already a gate to the application site at this point. This previously served the field and the former animal shelter which was converted to a dairy building by virtue of planning consent 99/2298/10.

Whether or not the development has caused, any unacceptable material impacts, is considered further below. However, in principle, there is no objection to the upfilling and regrading of the land, or to the betterment of the access.

Landscape

The application site is within a Special Landscape Area (SLA) and this designation means that the Planning Authority will expect the highest standards of design and materials appropriate to the visual character of the area.

Within the evidence base for the development of the LDP the SLA is identified as being unspoilt by industrialisation and characterises the landscape qualities as including 'a very attractive network of narrow winding lanes, small irregular fields bounded by large mixed hedges and many trees, scattered farms, unlike any other part of RCT'.

To maintain this character, it was highlighted that the key policies and management should ensure that no large-scale developments would spoil the integrity and seclusion of the Mynydd y Glyn slopes and Nant Muchudd Basin, and that primary habitats relating to unimproved grassland and old patterns of farmland, with large hedges and many trees should be conserved.

In this case, although the profile of the land has changed, the depth of the additional material is not considered to be significant, as evidenced by the pre and post development surveys carried out at the request of the Planning Authority. These suggest that the average additional depth, in the part of the field that has been upfilled, is approximately 0.52m.

Therefore, although the tonnage of that material is quite large, its impact across the surface area of the site has not altered the character of the SLA at this location.

Furthermore, whilst the field was generally unattractive, muddy, and bog-like at the time of the site visit, this took place in the winter and when the works had not long been completed. Once the land has been restored and recovered from the landfill it will remain, as per the SLA description, a relatively small, irregular field bounded by a large mixed hedge and many trees.

As a consequence, it is considered that the development has not resulted in a change in appearance that is visually harmful or has altered the long-term character and appearance of the SLA,

Impact on neighbouring occupiers

The rurality of the location, nature of the land use and existing surrounding topography means that the development is unlikely to have any significant impact upon the closest neighbouring occupiers.

In respect of the property to the south of the site, known as The Lawns, this is on the southern side of Rackett Cottages Road and is at the same level as the highest part of the site, where there would be no harmful change to outlook from the raising of the land.

To the north east of the site, and on the opposite side of the Nant Muchudd and dismantled railway line, there are two further properties in the vicinity of Treferig Farm, comprising dwellings and a cluster of large agricultural buildings. Similarly, the raised land would be unlikely to have a material effect on amenity due to both distance and the intervening screening.

Therefore, in terms of the amenity and privacy of other occupiers, the development is considered acceptable.

Ecology

The Council's Ecologist has reviewed the submitted ecology reports, in particular that produced by Ellendale, entitled *EEL252 Ein Glaswellt Retrospective Planning Application Addendum*, and advised that it is very helpful in providing a clear statement of the current ecological status of the site and the extant high ecological value of 2 of the 3 fields.

The commitment within Section 4 of the Addendum, that no further upfill of the land should be undertaken to ensure no further damage is done to the habitat present on site, is a positive proposal.

Section 5 of the Addendum also recognises that any future planning applications must be accompanied by detailed Habitat Management and Species Protection Plans to protect the ecological interest at the site and provide mitigation and enhancement measures. This provides, at least, a basis that should require the applicant to properly consider ecology in any further applications.

With regard to the area where tipping has been undertaken, the initial Ellendale Report recommended that this is made stable, battered, and then seeded along the bankside edges with a species-rich marshy grassland seed mix. This will not only provide some

biodiversity benefit but once established, will reduce the risk of any silt run-off into the nearby watercourses.

In light of the above, the Ecologist has no objection to the scheme but recommended that should planning permission be granted, a condition should be attached for the submission of details in respect of measures for species and habitat protection and management.

Access and highway safety

Recent correspondence has advised that no further tipping operations are required at the development site and that the existing access is to be upgraded instead of a new one being provided.

The proposed alterations to the existing access are indicated on the submitted drawing no. "BDS-07-18". The alterations include setting back the gates by circa 12.5m from the public highway (at the centre point of the gate), provision of 2.4m x 45m vision splays in each direction and construction in a permanent material. As such, the proposed alterations to the existing access are considered acceptable.

Water Management

Natural Resources Wales has stated that their Flood Risk Map confirms the application site lies partially within Zone C2 of the Development Advice Map (DAM) as contained in TAN15 and within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the Nant Muchudd, a designated main river.

Given the location of the works, NRW is of the opinion that the proposal is unlikely to directly affect the floodplain. In consideration of this and given the limited extent of flood risk shown to be affecting the application site (and in the absence of a Flood Consequences Assessment), NRW considers the proposal to be acceptable.

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

It is unfortunate that the development has already been carried out and consent is sought in retrospect. However, no degree of harm, sufficient to justify a recommendation of refusal has been identified.

At this point it is also recognised that it would neither be beneficial nor expedient to seek a restoration of the land levels and profile to their former extent.

However, in order to mitigate for the ecological impact caused by the upfilling, a condition is recommended requiring the submission of a scheme for ecology mitigation and enhancement.

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 completed in accordance with the approved drawings entitled:

- Ein Glaswellt Farm NVC Survey Plan Version Number v1.0 - dated 18/12/20
- Site Location Plan Ref 2784-SLP Rev. A – dated 18/12/20
- Alterations to Existing Access (extract taken from drawing no. BDS-07-18)

and details and documents received on 11th November 2019, 15th October 2020, and 18th December 2020.

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

3. Within four months of the date of this consent details of how the development is to comply with the requirements of Section 8.3 of PPW Technical Advice Note 15 shall be submitted to the Local Planning Authority for approval. The scheme shall be implemented in accordance with the approved details prior to beneficial use and retained as such in perpetuity.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment, and existing infrastructure arising from inadequate drainage, in accordance with Policies AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Within four months of the date of this consent details of a scheme of ecological mitigation and enhancement, for the area identified as Field 1 (as per *Drawing Title: Ein Glaswellt Farm NVC Survey Plan*, dated 18/12/20)

shall be submitted to the Local Planning Authority for approval. The scheme shall include details of and timescale for:

- a) remediation measures for hedgerow and tree root zones exposed by fill works.
- b) the removal of spoil by hand from root protection zones of trees and hedgerows affected by filling works.
- c) land drainage remediation to prevent silt and associated drainage pollution of the Nant Muchudd.
- d) the removal of manure heaps away from the Nant Muchudd and their future management.
- e) control measures in the vicinity of woodland and the stream corridor, including protective fencing and ecological supervision.
- f) measures to avoid nesting bird season.
- g) ecological supervision of the above measures and the proposed process of on-going 'progress reporting' to the LPA during the works programme.
- h) a map showing mitigation areas, protection zones and protection features.

The scheme shall be implemented in accordance with the approved details prior to beneficial use, and retained as such in perpetuity.

Reason: In the interest of the protection of the natural environment in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0963/16 (GD)
APPLICANT: Bellway Homes Ltd (Wales)
DEVELOPMENT: Application for reserved matters approval (appearance, landscaping, layout and scale) for residential development including associated works, roads and infrastructure.
LOCATION: FORMER CLARIANT SITE, LLANTRISANT ROAD, CHURCH VILLAGE, CF38 2SN.
DATE REGISTERED: 17/09/2020
ELECTORAL DIVISION: Llantwit Fardre

RECOMMENDATION: Approve

REASONS: The principle of the proposed development has been established through the earlier grant of outline planning permission and the details submitted under cover of this submission are considered acceptable in planning terms

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development
- Three or more letters of objection have been received;

APPLICATION DETAILS

Reserved matters approval is sought for the appearance, landscaping layout and scale of 95 dwellings at the former Clariant site in Llantwit Fardre, the development would comprise the following house types

- 11no. Bowyer four bedroom house types
- 8no. Chandler three bedroom house types
- 9no. Cutler four bedroom house types
- 6no. Farrier four bedroom house types.
- 6no. Mason three bedroom house types.
- 5no. Philosopher four bedroom house types

- 12no. Potter house types (2no affordable units)
- 14no. Scrivener four bedroom house types
- 17no. Tailor three bedroom house types (1no affordable unit)
- 3no Thespian house three bedroom house types
- 4no DQR one bedroom flats (all affordable units)

In addition to the above house types the scheme also includes details of single and double garages that will serve some though not all of the houses.

The houses will be finished in either the Forterra Farmstead Antique brick or Forterra Berwell Buff brick. Detailing on two of the larger houses (the Bowyer and the Scrivener) will be varied by installing hanging tiles to some of the external walls to match the roof. Roofs will be slate grey Redland mini stonewold roof tiles. Windows will be in white uPVC with rainwater goods fascia's and bargeboards in black uPVC. Boundary treatments will be a combination of close boarded fences to the rear of properties with steel railings to the front and screen walls at appropriate locations.

Access to the site from Main Road was approved under the outline planning application. Within the site the houses would be served by a series of adopted roads and private drives. Internally the general arrangement consists of 5.5m carriageways with 2m footways either side with some sections and cul de sacs constructed as mews court consisting of 2m footway on one side and a 1m hard margin on the other, traffic calming plateaux have been placed on the highway network within the site at key locations.

SITE APPRAISAL

The application site is comprised in a rectangular area of land of some 3.13 hectares located southeast of Llantrisant Road in Llantwit Fardre. The site slopes downwards from Llantrisant Road towards the Nant Dowlais. The site was formerly occupied by the Clariant laboratories (and Nipa laboratories before that) and the buildings associated with that have been demolished and all associated plant removed because of the reclamation of the site that was undertaken for licencing purposes. A further reclamation works of the site is now underway under the terms of the previously approved outline planning permission which will further improve the site to a developable standard.. The site boundaries including the site frontage, are reasonably well wooded for the most part though the boundary with the Newtown Industrial Estate is a little thin in places.

Access to the site is directly from Llantrisant Road at the northernmost corner of the site approximately 50m from the Duffryn Dowlais light controlled junction.

Other than for the presence of the Newtown Industrial Estate and its associated businesses, the wider area is entirely residential in character with a mix of modern and traditional homes of varying types, ages and sizes punctuated by areas of broadleaved woodland.

PLANNING HISTORY

The site has an extensive planning history including hazardous substance consents relating to the former use of the site as a chemical/manufacturing plant. As the manufacturing use has ceased the following represent only the planning history following the closure of the plant.

18/1402	Outline application for residential development (all matters reserved save for access) with associated public open space, landscaping and associated works.	Approved 27 th May 2020
18/5123	Pre application Enquiry – residential development 100 – 120 units	Consent required and advice provided 4 th October 2018
18/5089	Residential development screening opinion	EIA not required 29 th August 2018
14/1682	Soil remediation works	Approved 1 st June 2015
12/0942	Prior notification of proposed demolition of chemical manufacturing buildings	Permission not required 11 th September 2012
12/0787	Prior notification of demolition of chemical manufacturing buildings	Permission required 17 th August 2012

PUBLICITY

The application has been advertised by means of press notice, site notices and neighbour notification letters and this has resulted in the submission of 5 letters of objection raising the following issues –

- The area does not have the infrastructure to cope with another new housing site
- The roads are congested.
- Residents already struggle to get a doctor's appointment.
- Schools are full.
- Established businesses on the adjacent Newtown Industrial Estate are noise generators and they are concerned that the introduction of residential properties backing on to the estate will adversely impact their activities.
- Transport proposals for the site are inadequate lacking active travel provision as submitted, and the details should make provision for connection to the public

right of way to the south east of the site and the community route beyond and the route from the site to it is car dominated. Formal Cycle and walking access on to Coed Dowlais. New raised zebra crossings and bus stops. A separate cycle way across the site entrance.

- Pedestrian access from the site to Church Village is far superior to that to Llantwit Fardre
- Is the access acceptable in such proximity to the light controlled junction?
- Concern is expressed that the development will lead to more traffic using the Coed Dowlais estate roads to access the M4 and A470 and traffic calming measures should be applied to this route to discourage the indiscriminate use of a well-used school route.
- Contamination needs to be dealt with before the site is redeveloped.

CONSULTATION

Transportation Section – No objections subject to conditions imposed at the outline application stage being fully implemented as prescribed

Flood Risk Management – Raise no objection but advise that earlier drainage conditions be retained until such time as adequate details are provided. Also the applicant is advised that the development will be subject to the full SAB process.

Public Health & Protection – No Objections subject to compliance with conditions imposed at the outline planning application stage and the inclusion of further conditions relating to noise attenuation on the development. The developer is reminded that no housebuilding should take place until the clean cover plateau of the site has been provided.

Natural Resources Wales – No objections subject to compliance with the conditions relating to land contamination and pollution prevention imposed at the outline planning approval stage.

Dwr Cymru Welsh Water – No objection to the approval of reserved matters subject to compliance with conditions imposed at the outline planning application stage.

South Wales Fire & Rescue Service – Raise no objection subject to the developer ensuring adequate water supplies for firefighting purposes and ensuring adequate access for fire fighting vehicles.

Countryside – No objections

Education – no objections, CIL monies would be required to offset the impact of the proposed development on the provision of education in the locality

Glamorgan Gwent Archaeological Trust – No response received

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

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

Policy AW1 – defines how housing demand will be met including amongst other things the development of unallocated land within defined settlement limits

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 AW8 – aims to protect and enhance the natural environment.

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

Policy AW11 – sets criteria for the consideration of proposals aiming to promote alternative uses for employment and retail sites.

Policy SSA11 – requires housing development at a minimum density of 35 dwellings per hectare unless mitigating circumstances dictate otherwise.

Policy SSA12 – requires the provision of 20% affordable housing on development sites.

Policy SSA13 – sets criteria for the consideration of housing proposals within settlement limits.

Supplementary Planning Guidance

- Design and Placemaking
- Affordable Housing
- Nature Conservation
- Planning Obligations
- Access, Circulation & Car parking
- Development of Flats
- Employment Skills.

National Guidance

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

Planning Policy Wales Edition 10 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

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

Other relevant policy guidance consulted:

PPW Technical Advice Note 1 Joint Housing Land Availability Studies
PPW Technical Advice Note 2: Planning and Affordable Housing;
PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 15: Development and Flood Risk;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 23: Economic Development
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

The principal considerations in the determination of this planning application are the impact of the proposed development on the character and appearance of the area the impact of the proposed development on residential amenity and privacy and whether or not the proposed development is acceptable in terms of its access and highway safety considerations, and that the layout respects the ecology of the area

The principle that the site is suitable for residential development was established with the grant of outline planning application 18/1402 on 27th May 2020

Impact on the character and appearance of the area

The immediate locality is characterised for the most part by a variety of housing types of varying age comprising both houses and flats. The exception to this being the buildings of the Newtown Industrial Estate which lie immediately west of the application site This delivers a wide variety of design in the building stock and indeed within the housing stock of the area, which lacks any consistency in visual appearance.

It is within the wider urban mix described above that the site will be developed as a discreet development set within its own well defined boundaries. The redevelopment

of Clariant would have a positive impact on the character and appearance of the area as a currently unused site that presents an air of dereliction would be replaced with modern housing.

The specific layout and design in this instance presents a legible estate of new housing containing a variety of house types and tenures of varying size. The overall storey height is consistent with traditional two storey dwellings, and all dimensions are compliant with the parameters agreed at the outline planning application stage

Impact on residential amenity and privacy

The application site is a discreet and well defined area of land set within its own boundaries and it lies a sufficient distance from other established residential property so its development would have little or no impact on the residential amenity or privacy of any established residential development round about. In terms of its internal configuration the proposed houses and flats are laid out around a series of estate roads providing access to the properties and the properties themselves maintain acceptable distances between themselves such that they respect each others amenity and privacy. Typically front to front distances vary between 12.5m and 22.5m while back to back distances vary between 17.5m and 31m. This reflects a variation in density across the site and the variety of property types. The layout is in this respect typical of current trends in housing development and is acceptable in planning terms.

Members will note that the tyre business on the adjacent industrial estate have expressed concern at the proximity of houses proposed on the western boundary of the application site to their own facility. The reason for this is that their business was originally granted planning permission on appeal in the 1980's and as part of that permission there might be a condition requiring that certain activities not take place within 50m of a residential dwelling. Despite a search of our own records, those of the Planning Inspectorate, and requests to the Glamorgan Archive and National Archive no copy of the decision referred to has been found. Moreover the applicants in this case if the application is consented to, are the agent of change and it is incumbent upon them to address any potential nuisance that might arise as a result of existing ambient noise levels. To that end the applicants have provided a noise assessment in support of their proposed development and this has been subject to independent consideration by the Council's Public Health and Protection Division. Public Health and Protection are satisfied with the methodology, findings and recommendations of the report and subject to the application of appropriate conditions being attached to any permission that might be issued.

Ecology

Following revisions to the landscaping scheme for the proposed development no objections are raised to the proposed development.

Access and highway safety

Matters relating to the suitability of the proposed access, traffic generation, trip distribution and accessibility to public transport were addressed as part of the outline

application 18/1402 which was approved with decision notice issued 13th October 2017.

Parking provision is below the maximum requirements set out within the Council's SPG; Access Circulation and Parking March 2011), however, the shortfall is associated with smaller house types and 1 bed flat with a minimum of 2 spaces provided for each house and a minimum of 1 space for each 1 bed flat. The site is in a sustainable location and considering the improvements to bus stops in the vicinity of the site, provision of footway to Llantwit Fardre, provision of pedestrian controlled crossing and financial contribution to Active Travel schemes in the locality to support and encourage sustainable modes of travel the parking provision is considered acceptable. Members will note the comments from the public relating to connections to the sustainable transport network. Whilst this would be desirable it is unachievable as to provide such a facility would rely on acquiring third party land. Whilst some objectors make reference to an increase in traffic passing through the Coed Dowlais Estate no evidence is offered to suggest that this would actually be the case.

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.

Members will note that in consultation concerns were expressed by the public regarding the contamination of the site and the need to deal with it prior to development. The outline planning permission is heavily conditioned to deal with this issue and to date the pathway that it sets out has been followed with the end goal of residential development taking place.

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 CIL liable under the CIL Regulations 2010 (as amended).

The CIL (including indexation) for this development is expected to be £1,083,650.29

However, social housing relief may be claimed on the social housing element of the development.

Section 106 Contributions / Planning Obligations

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

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

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

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

The Section 106 requirements in this case

A Section 106 agreement in respect of this development was concluded under the terms of the outline planning permission

Conclusion

The application is continuing to comply with the relevant policies of the Local Development Plan in respect of the residential development of a brownfield site within settlement limits. Furthermore, the applicants have been able to demonstrate the proposals are acceptable in terms of impact on the highway network and that the proposed internal arrangements are acceptable in highway terms. The layout and general arrangement of the site are acceptable in terms of impact on the character and appearance of the area and the arrangement is acceptable within itself in terms of promoting and maintaining acceptable standards of amenity and privacy about new dwellings.

RECOMMENDATION: Grant

1. The consent hereby granted relates to the following plans:
 - Site location plan drawing no: CLAR 20-08-01
 - Site layout drawing no. CLAR 20-08-02 Rev A
 - Boundary enclosure drawing no. 20-08-04 Rev A
 - 1.8m screen wall detail drawing no. CLAR 20-08-ED01
 - 1.8m close board details drawing no. CLAR 20/08-ED02
 - 1.8m timber gate details drawing no. CLAR 20-08-ED03 Rev C
 - 1.1m railings drawing no. CLAR 20-08-ED05
 - Garages drawing no. CLAR 20-08 Rev A
 - Garage drawing no. A-436—TB Rev 2

- External materials layout drawing no. CLAR-20-08-03 Rev A
- Soft landscaping masterplan & ecological mitigation drawing no. 2079401-SBC-))-XX-DR-L-200 Rev PL04
- Detailed soft landscaping plan 1 of 2 drawing no.2079401-SBC-))-XX-DR-L-401 Rev PL04
- Detailed soft landscaping plan 2 of 2 2079401-SBC-))-XX-DR-L-402 Rev PL04.
- Tree pit & hedge details drawing no. 2079401-SBC-00-XX-DR-L-301 Rev PL01
- Topographic survey Rev A
- Engineering drawing 10278-100-01 Rev G
- Engineering drawing 10278-100-02 Rev G
- Basin section & headwall details drawing no. 10278-105-1
- Single garage drawing no. A/218/00/TB/R2/01
- Double garage drawing no. A/436/00/TB/R1/01
- 2 person 1 bed flat drawing no. CLAR 20-08-2P1B/F
- The Potter drawing no. A/769/00/AT/01 Rev F
- The Potter drawing no. A/769/00/AT/02 Rev F
- The Tailor drawing no. A/802/00/AT/01 Rev F
- The Tailor drawing no. A/802/00/TB/R1/02 Rev F
- The Thespian drawing no. A/921/00/AT/01 Rev H
- The Thespian drawing no. A/921/00/AC/01 Rev H
- The Chandler drawing no. A/951/00/AC/01 Rev H
- The Chandler drawing no. A/951/00/TB/R1/02 Rev H
- The Mason drawing no. A/1059/00/AT/01 Rev L
- The Mason drawing no. A/1059/00/TB/02 Rev L
- The Farrier drawing no. A/1165/00/AC/01 Rev C
- The Farrier drawing no. A/1165/00/TB/02 Rev C
- The Scrivener drawing no. A/1214/00/AC/01 Rev J
- The Scrivener drawing no. A/1214/00/TB/02 Rev J
- The Scrivener drawing no. A1214/00/TT/02 Rev J.
- The Cutler drawing no. A/1335/00/AC/01 Rev F
- The Cutler drawing no. A/1335/00/TB/02 Rev F
- The Bowyer drawing no. A/1356/00/AT/01 Rev H
- The Bowyer drawing no. A/1356/00/TB/02 Rev H
- The Bowyer drawing no. A/1356/00/TT/02 Rev H
- The Philosopher drawing no. A/1507/00/AT/01 Rev D
- The Philosopher drawing no. A/1507/00/TB/02 Rev D

Reason: for the avoidance of doubt as to the approved plans.

2. Prior to beneficial occupation of any property with facades highlighted in Figure 4.2 of the Noise Impact Assessment (January 2021) all glazing on habitable rooms (at first floor level) in that property must meet the minimum sound index figures detailed in Table 4.3 (Glazing Sound Reduction Index Figures) of the Noise Impact Assessment (January 2021). The measures as provided shall be retained in perpetuity.

Reason: To ensure that the affected properties benefit from an appropriate level of amenity and protection from noise in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

3. The properties highlighted in Figure 4.2 of the Noise Impact Assessment (January 2021) shall meet the performance figures detailed in Table 4.2 (External Wall Sound Index Figures) of the Noise Impact Assessment (January 2021). The glazing supplies shall provide independent laboratory test data confirming their proposed systems (including frames / seals) meet the quoted octave band sound reduction performance figures in Table 4.3. This data shall be submitted to and approved in writing by the local planning authority prior to the occupation of any property to which the glazing relates, (highlighted in Figure 4.2) and retained as such thereafter. All other facades shall be constructed with standard thermal double glazing and trickle ventilation prior to occupation and retained as such thereafter.

Reason: To ensure that the affected properties benefit from an appropriate level of amenity and protection from noise in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Any plots highlighted in red/ yellow in Figure 4.2 of the Noise Impact Assessment (January 2021) shall not be occupied until a ventilation strategy for that plot has been submitted to and approved in writing by the Local Planning Authority. The ventilation strategy shall not rely on opening windows to achieve the 'whole building' and 'extract' ventilation rates. A mechanical ventilation with heat recovery (MVHR) shall be utilised which does not require any trickle vents in the external façade. The MVHR system on these critical plots should also allow windows to remain closed to ground floor spaces whilst maintaining required ventilation. The heating of the plots will be confirmed as part of the measures via and Early Stage Overheating Assessment tool (Good Homes Alliance, July 2019). The approved strategy shall be implemented in full prior to occupation and retained as such thereafter.

Reason: To ensure that the affected properties benefit from an appropriate level of amenity and protection from noise in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

5. All plots with facades highlighted in green in figure 4.2 of the noise impact assessment (January 2021) shall utilise system 3 dMEV fans to all rooms throughout the home to provide fresh air through acoustically treated trickle ventilators . These trickle ventilators shall be installed to the habitable rooms highlighted and shall achieve the performance detailed in table 4.4 of the noise impact assessment (January 2021). All mechanical ventilation must be designed to achieve the noise level details in figure 4.5 of the noise impact assessment (mechanical ventilation) . These measures shall be implemented prior to the occupation of the properties that the facades relate to and shall be retained as such thereafter.

Reason: To ensure that the affected properties benefit from an appropriate level of amenity and protection from noise in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. Any property identified as needing acoustic treatment shall be subject to an assessment prior to its beneficial occupation to confirm that the measures and recommendations approved in the Noise Impact Assessment (January 2021) for that property have been fully implemented. The assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the property that the assessment relates to

Reason: To ensure that the affected properties benefit from an appropriate level of amenity and protection from noise in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0984/10 (KL)
APPLICANT: Rapidgrid Limited
DEVELOPMENT: Proposed new building to house a 500kw biomass boiler, woodchip storage area together with an office extension and associated works.
LOCATION: SIXTEENTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN
DATE REGISTERED: 17/09/2020
ELECTORAL DIVISION: Rhigos

RECOMMENDATION: Approve, subject to conditions

REASONS: The proposal relates to the construction of an additional industrial-style building to house a biomass boiler and the extension of an existing office building at an established industrial site in Hirwaun Industrial Estate. The principle of the proposal is therefore considered to be acceptable.

The proposed buildings are considered to be of an acceptable scale and design and are in-keeping with the existing buildings at the site and within the wider industrial estate. It is therefore not considered that the proposal would have an adverse impact upon the character and appearance of the site or the surrounding area. Furthermore, the proposed buildings are a sufficient distance away from nearby residential properties to ensure that they would not have a detrimental impact upon their amenity (in terms of being overbearing or resulting in any overshadowing) and privacy.

It is noted that the nature of a biomass boiler may release emissions into the surrounding area however, the applicant has submitted the specifications of the boiler to be installed which confirms that emission levels would be low. Furthermore, the Council's Public Health and Protection Division have not raised any objection in this regard.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development;
- The applicant is a serving Elected Member or their immediate family;

APPLICATION BACKGROUND

Members of the Committee will recall that the application was first reported to the Planning and Development Committee on 17 December 2020 where it was resolved to defer the determination of the application to a future meeting to enable Officers to receive final comments from Natural Resources Wales and await the outcome of the Article 18 Direction from Welsh Government.

Since that meeting, Natural Resources Wales have viewed the boiler specification submitted by the applicant and have confirmed that they have no objections to the proposal. Welsh Government have also issued a decision confirming that the application will not be called in for determination by the Welsh Ministers and that the direction issued by Welsh Ministers under Article 18 of the DMPO on 4 December 2020 for this application is cancelled. The application can therefore now be determined by the Council.

APPLICATION DETAILS

Full planning permission is sought for the construction of a new building to house a 500kw biomass boiler and woodchip storage area within the curtilage of an existing industrial unit on Sixteenth Avenue in Hirwaun Industrial Estate, Hirwaun. The proposal also includes the construction of an extension to the existing office building.

The proposed new building which would contain the proposed biomass boiler and woodchip store, would be constructed at the southern-most part of the site, adjacent to an existing maintenance building. It would measure 10 metres in width by 15.6 metres in depth with a pitched roof design that would measure 7.8 metres in height to the ridge and 6.8 metres in height to the eaves. A flue would protrude 1 metre above the ridge of the roof towards the rear of the building. Two roller shutter doors would be situated within the front elevation with a personnel door being located in each of the side elevations. External materials would consist of matt black cladding.

The proposed extension to the existing office building would project beyond its east facing side elevation by 10.6 metres. It would measure the full depth of the existing building at 10.3 metres and would incorporate a hipped roof design to match that of the existing roof (8.5 metres in height to the ridge and 5.5 metres in height to the eaves). A new external steel fire escape would be attached to its side elevation. All materials of the proposed extension would match the existing building.

In addition to the standard application forms and plans, the application is supported by:

- Specifications of the biomass boiler

SITE APPRAISAL

The application site relates to an existing industrial and office premises which is located to the north and north-eastern side of Sixteenth Avenue in Hirwaun Industrial Estate. The site is accessed via an entrance to the western boundary with a large detached office building located towards the most northern part of the site and a detached industrial-type building towards the most southern end. A number of on-site car parking spaces and a large turning area are located centrally between the office and industrial buildings.

The surrounding area is predominantly characterised by a number of industrial and/or commercial properties, although it is noted that there are a number of residential properties located in Halt Road approximately 250 metres to the west.

PLANNING HISTORY

08/1815	Land off Sixteenth Avenue, Hirwaun Industrial Estate	New offices and service depot	Granted 06/03/09
08/1570	Y Graig Rapidgrid Ltd, Sixteenth Avenue, Hirwaun Industrial Estate	Proposed fencing off of site	Granted 06/11/08

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. One letter of objection has been received in relation to the proposal and is summarised as follows:

- Concern is raised with regards to the scale of the proposed building and the biomass boiler;
- The boiler will necessitate a big flue to release emissions which will produce and disperse air borne pollutants over the surrounding area and over residents who have the misfortune to live nearby;
- The boiler will impact the health of many residents;
- The proliferation of proposed developments on a small site like Hirwaun Industrial Estate, who are themselves pollutants, who require emission stacks ranging from 35-90 metres and numbering up to 6 in total, the cumulative effect of these emissions cannot be overstated;

- Sooty deposits will fall on everything in its path dirtying clean washing and windowsills;
- Odours, smell and smoke will also pervade our homes and linger on clothes and washing;
- Potential fire hazard with emissions, and proximity of boiler to highly flammable businesses nearby;
- Residents have experienced many weary years of enduring various factories and sites that have been through planning applications and permissions and then have abandoned/ignored regulations – problems include a previous biomass boiler causing odour and sooty fallout, lack of filtration and ventilation, problems with HGVs, wagons and trailers from the industrial estate using our residential road as a shortcut;
- In these unprecedented times when fresh air and outside activity is being promoted as a means to keep healthy, we find ourselves trying to fight for any breath of fresh air we can as numerous polluters, all concentrated in a small area, attempt to compromise the air we breathe;
- Queries how the proposal fits in with the Wales Well Being of Future Generations Act (2015).

CONSULTATION

The following consultations have been received:

Countryside, Landscape & Ecology: No objection.

Highways and Transportation: No objection subject to conditions relating to additional parking, surface water run-off and the provision of a Construction Method Statement.

Natural Resources Wales: No objection. It is noted that Blaen Cynon Special Area of Conservation (SAC) & Cors-y-Bryn-Gaer Site of Special Scientific Interest (SSSI) is located approximately 1000m away from the site however, it is not considered that the emissions from the proposal will be of a scale that could lead to adverse effects to the SAC either alone or in-combination with other current projects. It was requested that details are made available of the boiler technical specifications and that these are placed on the planning record. This will aid air quality in-combination assessments of future cases in this area and in relation to Blaen Cynon SAC. As detailed above, the applicant has provided the specifications, as requested.

Public Health and Protection: Provides comments in relation to hours of operation, noise, dust and waste and recommends conditions in relation to site investigations (contaminated land). The comments also provide advice on permitting and the Clean Air Act 1993.

Welsh Water: Advises that the site is crossed by public sewers and that no works will be permitted within 3 metres either side of the centreline of those public sewers. The

comments are accompanied by a plan showing the approximate locations of the public sewers however, these do not appear to be in the vicinity of the proposed works. Further advisory notes recommended in relation to discharge of trade effluent to public sewerage system and Sustainable Drainage Systems. Having assessed the plan provided by Welsh Water, the sewers are not likely to be affected by the construction of the proposed building/extension however, the issue will be added as an advisory note.

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

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

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

Policy AW14: states that mineral resources shall be safeguarded from any development which would unnecessarily sterilise them or hinder their extraction.

Policy AW12: promotes the provision of renewable and non-renewable energy such as schemes for energy from biomass where it can be demonstrated that there is no unacceptable effects upon ecology, public health and residential amenity.

Policy CS9: identifies Hirwaun Industrial Estate as a regional site to accommodate a range of waste management options, including recycling and composting.

Supplementary Planning Guidance

Design and Placemaking

Access Circulation and Parking

National Guidance

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

Planning Policy Wales Edition 10 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets

out the WG's policy on planning issues relevant to the determination of planning applications.

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

Other relevant national policy guidance consulted:

PPW Technical Advice Note 8: Renewable Energy;
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 main issues for consideration in this application are the principle of the proposal and the impact of the proposal upon the character and appearance of the site and surrounding area, upon the amenity and privacy of surrounding properties, upon highway safety in the vicinity of the site and upon the nearby Special Area of Conservation.

Principle of the proposed development

The proposal relates to the construction of an additional industrial-style building to house a biomass boiler and the construction of an extension to an existing office building at an existing industrial site which is located within Hirwaun Industrial Estate. The site is located outside of the defined settlement boundary however, as it is an existing use within an established industrial estate in which there are various different commercial uses and buildings in operation, the principle of the proposal is considered to be acceptable, subject to an assessment of the criteria set out below.

Impact on residential amenity and privacy

One letter of objection has been received from a resident of Halt Road, which is located approximately 250m to the west of the application site. Concern is predominantly raised with regard to the scale of the proposed buildings and the resulting impact of the biomass boiler upon the amenity of surrounding residents.

In terms of the scale of the proposed buildings, the site is located within an established industrial estate and is therefore largely surrounded by other industrial and commercial units of varying scales and designs. Given the separation distances between the site and the nearest residential property in Halt Road, it is not considered that the construction of the office extension and the biomass boiler building would result in any adverse impacts relating to loss of outlook, overshadowing or loss of privacy. Furthermore, there is an existing industrial unit of a much larger scale to that proposed located between the site and properties in Halt Road. The proposed development would therefore not be particularly visible from those properties and it is not considered that it would adversely impact upon their amenity or privacy.

Whilst the objector's concerns in relation to the biomass boiler are noted, no objection has been received from the Council's Public Health and Protection Division in this regard. The applicant has provided the specification of the boiler to be installed (Firematic 80-499kW) which confirms low emission levels as well as automatic de-ashing into ash bins. The proposed flue would project 1m above the ridge of the roof of the proposed building and taking this into account, it is not considered that the boiler would result in significant emission levels, odours or smoke that would adversely affect nearby residents. Furthermore, the boiler may be subject to a separate permit under the Clean Air Act.

It is noted that other factories/sites may have abandoned/ignored regulations however, this would not be reason to refuse the current application. In any case, there is separate environment health legislation available should such issues come to light in the future.

In light of the above and whilst the concerns of the objector are noted, the proposal is considered to be acceptable in terms of the impact it would have upon the amenity and privacy of nearby residential properties and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Impact on the character and appearance of the area

The proposed building that would contain the proposed biomass boiler is considered to be acceptable in terms of its siting, scale and design. The site is situated within an established industrial estate which is typically characterised by a number of large industrial-style units. The building would be finished with materials that are considered appropriate to an industrial setting and it is therefore not considered that the proposed building would appear out of context with the surrounding area.

The proposed extension to the existing office building is also considered to be acceptable in terms of its siting, scale and design. The extension would be situated on the eastern side of the building where it would be less visible from the road (to the western side of the building). It would respect the scale of the existing building by not projecting beyond either the front or the rear elevation or above the existing roof line. Furthermore, all external materials would match those of the existing building.

As such, the proposal is considered to be acceptable in terms of the impact it would have on the character and appearance of the site and surrounding area and the application would therefore comply with Policies AW5 & AW6 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 with a view to determining the potential impact of the proposal upon highway safety in the vicinity of the site. The response received does not raise any objection to the proposal. The comments are summarised as follows:

Access

The application site is accessed off Sixteenth Avenue and is acceptable for safe vehicular and pedestrian movement. The proposed development would be served via an existing private access road which measures 8m in width which narrows to 5.8 metres. A 1.8m wide pedestrian footway link to the existing office building is also provided. There is an area for the turning of HGV vehicles which is acceptable, along with a car park containing 20 car parking spaces. All vehicles can access/egress the site in a forward gear.

Parking

The Council's SPG: Access, Circulation and Parking indicates that the existing and proposed use requires up-to a maximum of 33 off-street car parking spaces however, only 20 are provided within the site. There is potential to provide additional off-street car parking within the curtilage of the site and a condition to secure additional car parking within the site is therefore recommended accordingly.

In light of the comments received from the Highways and Transportation section, the proposal is considered to be acceptable in terms of the impact it would have upon highway safety in the vicinity of the site (subject to conditions) 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 details of the application have been assessed by the Council's Flood Risk Management team who have confirmed that as the development is in excess of 100m² details of surface water drainage will be covered via a separate application for Sustainable Drainage Approval.

Ecology

The application site is located in proximity to a Site of Important Nature Conservation (SINC) and to Blaen Cynon Special Area of Conservation (SAC). As such the Council's Ecologist and NRW have been consulted in order to determine the potential impact of the proposal upon these designations.

Natural Resources Wales have not raised any objection to the proposal and state that they are satisfied that the emissions from the proposal will not be of a scale that could lead to adverse effects to the Blaen Cynon SAC either alone or in combination with other current projects. It is recommended that details of the boiler technical specifications be made available and placed on the planning record in order to aid air-quality in-combination assessments of future cases in this area and in relation to Blaen Cynon SAC. This approach is echoed by the Council's Ecologist.

The applicant has provided a specification document of the boiler to be installed at the site and this has been made available in the details of the application on the Council's website. A copy has also been forwarded to NRW for further comment however, no response had been received at the time of writing this report.

In addition to the impacts of the development on the SAC, the Council's Ecologist notes that the footprint of the proposed development is small and considers that only car parking/mown grass areas would be affected. As such, it is considered that the direct ecological impacts would be minimal and no survey work is required in this instance.

Other issues raised by objector

The objector makes reference to The Well-being of Future Generation (Wales) Act 2015. The planning system, by its very nature, respects all legislation that influences it and the rights of individuals whilst acting in the interest of the wider community. It is an intrinsic part of the decision-making process for the Council to assess the effects that a proposal would have on individuals and weigh these against the wider public interest in determining whether a development should be allowed to proceed. In carrying out this balancing exercise, the Council will of course wish to be satisfied that

it has acted proportionately. In the present case, as detailed in this report, officers have considered and balanced those material considerations relevant to the application in making the recommendation to Committee.

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of the development and in respect of its impact upon the character and appearance of the site and surrounding area, its impact upon the amenity and privacy of surrounding industrial units and nearby residential properties, its impact upon highway safety in the vicinity of the site and its impact upon the nearby Blaen Cynon SAC.

RECOMMENDATION: Grant

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

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

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

- Site Plan
- Drawing no. 03: Proposed Site Layout (rec. 16th September 2020);
- Drawing no. 04: Proposed Biomass Boiler Building (Rec. 16th September 2020);
- Drawing no. 05: Proposed Extension to the Offices (rec. 4th November 2020);
- Biomass Boiler Specifications (Rec. 25th November 2020)

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

3. Notwithstanding the submitted plans the development shall not be brought into use until space has been laid out within the site for 33 vehicles to be parked in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The spaces shall be retained for the parking of vehicles thereafter unless agreed in writing with the Local Planning Authority.

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

4. 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.

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

- 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 LPA prior to commencement and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the LPA.

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

6. The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the LPA. Any validation report shall be carried out by a competent person.

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

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

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



PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1171/10 (GH)
APPLICANT: Mr Allyjaun
DEVELOPMENT: Construction of 4no. terraced houses with associated curtilage car parking off rear access.
LOCATION: LAND ADJACENT TO 186 EAST ROAD, TYLORSTOWN, CF43 3BY (FORMER BAPTIST CHAPEL SITE)
DATE REGISTERED: 26/10/2020
ELECTORAL DIVISION: Tylorstown

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS: The proposal is considered to be an appropriate scale and form of infill development that would be in keeping with the character and appearance of the area and would make a productive use of the site. Furthermore, it is considered that the new dwelling would not cause undue harm to the amenity and privacy of the neighbouring residential properties or be detrimental to highway safety.

REASON APPLICATION REPORTED TO COMMITTEE

A request has been received from Councillor Robert Bevan, and supported by Councillor Mark Adams, for the matter to come to Committee due to concerns about the ability to achieve the proposed off-street parking to the rear, and whether the proposal would represent overdevelopment.

APPLICATION DETAILS

Full planning consent is sought to construct four terraced dwellings on a parcel of previously developed land between no's 186 and 187 East Road, Tylorstown.

The properties would be constructed between the two extant dwellings and on their southern side would adjoin the side elevation of no. 187 so that the terrace would partly be continuous.

Like their immediate neighbours the new dwellings would have a two-storey principal elevation facing East Road, but a three-storey rear elevation due to the topography of the location. A rear parking area, comprising two spaces per dwelling, would be accessed from the existing adopted back lane.

The accommodation would comprise a kitchen/diner to the lower ground floor; single bedroom, WC and living room to the ground, with two double bedrooms and a bathroom to the first. In addition, each dwelling would be provided with an enclosed garden and patio, together with a balcony, essentially the roof of the kitchen/diner below, leading from the living room.

The application is accompanied by a Design and Access Statement (DAS). The DAS states that the development would accord with national planning policy objectives and those within the Local Development Plan.

SITE APPRAISAL

The application site is an irregular-shaped parcel of land, of approximately 0.05 hectares, which is located between 186 and 187 East Road, and is both within Tylorstown and the defined settlement boundary.

Historic mapping shows that the site previously accommodated a Baptist Chapel as a continuation of the west-facing terrace fronting East Road, albeit that this building was demolished at least twelve years ago.

The site is level with East Road but falls significantly towards the east, at which point the site boundary meets an adopted rear lane. This access is shared both with the neighbouring properties on East Road and those at Edmondes Street, the gardens of which back onto it.

The majority of the surrounding development dates from the Victorian era and most, if not all, accommodates residential land uses.

PLANNING HISTORY

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

16/0391/13: 4 new terraced houses with rear parking (outline). Decision: 07/06/2016, Grant.

PUBLICITY

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

One letter of objection was received from a resident of Edmondes Street raising concerns in respect of the reduction in sunlight to the rear of their property, and therefore being of less appeal to future buyers.

It was also stated that the rear access to the new properties through the lane could lead to general disturbance, and that anti-social behaviour already occurs.

CONSULTATION

Transportation Section

No objection subject to conditions in respect of access, parking and timing of HGV deliveries.

Dwr Cymru Welsh Water

DCWW notes and accepts the intention is to drain foul water to the mains sewer and surface water to a sustainable drainage system. DCWW has also acknowledged that the proposed site plan drawing no. 2018.PL01 suggests that the SuDs percolation zone will be located within the easement of a public sewer; no operational development shall be carried out, or SuDs feature located within 3 metres either side of the centreline of the public sewer.

Public Health

Conditions are requested in respect of demolition, hours of operation, noise, dust and waste.

However, these matters are proposed to be incorporated within an informative note, since they can be controlled within the scope of existing environmental health legislation.

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

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Tylorstown.

Policy AW1 - identifies how new housing will be supplied.

Policy AW2 - directs development towards sustainable locations.

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

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

Policy AW10 - supports development proposals which are not detrimental to public health or the environment.

Policy NSA12 - supports development within the settlement boundary

Supplementary Planning Guidance

Design and Placemaking
Access, Circulation and Parking

National Guidance

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

Planning Policy Wales Edition 10 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

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

Other relevant national policy guidance consulted:

PPW Technical Advice Note 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:

Principle of the proposed development

The application site is within the defined settlement boundary and fulfils the requirements of LDP Policy NSA12 and most of the relevant criteria of Policy AW2; the latter identifying that the location would be considered to be a sustainable one. Consequently, the LDP establishes that there would be a presumption in favour of the principle of residential development.

In addition, the site's planning history demonstrates that the construction of four dwellings, with rear parking, was previously considered to be an appropriate development, having gained outline consent by virtue of planning application 16/0391/13.

That decision was taken within the context of the current Local Development Plan and the circumstances of the site have not changed materially since then. Therefore, the previous consent is considered to carry significant weight in favour of the proposed development.

Nonetheless, whilst the principle of residential infill development is supported by Local Development Plan policy, the details of the application are subject to consideration of the relevant matters outlined below.

Impact on the character and appearance of the area

The site was formerly occupied by the Libanus Methodist Chapel, which was constructed in 1885 and closed in 1982. In the intervening period, the Chapel has been demolished and the site mostly left as maintained grass or scrub.

Whilst the Chapel was a large and prominent structure, the construction of four dwellings would still represent a substantial change to the appearance of the street scene, because the site had been vacant for a long period.

Nonetheless, since the scale and form of the new dwellings would be sympathetic to the surrounding residential properties, which are predominantly characterised by terraced dwellings with the occasional larger detached and semi-detached house, the development would not be considered detrimental to the appearance of the site.

The submitted plans demonstrate that the principal elevation of the new terrace would be directly adjacent to East Road, as is the case with the houses to either side, and whilst the ridge line would be slightly higher, this would not cause an unacceptable

divergence from the pattern of development in the area, where some variation can already be found.

To the rear, the proportions of the development would mirror those of the neighbouring dwellings to the south, being comparable both in terms of depth, height and massing, and where the lower ground level is apparent due to the steep drop in level. Conversely, the four neighbouring properties to the north have a much greater mass to the rear, since three of these benefit from very large three storey off-shots.

In respect of design, as stated above, the scale and form of the development would respect the existing built environment; however rather than try to create 'new' Victorian houses, the elevations would be of a contemporary style, being finished in render and without the kind of fenestration detail found on the older properties.

Consequently, the proposed development is considered to be acceptable in terms of the design, siting, massing, scale, materials and overall visual appearance.

Impact on neighbouring occupiers

The public consultation only resulted in one objection, which was from a resident of Edmondess Street, and raised concerns about the impact on daylight, the appeal to potential buyers, and possible disruption from use of the lane and anti-social behaviour.

Although the 'right to light' is a civil matter with any options for recourse based on the provisions of the Prescription Act of 1832, it is still relevant to planning where the proximity or layout of a development can cause overshadowing.

Generally, for overshadowing to be unacceptable in planning terms, a development would have to be very much closer than that which is proposed. As an example, the distance between the rear elevation of the new dwellings and those on Edmondess Street varies within the region of 25m to 31m. Given the density and pattern of the settlement, this is considered ample, to maintain outlook, privacy and prevent overshadowing.

It is also appreciated that there are four or five properties on the western side of East Road, which currently benefit from views through the gap towards the opposing side of the valley, which was created when the Chapel was demolished.

Whilst the loss of a view is not a material consideration, the development would undoubtedly change the outlook from those dwellings. However, with a gap of 13m between opposing elevations, which would be in common with the relationship between other properties up and down East Road, this would not be considered sufficient a reason to withhold planning permission.

Lastly, the location and level of the proposed ground floor balcony/deck and lower ground level garden were considered, as to whether these would enable intrusive views towards other dwellings and their habitable rooms. Notwithstanding the high degree of overlooking that already exists between neighbouring houses, the balcony and garden would not exacerbate this.

Therefore, having regard to the layout and design of the properties, it is considered that the arrangement of the proposal, both in respect of topographical changes and the distance between the development and existing properties, would not cause a harmful impact to the amenity or privacy of neighbouring occupiers.

Highways and accessibility

Primary access is from East Road (A4233) which is a principle route and carries a substantial amount of vehicular traffic. The carriageway is 7.3m in width and has double yellow lines on both sides of the carriageway, with continuous 1.5m-1.6m wide footways. This is considered acceptable for safe vehicular and pedestrian movement.

To the rear is an adopted lane which varies in width between 3.6m – 4m and is proposed to be used to access off-street car parking. There is some concern that the visibility at each end of the lane is sub-standard (2.6 x 6m to the left and right at the northern end; and 2.4m x 3m to the right and 2.4m x 5m to the left at the southern end).

However, the Council's Highways and Transportation Section has advised that taking into account the lane would be used for secondary access and for off-street car parking, which generate limited vehicular movement, the proposal is, on balance, acceptable in this respect.

In accordance with the SPG for Access, Circulation & Parking, the proposed 3 bedroom houses would each require a maximum of 3 off-street car parking spaces with 2 per dwelling provided. However, since the site is in a sustainable location close to a number of local facilities and public transport links, the 2 spaces per dwelling provided is considered acceptable.

Furthermore, 4 secure cycle stands have been proposed to mitigate the impact of the development, for the purposes of promoting sustainable modes of travel, with less reliance placed on the private motor vehicle, which accords with the aims of the Welsh Government.

The applicant has set the rear site boundary back to accommodate the off-street car parking and therefore details of the proposed tie-in with the adopted lane and surface water drainage details have been conditioned.

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

It is considered the proposal would not have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. Furthermore, the development would benefit from acceptable highway and parking access. The application is therefore considered to comply with Policies AW1, AW2, AW5, AW6, AW10 and NSA12 of the Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

RECOMMENDATION: Grant

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

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

2. The development hereby approved shall be completed in accordance with the approved drawing numbers:
 - 2018.PL01 (dated 09/10/20)
 - 2018.PL02 (dated 09/10/20)
 - 2018.PL03 (dated 09/10/20)
 - 2018.PL04 (dated 09/10/20)

and details and documents received on 22nd and 27th October 2020.

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

3. No works shall commence on site until design and detail of the parking area and its tie in with the adopted lane have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation of the first unit.

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

4. Before the first unit is brought into beneficial occupation the means of access, together with the parking facilities, shall be laid out in accordance with the submitted plan 2018.PL01 and approved by the Local Planning Authority. The car parking spaces shall remain thereafter for the parking of vehicles in association with the proposed development.

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

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

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

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PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1179/10 (RP)
APPLICANT: Mr D Hughes
DEVELOPMENT: Rear single storey extension, construction of a driveway and raising of roof level by 700mm (retrospective) (additional plans received 20/11/2020) (retaining wall calculations and detail received 03/01/2021).
LOCATION: FAIRFIELD, JOHN'S LANE, HIRWAUN, ABERDARE, CF44 9TQ
DATE REGISTERED: 03/01/2021
ELECTORAL DIVISION: Hirwaun

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

REASONS: The proposed development is acceptable in principle and is in accordance with the relevant Policies of the Local Development Plan.

The alterations to and extension of the dwelling are comparable to the scale and appearance of neighbouring dwellings on John's Lane, whilst the driveway would not be out of context with those seen at neighbouring plots, and therefore will have no undue impact on the character and appearance of the area.

Furthermore, the development would not cause undue harm to the amenity and privacy of neighbouring occupants and is also acceptable in terms of highway safety considerations. Accordingly, it is recommended that planning permission be granted subject to the conditions set out below.

REASON APPLICATION REPORTED TO COMMITTEE

- This application is reported to Committee as the applicant is related to a serving Councillor.

APPLICATION DETAILS

Full planning consent is sought for the retention of extensions and alterations, in addition to the creation of a new driveway within the curtilage of the dwelling know as 'Fairfield, John's Lane, Hirwaun.

Firstly, in respect of the alterations to the dwelling, a single storey addition has been constructed to the rear and spans the full width of the dwelling at 8.7m and occupies a depth and height of 4.2m and 2.45m respectively.

Secondly, the plans that accompany the application indicate that the existing roof of the dwelling has been removed and replaced with a new trussed roof over the dwellings enlarged footprint. This has enabled the ground floor to be re-configured and the roof space converted to form two bedrooms, a bathroom and associated facilities. As a result, the dwelling has extended to a total height of 6.5m, from the previous arrangement of 5.8m. A number of changes have also taken place to the external finish of the dwelling, which now incorporates elevations of render, grey coloured fenestration and slate tiles to its roof.

Lastly, historical images and the subsequent site visit show that significant engineering works via the re-profiling of the front garden have taken place, to form a new access drive and parking area. The application details show that the new drive runs almost parallel with John's Lane to a length of approximately 16.6m and width of 3.2m, and to a maximum height of 1.1m above the road level of the drive. A new retaining wall of block construction, and to a retained height of 1m, is to be constructed to support the driveway.

The application is accompanied by the following:

- Driveway Retaining Wall Structural Calculations

SITE APPRAISAL

The application site relates to a detached bungalow situated on John's Lane, north of Swansea Road, within the residential area of Hirwaun.

Set within a large plot, the property occupies an elevated position above John's Lane to the west, set back by the aforementioned newly created drive and front amenity space.

The site is flanked to the south by a pair of recently constructed dwellings, interspersed by a turning area, and to the north by 20A John's Lane. To the west are the detached dwellings Cwn Nant House and Little Brook,

John's Lane varies in width along its whole length, narrowing to single file traffic and lacking footways at its southern end.

Neighbouring units offer a mix of terraced, semi-detached and detached dwellings of varying design, scale and finish.

PLANNING HISTORY

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

PUBLICITY

The application has been advertised by direct notification to neighbouring properties. One letter of objection has been received from a neighbouring resident; its content is summarised below:

- I feel that the residents of Fairfield cannot drive their vehicles off the drive unless they use the turning point, in extreme weather the turning point will then be used as a parking bay; therefore, I suggest it be put back to the original layout of an off road garage or lower level parking with retaining wall as they can reverse on and drive off, like the two new houses next door.
- The turning point is very important for all residents, delivery and emergency vehicles accessing Johns Lane, and has always been used for that purpose.

CONSULTATION

- Highways and Transportation – No objection subject to conditions.
- RCT CBC Structural Engineer – No objection subject to conditions.
- Flood Risk Management – No objection.
- Dwr Cymru – No objection subject to condition.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy CS1- sets out criteria for achieving sustainable growth in the Northern Strategy Area.

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

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

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

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

Supplementary Planning Guidance

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 policy guidance considered:

PPW Technical Advice Note 12 – Design.

PPW Technical Advice Note 18: Transport.

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development

This application relates to alterations to and the extension of an existing residential dwelling, in addition to the creation of a driveway within the residential curtilage of a

property that is located with settlement limits. The principle of development is therefore acceptable subject to an assessment of the criteria set out below.

Impact on the character and appearance of the area

John's Lane is characterised by tightly knit terraced residential development at the northern end which gives way to a more varied array of generally larger, individually designed dwellings at the southern end.

As a consequence, it is not considered that the extended dwelling would appear overly large and out of context with surrounding development, particularly when viewed from John's Lane and in relation to the relatively recently constructed dwellings to the south.

Furthermore, the site, despite its sloping topography, is of sufficient size to accommodate the altered dwelling without it being disproportionate within its surroundings.

With regard to the works that have been conducted for the formation of the new driveway, it is acknowledged that major works have already been undertaken to the site, with an existing garage being demolished, mature hedgerow being removed and the front garden being re-profiled. This, together with the retaining walls that would be constructed to support the new drive, constitutes a total change to the outlook of the plot.

However, and as alluded to above, John's Lane is not particularly prominent from a public viewpoint whilst it supports single file traffic only at its southern end and is lacking in pedestrian footways. The vast majority of properties therefore have some form of off-road parking arrangement to their front and side elevations, and there are multiple examples of driveways of varying gradient and scale throughout the lane. Therefore, whilst the driveway forms a visible feature at the front of the property, it is not considered that it would be unsympathetic to or out of context with the character and appearance of the area to a degree that warrants refusal of the application.

Consequently, it is considered that the overall development is compliant with Policies AW5 and AW6 of the Local Development Plan and is acceptable in this regard.

Impact on residential amenity and privacy

In terms of residential amenity, the dwelling is set within a spacious plot which lends itself to high standards of privacy.

It is not considered, therefore, that the alterations and additions to the dwelling would adversely impact upon the existing levels of privacy experienced by the nearest neighbouring dwellings to a significant degree, whilst the changes to the height and depth of the building would not appear overbearing to their occupants or result in a loss of light taking account of the separation distances involved.

With regard to the construction of the drive, the nature and positioning of the development is not considered to be one which would appear oppressive or overpowering to the surrounding neighbouring properties.

Overall, the proposed development is considered unlikely to impact to an undue extent upon the privacy and amenity of neighbours. Accordingly, in this regard the proposal is compliant with Policy AW5 of the Local Development Plan.

Impact on highway safety

The Council's Transportation Section were notified during the consultation period in order to provide comments on the suitability of the scheme with regard to highway safety.

The Transportation Section commented that John's Lane varies in width along its whole length from 4.8m to 3.0m. There is no official turning area to the southern end of John's lane which results in reversing movements by all types of vehicles including emergency service and delivery vehicles which is of concern to the Highway Authority. Further, there is no continuous footway link on John's Lane which in turn results in pedestrians sharing the same surface as moving motor vehicles to the detriment of pedestrian safety.

Adjacent to the access is a turning area which can accommodate small vehicular turning movements only. The proposed layout of the drive is acceptable with no detrimental impact on the existing turning area however, and whilst there is slight concern that visibility would be restricted from the driveway, taking into account the limited traffic using John's Lane, slow speeds due to its limited width and that the proposal is for a single dwelling driveway only the development is acceptable subject to a number of conditions.

Based on the above comments, the proposal is considered to have an acceptable impact upon highway safety.

Other Issues

Drainage:

This issue would be covered by the required, separate SuDs approval prior to any further development taking place. It is also noted that no adverse comments have been received from Dwr Cymru following the consultation process, subject to standard conditions.

Concerns expressed by neighbours:

Turning to the comments raised by the objector, whilst these are appreciated the application details that the development would be fully contained within the curtilage of the site and would not impact upon the existing turning area. Furthermore, no objection to the scheme has been raised by the Transportation Section.

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

Taking into account all of the above issues and representation received, it is concluded that the proposed development is acceptable in principle and is in accordance with the relevant Policies of the Local Development Plan.

The alterations to and extension of the dwelling is comparable to the scale and appearance of neighbouring dwellings on John's Lane, whilst the driveway would not be out of context with those seen at neighbouring plots, and therefore will have no undue impact on the character and appearance of the area.

Furthermore, the development would not cause undue harm to the amenity and privacy of neighbouring occupants and is also acceptable in terms of highway safety considerations. Accordingly, it is recommended that planning permission be granted subject to the conditions set out below.

RECOMMENDATION: Grant

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

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

2. Notwithstanding the submitted plans, no further development shall commence until design and details of the proposed driveway including surface-water drainage details, permanent surfacing material, tie in with John's Lane and vehicular restraint have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the dwelling.

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

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

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

4. Notwithstanding the submitted plans, no further development shall commence until design and details of the proposed close boarded fence that is to be positioned on top of the retaining wall have been submitted to and approved by the Local Planning Authority. The fence shall be constructed independently from the retaining wall and shall be designed with adequate support for the location above the highway.

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

5. Notwithstanding the submitted plans, no further development shall commence on site until design and details of the existing return retaining wall that is sited along the boundary to 20A John's Lane have been submitted to and approved in writing to the Local Planning Authority. The wall shall be checked by an engineer for adequacy for any increased loads and retained heights and rebuilt to adequate design/details as necessary.

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

6. The consent hereby granted relate to the following plans:

- Site Location Plan
- Existing Ground Floor Plan, Side, Front and Rear Elevations.
- Proposed Ground Floor Plan, Side, Front and Rear Elevations.
- Retaining Wall Detail
- Proposed Site Plan
- Proposed Site Section

Reason: For the avoidance of doubt as to the approved plans.

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PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1245/08 (CA)
APPLICANT: Rhondda Cynon Taf CBC
DEVELOPMENT: Detached extension block (to include four classrooms, school hall and associated external social spaces).
LOCATION: FFYNNON TAF PRIMARY SCHOOL, CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7PR
DATE REGISTERED: 10/11/2020
ELECTORAL DIVISION: Ffynon Taf

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

REASON: The application is considered to comply with the relevant policies of the Local Development Plan in respect of its impacts upon character and appearance, residential amenities and highway safety.

In addition, the proposal is considered to contribute to building strong and sustainable communities as it would provide modern and improved facilities at Ffynnon Taf Primary School.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to the Planning and Development Committee for final determination as the application is submitted by the Rhondda Cynon Taf County Borough Council the Council's interest is of more than a minor nature.

APPLICATION DETAILS

This application seeks full planning permission for the construction of a detached extension block at Ffynnon Taf Primary School. The building would have maximum measurements of approximately 35 metres in length, 23 metres in width and 9.5 metres in height.

Internally the building would consist of a main hall, four classrooms and their associated cloakrooms and W.C.'s, as well as an ICT hub and storage spaces.

Externally, the building would be surrounded by playing areas to the north, south and west. The building's main entrance would be positioned on its southern side. It would be linked to the main school via a covered pathway.

External materials proposed include buff brick and render finish under a standing seam roof.

The new building would replace three demountable classroom units currently contained at the school.

The application is accompanied by the following:

- Extended Phase 1 Habitat Survey and Daytime Bat Survey
- Tree Survey
- Noise Survey
- Geo-Environmental and Geo-Technical Report

SITE APPRAISAL

The application property is a primary school of Victorian construction, located towards the centre of the village of Taffs Well.

The school occupies a large site, within which there are three stone buildings as well as three demountable classrooms, all of which accommodate teaching facilities. An area of tarmac hardstanding provides space for a playground, with a larger playing field to the north.

The school is accessed from Cardiff Road to the east, with off street parking spaces to one side. To the north-east the tree-lined boundary is formed by the alignment of the Taff Vale Railway line, and to the west and north-west, the River Taff encloses the site. A number of residential properties and a public house are located to the south-west and south-east.

PLANNING HISTORY

20/1245/10	The construction of two temporary classroom blocks and yard.	Approved	13/02/2020
16/1142/08	It is proposed to install a temporary double classroom demountable building onto the playing field adjacent to the playground.	Approved	29/11/2016
11/1358/08	Conversion and extension of a storage building to a classroom with 2 toilets and store room.	Approved	17/01/2012

PUBLICITY

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

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation:

No objections subject to a condition.

Public Health and Protection:

No objections, conditions recommended.

Drainage:

No objections and no conditions recommended.

Ecology:

No objections, subject to conditions.

Natural Resources Wales:

No objections.

The Coal Authority:

No objections.

South Wales Police:

No response received.

South Wales Fire Service.

No response received.

Taffs Well Community Council:

No response received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

The Ffynnon Taf Primary School lies within the defined settlement boundary, with the exception of the school playing field which is outside the defined limits of development.

Policy CS 2 – Development in the South: Places an emphasis on sustainable growth.

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

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

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

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

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 policy guidance considered:

PPW Technical Advice Note (TAN) 12 – Design
PPW TAN 15 – Development and Flood Risk

Supplementary Planning Guidance:

Design and Placemaking
Nature Conservation

REASONS FOR REACHING THE RECOMMENDATION

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

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

The main issues in the determination of this application are:

Principle of the proposed development:

The existing permanent school buildings and yard area at Ffynnon Taf Primary School are positioned within settlement limits, however the school playing field lies outside of the settlement boundary.

The new building would be situated within the school playing field and so would be sited outside of the defined limits of development. Given that the proposal would be within the curtilage of the school grounds however, it is considered that the principle of the proposal is acceptable. In addition, it is noted that the site currently contains two mobile school buildings, one of which is positioned on the school field. It is therefore considered that the principle of permitting built form within the playing field which is associated with the primary school has previously been accepted. It is also considered that the proposal would significantly improve and modernise educational facilities at this site.

Based on the above, the principle of the proposal is deemed acceptable, subject to the considerations below.

Impact on the character and appearance of the area:

Noting the scale of the proposal, compared to the size of the site as well taking into account the demolition of existing classrooms, the development would not result in overdevelopment or a significant intensification of the use of the site. The three demountable buildings which would be removed from the site as part of the scheme are of no architectural merit and it is considered their demolition would be of benefit to the overall character and appearance of the site.

The new building would be of modern design, with the aim for the building to be robust and functional. The use of coloured render has been chosen to create a colourful and interesting school for primary age children and the glazing is generous in order to maximise the quality of light and sense of space internally. Whilst it is noted that the remaining school buildings on site are of traditional design, the old and new buildings are considered to complement each other.

The new building would be visible from public vantage points, such as Cardiff Road, however it would be read in the context of the existing school and is considered acceptable in this regard.

As such, it is not considered that the proposals would form an overly prominent feature within the context of the school grounds or result in a detrimental impact upon the character of the immediate area. The application is therefore considered acceptable in this regard.

Impact on amenity:

Whilst the application site is located in an area where the majority of adjacent properties are residential in nature, the proposed building would be sited approximately 50 metres away from the nearest residential property. In addition, it would be partially screened by vegetation.

It is not considered that the addition of the building or associated external play areas would compromise the amenity or privacy of the surrounding residents or represent an unacceptable intensification of the existing use. Therefore, and in the absence of any neighbour representations or objections, the application is considered to be acceptable in this regard.

Impact on highway safety:

The application has been referred to the Council's Highways Department and no objections have been raised.

The means of access to the proposed development would remain as per the existing access arrangements to the school; this is considered acceptable. In terms of circulation, the submission includes a Swept Path Analysis that indicates that a fire tender vehicle is able to enter and exit the school site in a forward gear.

With regard to car parking, the proposed development maintains the existing level of off-street parking provision for staff, i.e. 23 spaces. The submitted Design and Access Statement also advises that the proposed development would not result in the employment of additional staff (the proposal is for enhanced educational facilities). As such, the proposal is not envisaged to increase existing off-street parking demand and gives no undue cause for concern.

The proposal also includes the formalisation of a parent drop off / visitor parking area alongside the southern boundary of the school site that would provide betterment over the existing situation.

Based on the above the proposal is considered to have an acceptable impact upon highway safety. It is recommended that should permission be granted a condition be imposed ensuring the car parking spaces are laid out on site in permanent materials and retained for the purpose of vehicular parking only.

Other Issues:

Public Health and Protection: The Council's Public Health and Protection Department have been consulted on the proposal and they have raised no objections. Several conditions have however been recommended should planning permission be granted. The conditions relate to construction noise, dust and waste. Whilst these comments are acknowledged, it is considered that matters such as these can be more efficiently controlled by other legislation.

Drainage: It is noted that as the construction area of the development would be in excess of 100 square metres, the Applicant would be required to undertake separate SuDS approval which ensures that surface water at the site would be adequately managed. It is therefore not considered necessary to condition surface water drainage details as part of the planning permission. No objections have been received from the Council's Drainage Department, neither have any conditions been recommended. The Applicant proposes to dispose of foul drainage via the mains sewerage system. This would be subject to a separate agreement with Dwr Cymru.

Ecology: The application is accompanied by a Phase 1 Habitat Survey and Daytime Bat Survey as well as a Tree Survey. The proposal has been reviewed by the Council's Ecologist as well as Natural Resources Wales.

Some concerns were initially been raised by NRW regarding the demolition of the small brick building. Following these concerns NRW have been advised that the Council's Ecologist has assessed this building and concluded that its bat potential is negligible. It is however considered necessary to adopt a precautionary approach and so a condition is recommended which would require a bat sensitive Demolition Method Statement to be submitted prior to demolition. Based on this, NRW have removed their objection.

In addition to the above, the Council's Ecologist has recommended that mitigation measures be put in place throughout the clearance of the existing school garden area as it has the potential to support reptiles. This is also considered acceptable.

It is also considered that the proposal provides the opportunity to provide ecological enhancement and so a condition is recommended requiring this to be undertaken through, for example, the incorporation of permanent bat roosting features and or nesting opportunities for birds.

In all other aspects, the proposal is considered to have an acceptable impact upon the natural environment.

Land Stability/Coal Mining Legacy: The application is accompanied by a Geo-Environmental and Geo-Technical Investigation. Parts of the wider site are situated within the defined Development High Risk Area. In this instance, the report confirms that no undue risks are posed to ground stability from shallow coal mine workings, specifically the coal seams underlying the site are too deep to pose risk. This is further reinforced in that the area where built development is proposed is not within the defined Development High Risk Area. Consequently, no further investigations or remediation is proposed and no objections have been raised by The Coal Authority.

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 not have a significant impact on the character and appearance of the locality or upon the amenity of the surrounding residential properties. Furthermore, the proposal would not prejudice highway safety. The application is therefore considered to comply with the relevant policies of the Local Development Plan.

RECOMMENDATION: Grant

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

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

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

- Location Plan;
- Proposed Site Plan;
- Proposed Ground Floor Plan;
- Proposed Roof Plan;
- Proposed Elevations;
- Proposed Demolitions Plan;
- Proposed Site Sections;
- Proposed Building Sections;
- Cycle Shelter, Bin Store and Sprinkler Housing Location;
- Proposed External Lighting Layout;
- Proposed Security, CCTV and Access Control Layout

all dated 05/11/2020 and documents received by the Local Planning Authority (LPA) on 05/11/2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. The parking spaces indicated in the submitted Proposed Site Plan (Drawing No: V4 ZZ DR 05 1004 Rev P07, dated 05/11/2020) shall be laid out on site in permanent materials and be retained for the purpose of vehicular parking only.

Reason: To ensure vehicles are parked off the public highway, in the interests of highway safety and the free flow of traffic, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the submitted details, prior to above ground works, a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting features and or nesting opportunities for birds shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the designed purpose in accordance with the approved scheme. The scheme shall include, but not be limited to, the following details:
 - a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
 - b) Materials and construction to ensure long lifespan of the feature/measure.
 - c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
 - d) When the features or measures will be installed and made available.

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

5. The existing stone building as shown on the Proposed Demolition Plan (Drawing No: 05 1019 Rev P03, dated 05/11/2020) shall only be demolished following the submission of a Method Statement (which includes a pre-clearance check for bats) which shall be first approved in writing by the Local Planning Authority.

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

6. No clearance of the existing school garden area shall commence until a Method Statement for the translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority. The site clearance shall be undertaken in accordance with the approved details.

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

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PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1253/12 (BJW)
APPLICANT: Rhondda Cynon Taf CBC
DEVELOPMENT: Internal remodelling of the existing swimming pool and changing rooms area to create a new childcare facility comprising a playroom, office, children and staff toilets, kitchen and cloakroom.
LOCATION: DOLAU PRIMARY SCHOOL, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP
DATE REGISTERED: 19/11/2020
ELECTORAL DIVISION: Brynna

RECOMMENDATION: Approve, subject to favourable referral of the application to Welsh Government Planning Division.

REASONS: The planning merits of the proposal are considered acceptable under the associated accompanying planning application (20/1298/08).

The proposed works are considered to be acceptable in terms of their impact on the special architectural and historical significance of the Listed Building.

The internal works are to areas of partition walls that have little significance to the special architectural and historical significance of the building, while the external alterations, in this case the two metal access ramps, are not attached to the Listed structure and are therefore removable and completely reversible. Additionally, the ramps are contemporary and utilitarian additions with a clear distinction from the Listed structure to whom they represent an acceptable but relatively minor element.

Consequently, the application is considered to represent an acceptable scheme.

REASON APPLICATION REPORTED TO COMMITTEE

The Listed Building Consent (LBC) application accompanies an application for full planning permission by the Council for an upgrade to its own facilities and is included in the agenda for transparency.

APPLICATION DETAILS

Listed Building Consent is sought for the internal conversion of an area within Dolau Primary and Infants School as a childcare facility. A separate planning application (reference no. 20/1298/08) is also presented on this agenda dealing with the planning merits of the development.

As the application property, Dolau Primary School, is also a Grade II Listed Building an application for Listed Building Consent (LBC) for the alterations to the Listed Building has also been submitted.

The area that would be used for the development currently houses an infrequently used swimming pool, its associated plant and changing rooms. The external areas, within the existing front and side yards (north and east) would accommodate the two proposed steel access ramps. In planning terms the development would provide 40 no., dual language, early years childcare spaces within the locality.

In terms of the physical works that would be subject to LBC, the application proposes the following:

- The removal of the existing pool enclosure and the making good of the floor;
- The creation of an open-plan play area including a sink/base unit enclosure;
- The removal of existing 1920's and 1970's partitions to the male and female changing areas, W.C. and boiler room;
- The installation of new internal partitions to create a nappy change area, children's W.C., kitchen and store, staff W.C. and cloakroom;
- The window cill heights to the former swimming pool will be reinstated to their original height and the timber louvre to the plant room replaced with a new timber window;
- Installation of a steel access ramp to the existing northern access point of the school. The access ramp would measure 10m in length by 1.5m in width and would have a maximum platform height of 500mm, a rail height of 1.5m and a gradient of 1:20; and
- Installation of a steel access ramp to the existing eastern access point of the school. The access ramp would measure 5m in length by 1.5m in width and would have a maximum platform height of 500mm, a rail height of 1.5m and a gradient of 1:15.

The application is accompanied by an associated application for planning permission – reference no. 20/1298/08, which is also being considered at this meeting.

The LBC application also includes a Heritage Impact Statement (HIS) in support of the proposal.

SITE APPRAISAL

The application property is a large detached school building sited on the southern side of the A473, Bridgend Road and is on the edge of the village of Bryncae about 1km from Llanharan.

The school was designed by D Pugh Jones, County Architect, built by Williams and Davies of Caerphilly and opened in 1928 as Dolau Council School. It has a courtyard plan which is characteristic of schools designed by Pugh Jones of this period. The building was designated Grade II Listed status on 14th November 2000 for its architectural interest as a finely composed Georgian-style school dating from the inter-war period, which clearly expressed the segregation favoured in education during the period. There are no other Listed Buildings or Scheduled Monuments within the vicinity of the school.

In 2009 a new 8 no. classroom teaching block was opened adjacent to the original school building and linked via a covered walkway. The main entrance for Dolau Primary is now via this new block.

The Listing for the building, reference no. 24369, contains the following details:

Location

In its own grounds on the south side of the A473 Llanharan to Bridgend Road, approximately 1.1km south-west of Llanharan village.

History

Opened in 1928 as Dolau Council School, by D Pugh Jones, county architect, and Williams & Davies of Caerphilly, contractors. The courtyard plan is characteristic of schools designed by Pugh Jones during this period, other examples being Tonyrefail Grammar School of 1931-3 and St Ilan Higher Elementary School, Caerphilly, of 1911-13.

Exterior

A single-storey brick school in neo-Georgian style, composed of wings enclosing a square inner yard, in which are a school hall and an additional classroom. The classrooms form the wings around the courtyard and are under hipped roofs, the boys originally occupying the west wing, girls the east wing and infants the south wing. They are linked by lower service rooms such as cloak rooms, toilets, staff rooms and vestibules. The roofs are slate with projecting billeted eaves and brick stacks over the service rooms. The main angles have stressed quoins. Horned small-pane sash windows are used throughout, although the classrooms have tall windows with openings lights above the sashes.

The main entrance is on the north side, which has a symmetrical front with a central, recessed 3-bay porch with round arches, above which is an inscription band in reconstituted stone and a stepped parapet with the Glamorgan Coat of Arms. The main doorway has a moulded architrave with inscription 'Deffro Mae'n dydd' and double panelled doors with raised fields. On its right side is a segmental sash, on its left side a similar segmental-headed vent with louvres to ventilate the boiler room. The entrance is flanked by 4-bay classrooms. On the left side the sills of 2 no. of the windows are raised, while the upper parts of the windows are infilled with boarding. The entrance front retains original cast iron rainwater goods with heads dated 1927.

On the west front the classroom of the north wing has a 2-bay return. To its right is a lower entrance link which has a pedimented doorway, the plain entablature of which

bears inscriptions recording architect and contractor, and 'Bechgyn'. The doorway is flanked by a sash window to the left and 3 no. small sash windows to the right. Further right is a projecting single-bay office with pedimented gable, beyond which is a 16-bay classroom wing. Set back beyond this is a lower 3-bay link with a double-panelled door on the left side and sash windows to the staff room on the right. This has a 1-bay return under a hipped roof to the south front, balanced by a single hipped bay, housing the cloak room, projecting on the right side between the recessed 12-bay infants' wing. The cloak room has a single bay set back further right and a single-bay return to the east front, to the right of which is a doorway over which is the inscription 'Babanod'. The east front has a 16-bay classroom, to the right of which is a projecting single-bay office with pedimented gable, then a 3-bay link with central pedimented doorway with 'Merched' in the entablature, flanked by a sash window to the left and 2 no. small windows to the right. The single-bay return of the classroom facing north has a single altered window and an added stack rising from the eaves.

Within the yard the east and west wings had open-fronted canopies on cast iron piers that continued around the south wing, but these have been enclosed to form corridors. On the east side the piers have been retained but the openings are infilled. On the west side the piers have been replaced by a modern brick wall. The classroom on the south side is offset from the original canopy by a short entrance vestibule, and has a hipped roof. It has 2 no. windows in the east wall, while the west wall has a window to the right and a door replaced in its original opening to the left. The main hall projecting from the north wing also has a hipped roof. On its east side are 2 no. tall windows breaking through the eaves line, and to the left replaced double doors beneath a tall segmental overlight. On the west side are 2 no. similar tall windows and a segmental-headed sash window to the right. A lower projection is built against the south wall. In the north-east corner of the yard is an extension of the toilet block.

Interior

The interior has a glazed tile dado throughout. Facing the yard each classroom retains half-lit doors and 2 no. sash windows, while above all the openings are hinged small-paned lights above the level of the canopies to the yard. The east and west wings each have 4 no. classrooms, while the south wing has a single and a double classroom, of which the latter has a movable half-glazed partition. In the north wing is a corridor giving access to the other wings and into the main hall through 2 no. double half-lit doors. The hall has a boarded ceiling with trusses exposed to collar-beam

Listed

Listed for its architectural interest as a finely composed Georgian-style school dating from the inter-war period, which clearly expresses the segregation favoured in education during the period.

PLANNING HISTORY

20/1298	Dolau Junior and Primary School, Bridgend Road, Llanharan, Pontyclun, CF72 9RP	Internal remodelling of the existing swimming pool and changing rooms area to create a new child care facility. Externally new powder coated metal ramps will be installed to existing entrances to improve	Not yet decided
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09/0138	As above	access and the cill height of two windows will be reinstated to their original level. Biomass boiler flue to plant room	GTD 26/03/09
07/1817	As above	New classroom block and main hall with associated facilities.	GTD 29/11/07
06/1509	As above	Erection of mobile classroom	GTD 14/09/06

PUBLICITY

The application has been advertised by neighbour notification letters, site notices and a press notice. No responses have been received.

CONSULTATION

Consultation was undertaken with the Joint Secretary of the National Amenity Societies who administer the following conservation bodies: Ancient Monuments Society; The Georgian Group; Royal Commission for Ancient and Historic Monuments in Wales; The Society for the Protection of Ancient Buildings; The Victorian Society; The Twentieth Century Society and The Council for British Archaeology Wales/Cymru – no responses have been received.

Llanharan Community Council – no response received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is within the settlement boundary of Brynna and is a Grade II Listed Building.

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

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 - development proposals which impact on sites of architectural/or historic merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

LDP Supplementary Planning Guidance (SPG): The Historic Built Environment (March 2011)

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:

Welsh Office Circular 61/96 (98)

Welsh Office Circular 1/98

PPW Technical Advice Note (TAN) 12 – Design (2016)

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

REASONS FOR REACHING THE RECOMMENDATION

Section 16(2) Planning (Listed Buildings and Conservation Areas) Act 1990 states that

Main Issue:

Acceptability of the proposed development on the special architectural and historic merit of the Listed Building

The application proposes internal and minor external alterations to the property to facilitate its re-purposing as a childcare facility.

The proposed works are well-justified in the submitted Heritage Impact Statement (HIS) which demonstrates a competent and thorough understanding of the significance of the property and the effect of the proposed works.

The HIS indicates that the pool and its attendant associated enclosures were installed at the school in the 1970's and that the original plan-form of what was previously the cookery room as well as the wooden flooring was replaced at that time with quarry tiles. Additionally, it was during the previous works that the cills of two windows were raised and louvres installed to facilitate the use of the area for the pool enclosure.

There is an argument that the current plan form represents the evolution of the building and precedes its Listing and is therefore of some significance in this regard. However,

it is clear that the modifications are of little value in of themselves and could not be successfully used to serve the new use due to the requirements of childcare provisions. A condition to record the plan form could however be attached to secure recording of the details of the resultant floorplan and added to the architectural record.

The proposed new windows and change of the cills would re-introduce the original detailing in these areas. It is considered that the resultant installations would return the windows to their original aspect and appearance. Subject to a condition it is considered that this element would be wholly acceptable.

The other external element, that of the two steel access ramps, are considered to be a contemporary and utilitarian additions to the northern and eastern facades of the property. The ramps would clearly be read in the setting of the original building as such and this is a commonly used and successful method of dealing with the upgrading of historic properties. Additionally, the ramps are not attached to the main building and are therefore completely reversible, another key consideration in retro-fit additions.

Consequently, having regard to the above, it is considered that the proposed scheme is acceptable in terms of its effect on the special architectural and historic merit of the Listed Building.

Conclusion

The proposed works would facilitate the re-purposing of an underused part of the school and not have an adverse impact on the historical and architectural significance of the building, and as such, are considered acceptable.

RECOMMENDATION: Approve, subject to favourable referral of the application to Welsh Government Planning Division.

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, dated 04/11/2020
- Proposed Plan, Childcare facility, Drawing No. 5135-3603-V1-GF-B-20:20:40-008-S2-P01
- Demolition Plan, Drawing No. 5135-3603-V1-GF-B-20:20:40-007-S2-P01
- Proposed North Elevation, Drawing No. 5135-3603-V1-GF-B-20:20:40-004-S2-P01
- Proposed East Elevation, Drawing No. 5135-3603-V1-GF-B-20:20:40-005-S2-P01

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. Prior to the development hereby approved commencing, copies of plans and a photographic record of the internal plan form of the property shall be deposited by the applicant in the Royal Commissions archive.

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

4. 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.

5. Before work starts, the design and details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - The replacement windows on the north elevation; and
 - cill and head treatments to the replacement windows.

Drawings shall be submitted to a minimum scale of 1:5 with full size moulding cross section profiles. The works shall be carried out in accordance with the approved details.

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

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

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



PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1298/08 (BJW)
APPLICANT: Rhondda Cynon Taf CBC
DEVELOPMENT: Internal remodelling of the existing swimming pool and changing rooms area to create a new child care facility. Externally new powder coated metal ramps will be installed to existing entrances to improve access and the cill height of two windows will be reinstated to their original level.
LOCATION: DOLAU JUNIOR AND INFANTS SCHOOL, BRIDGEND ROAD, LLANHARAN, PONTYCLUN, CF72 9RP
DATE REGISTERED: 19/11/2020
ELECTORAL DIVISION: Brynna

RECOMMENDATION: Approve, subject to favourable referral of associated Listed Building Consent (LBC) application to Welsh Government Planning Division.

REASONS: The proposal would provide additional, dual-language, early years childcare facilities in an area of acknowledged need.

The works would be within an existing internal area of the school buildings and, as such, would ensure that this currently disused area of the school would be maintained to the same standard as the rest of the school and would also not reduce the existing external learning space at the site or detract from the setting of the Listed Building.

The external works that are proposed, the removable installation of two steel access ramps to facilitate improved access, would be sympathetic, reversible and consistent with the special historic and architectural importance of the Listed Building and would have no adverse impact on its special significance. Additionally, the works would have no adverse impact on the amenity of neighbouring properties, the visual amenity of the area, highway safety considerations or on statutory protected species.

Consequently, the application is considered to represent an acceptable scheme with reversible elements that is acceptable.

REASON APPLICATION REPORTED TO COMMITTEE

The application is being made by the Council for an upgrade to its own facilities and, as such, is within a category of development where the decision-making powers are not delegated to officers.

APPLICATION DETAILS

Full planning consent is sought for the internal conversion of an area within Dolau Primary and Infants School to a childcare facility. The area currently houses an infrequently used swimming pool, its associated plant and changing rooms. The application would provide 40 no., dual language, early years childcare spaces within the locality.

Specifically, the application proposes the following:

- The removal of the existing pool enclosure and the making good of the floor;
- The creation of an open-plan play area including a sink/base unit enclosure;
- The removal of existing 1920's and 1970's partitions to the male and female changing areas, W.C. and boiler room;
- The installation of new internal partitions to create a nappy change area, children's W.C., kitchen and store, staff W.C. and cloakroom.
- Installation of a steel access ramp to the existing northern access point of the school. The access ramp would measure 10m in length by 1.5m in width and would have a maximum platform height of 500mm, a rail height of 1.5m and a gradient of 1:20; and
- Installation of a steel access ramp to the existing eastern access point of the school. The access ramp would measure 5m in length by 1.5m in width and would have a maximum platform height of 500mm, a rail height of 1.5m and a gradient of 1:15.

The application is accompanied by an associated application for Listed Building Consent (LBC) – reference no. 20/1253/12, which is also being considered at this meeting.

The planning application also includes the following additional details in support of the application:

- Design and Access Statement (DAS)
- Access Statement
- Preliminary Roost Assessment Report by Wildwood Ecology – dated 04/01/2021
- A supplementary letter from Wildwood Ecology in respect of works to the roof void at the site – dated 04/02/2021

SITE APPRAISAL

The application property is a large detached school building sited on the southern side of the A473, Bridgend Road and is on the edge of the village of Bryncae about 1km from Llanharan.

The school was designed by D Pugh Jones, County Architect, built by Williams and Davies of Caerphilly and opened in 1928 as Dolau Council School. It has a courtyard plan which is characteristic of schools designed by Pugh Jones of this period. The building was designated Grade II Listed status on 14th November 2000 for its architectural interest as a finely composed Georgian-style school dating from the inter-war period, which clearly expressed the segregation favoured in education during the period. There are no other Listed Buildings or Scheduled Monuments within the vicinity of the school.

In 2009 a new 8 no. classroom teaching block was opened adjacent to the original school building and linked via a covered walkway. The main entrance for Dolau Primary is now via this new block.

The Listing for the building, reference no. 24369, contains the following details:

Location

In its own grounds on the south side of the A473 Llanharan to Bridgend Road, approximately 1.1km south-west of Llanharan village.

History

Opened in 1928 as Dolau Council School, by D Pugh Jones, county architect, and Williams & Davies of Caerphilly, contractors. The courtyard plan is characteristic of schools designed by Pugh Jones during this period, other examples being Tonyrefail Grammar School of 1931-3 and St Ilan Higher Elementary School, Caerphilly, of 1911-13.

Exterior

A single-storey brick school in neo-Georgian style, composed of wings enclosing a square inner yard, in which are a school hall and an additional classroom. The classrooms form the wings around the courtyard and are under hipped roofs, the boys originally occupying the west wing, girls the east wing and infants the south wing. They are linked by lower service rooms such as cloak rooms, toilets, staff rooms and vestibules. The roofs are slate with projecting billeted eaves and brick stacks over the service rooms. The main angles have stressed quoins. Horned small-pane sash windows are used throughout, although the classrooms have tall windows with openings lights above the sashes.

The main entrance is on the north side, which has a symmetrical front with a central, recessed 3-bay porch with round arches, above which is an inscription band in reconstituted stone and a stepped parapet with the Glamorgan Coat of Arms. The main doorway has a moulded architrave with inscription 'Deffro Mae'n dydd' and double panelled doors with raised fields. On its right side is a segmental sash, on its left side a similar segmental-headed vent with louvres to ventilate the boiler room. The entrance is flanked by 4-bay classrooms. On the left side the sills of 2 no. of the

windows are raised, while the upper parts of the windows are infilled with boarding. The entrance front retains original cast iron rainwater goods with heads dated 1927.

On the west front the classroom of the north wing has a 2-bay return. To its right is a lower entrance link which has a pedimented doorway, the plain entablature of which bears inscriptions recording architect and contractor, and 'Bechgyn'. The doorway is flanked by a sash window to the left and 3 no. small sash windows to the right. Further right is a projecting single-bay office with pedimented gable, beyond which is a 16-bay classroom wing. Set back beyond this is a lower 3-bay link with a double-panelled door on the left side and sash windows to the staff room on the right. This has a 1-bay return under a hipped roof to the south front, balanced by a single hipped bay, housing the cloak room, projecting on the right side between the recessed 12-bay infants' wing. The cloak room has a single bay set back further right and a single-bay return to the east front, to the right of which is a doorway over which is the inscription 'Babanod'. The east front has a 16-bay classroom, to the right of which is a projecting single-bay office with pedimented gable, then a 3-bay link with central pedimented doorway with 'Merched' in the entablature, flanked by a sash window to the left and 2 no. small windows to the right. The single-bay return of the classroom facing north has a single altered window and an added stack rising from the eaves.

Within the yard the east and west wings had open-fronted canopies on cast iron piers that continued around the south wing, but these have been enclosed to form corridors. On the east side the piers have been retained but the openings are infilled. On the west side the piers have been replaced by a modern brick wall. The classroom on the south side is offset from the original canopy by a short entrance vestibule, and has a hipped roof. It has 2 no. windows in the east wall, while the west wall has a window to the right and a door replaced in its original opening to the left. The main hall projecting from the north wing also has a hipped roof. On its east side are 2 no. tall windows breaking through the eaves line, and to the left replaced double doors beneath a tall segmental overlight. On the west side are 2 no. similar tall windows and a segmental-headed sash window to the right. A lower projection is built against the south wall. In the north-east corner of the yard is an extension of the toilet block.

Interior

The interior has a glazed tile dado throughout. Facing the yard each classroom retains half-lit doors and 2 no. sash windows, while above all the openings are hinged small-paned lights above the level of the canopies to the yard. The east and west wings each have 4 no. classrooms, while the south wing has a single and a double classroom, of which the latter has a movable half-glazed partition. In the north wing is a corridor giving access to the other wings and into the main hall through 2 no. double half-lit doors. The hall has a boarded ceiling with trusses exposed to collar-beam

Listed

Listed for its architectural interest as a finely composed Georgian-style school dating from the inter-war period, which clearly expresses the segregation favoured in education during the period.

PLANNING HISTORY

20/1253	Dolau Junior and Primary School, Bridgend Road, Llanharan, Pontyclun, CF72 9RP	Internal re-modelling of the existing swimming pool and changing rooms area to create a new child care facility. Externally new powder coated metal ramps will be installed to existing entrances to improve access and the cill height of two windows will be reinstated to their original level. (Application for Listed Building Consent)	Not yet decided
09/0138	As above	Biomass boiler flue to plant room	GTD 26/03/09
07/1817	As above	New classroom block and main hall with associated facilities.	GTD 29/11/07
06/1509	As above	Erection of mobile classroom	GTD 14/09/06

PUBLICITY

The application has been advertised by neighbour notification letters, site notices and a press notice. One response has been received, the main points of which are summarised below:

- The proposal will increase traffic demand within the area for both staff and parents to the detriment of neighbouring residents.
- The village does not have the infrastructure necessary to accommodate all of the development that is being allowed to happen here.

CONSULTATION

Transportation Section – The proposed development results in no changes to the existing means of access to the existing arrangement of Llanharan Road and circulation within the site. As such, the proposal gives no undue cause for concern regarding access, circulation or parking. In light of this assessment, no highway objection is raised or any condition(s) suggested.

Flood Risk Management (Drainage) – no objection. The applicant should be made aware of the requirements for surface water drainage for new developments to comply with mandatory National Standards for Sustainable Drainage systems which will be demonstrated through the application of Sustainable Drainage Approval to the Sustainable Drainage Approval Body (SAB) prior to the commencement of works.

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

Dwr Cymru Welsh Water (DCWW) – no objection.

Countryside, Landscape and Ecology – following the submission of the Preliminary Roost Assessment report by Wildwood Ecology (04/01/2021) and their subsequent letter of the 04/02/21 confirming the scope of works within the roof void of the building

– now no works to the roof space and tool box talk from contractors re: the bat roost, it is considered that the proposal will not require an European Protected Species (EPS) Licence. As such the application can proceed, subject to conditions to ensure that the measures included in the Wildwood letter 4/02/21 and all recommendations in their EPA report are provided.

Education and Lifelong Learning – no response received.

Llanharan Community Council – no response received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is within the settlement boundary of Brynna and is a Grade II Listed Building.

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

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 - development proposals which impact on sites of architectural/or historic merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

LDP Supplementary Planning Guidance (SPG): The Historic Built Environment (March 2011)

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:

Welsh Office Circular 61/96 (98)

Welsh Office Circular 1/98

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 development.

The application proposes internal and external alterations, specifically the access ramps, that would be unattached and reversible. These alterations would provide an additional childcare facility within the school.

It is considered that this is an area of acknowledged demand for such facilities and that the proposal is the best option of those that have been considered at the site.

The current proposal would re-purpose an underused area of the school, the pool is uneconomic to operate and is therefore infrequently used, and would provide a valuable facility to the immediate locality.

The increased use of this part of the school would ensure that it would be maintained to the same standard as the rest of the school.

The external ramps would not be attached to the main school building and, as such, would provide a contemporary, reversible and acceptable solution to accessibility issues at the site.

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

Impact on amenities of neighbouring properties

The proposed works consist of internal and minor external alterations to the existing premises that are wholly within the curtilage of its existing yard areas. Due to the arrangement of the premises, which by its very nature has a generous curtilage, and

the nature of the external works that are proposed, it is not considered the works would adversely affect the properties within the wider area.

Consequently, it is considered that the proposal would not have a detrimental impact on neighbouring properties and is acceptable in this respect.

It is however acknowledged that there has been an objection to the proposal in respect of the impact on parking within the surrounding area. This element will be addressed later in the report when highway safety considerations are evaluated.

Character and appearance of the area

The proposed works are mainly internal and the main external works are of a relatively minor nature, are contained entirely within the existing curtilage of the wider school and would have a minimal effect on the wider visual amenity of the area.

The external works, while contemporary, are also unattached to the host building, a Listed Building, are entirely reversible and are considered to be of a utilitarian and sympathetic character and appearance.

The internal works consist of the removal of the existing pool enclosure and the forming of an open plan play area with associated ancillary facilities. These works would necessitate the removal of several partitions serving the changing rooms and plant facilities for the indoor pool.

While loss of internal detail is always regrettable, it is not considered that the plan form of the rooms is particularly significant to the special architectural or historic character of the building in this area and therefore it's loss would be considered to be an acceptable element of the re-purposing of the rooms in this area.

The impact on the Listed Building is considered in the associated LBC application, which is also considered to be acceptable.

Highway safety considerations

The application has been subject to consultations with the Council's Transportation Section who have raised no objection to the application on highway safety grounds.

In coming to this view the Transportation Section stated that the proposed development results in no changes to the existing means of access to the current arrangement of Llanharan Road and circulation within the site. As such, the proposal gives no undue cause for concern regarding access and circulation.

Additionally, the proposal results in no alterations to existing off-street parking arrangements at the school. The submitted information is inconclusive as to whether additional staff would be required, subsequently resulting in increased parking demand. Nevertheless, the A473 Bridgend Road is subject to extensive Traffic Regulation Orders (TRO's) limiting on-street parking to areas that have no undue adverse impact on highway safety and the free flow of traffic. Furthermore, there is scope for additional parking to be provided within the school grounds should the need

arise. On this basis, the proposal is, on balance, considered acceptable regarding off-street parking provision.

Therefore, whilst one respondent has raised concerns of the impact on the existing levels of parking within the area, particularly at peak demand times, it is considered that the existing levels of on-site parking and the TRO's within the area would provide sufficient capacity and mitigate any effects in this regard.

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

Other issues

Ecology

The applicant has provided additional ecological evaluations that were requested by the Council's Ecologist due to the nature and age of the host building and the potential for works to affect statutory protected species.

The Preliminary Roost Assessment report initially concluded that, subject to the scope of works to the roof void, further surveys may be required to assess the impact of the development on an identified bat roost.

Consequently, on clarification of the scope of the works, which would not affect the roof void, Wildwood Ecology have confirmed that the works would not require an EPS licence and that the impact could be mitigated in line with their initial assessment and subsequent letter, suggesting a toolbox talk to contractors by Wildwood Ecology regarding working practices in the vicinity of the bat roost.

The Council's Ecologist concurs with this approach and recommends that subject to securing the recommendations of the assessment and the toolbox talk with contractors by condition, that the application would be able to proceed.

Drainage

The comments of the Flood Risk Management (Drainage) Section are acknowledged. The role of SuDS is now administered by the Council's FRM team and applications to address this issue are outside of the general planning process.

Consequently, it is considered that the applicant can be advised of their responsibilities by way of an informative note.

General

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

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

The proposed scheme would provide additional, early-years provision in an area of acknowledged need and expanding development to the benefit of the wider community.

The proposal would allow the re-purposing of an underused part of the building to the benefit of its maintenance, and character and appearance. The works are well justified by the supporting information and would have a positive effect on the Listed Building.

The proposal is also considered to be acceptable in terms of its impact on neighbouring properties, the visual amenity of the area, highway safety considerations and, subject to conditions, ecology.

Consequently, the proposal is considered acceptable.

RECOMMENDATION: Approve, subject to favourable referral of associated Listed Building Consent (LBC) application to Welsh Government Planning Division.

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, dated 04/11/2020
- Proposed Plan, Childcare facility, Drawing No. 5135-3603-V1-GF-B-20:20:40-008-S2-P01
- Demolition Plan, Drawing No. 5135-3603-V1-GF-B-20:20:40-007-S2-P01
- Proposed North Elevation, Drawing No. 5135-3603-V1-GF-B-20:20:40-004-S2-P01
- Proposed East Elevation, Drawing No. 5135-3603-V1-GF-B-20:20:40-005-S2-P01

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

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

5. The recommendations of the submitted Preliminary Bat Roost Assessment by Wildwood Ecology, document ref. WWE20370, dated 04/01/2021 and the subsequent letter from Wildwood Ecology, dated 04/02/2021 shall be undertaken at the relevant stages of development that would provide the most ecological value to the project. A plan for the delivery of these recommendations shall be submitted to and approved by the Local Planning Authority prior to any works commencing on site, and the recommendations provided to the contractors in accordance with the agreed details.

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

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PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1403/08 (KL)
APPLICANT: Rhondda Cynon Taf CBC
DEVELOPMENT: Demolition of caretakers house, construction of teaching and sports facilities.
LOCATION: YSGOL GYFUN RHYDYWAUN, MANGOED, PENYWAUN, HIRWAUN, ABERDARE, CF44 9ES
DATE REGISTERED: 16/12/2020
ELECTORAL DIVISION: Penywaun

RECOMMENDATION: Approve, subject to conditions

REASONS: The proposal would provide a modern new building within the grounds of the existing school which forms part of the RCTCBC 21st Century Schools programme. It would enable an increase in the number of pupils at the school whilst also providing a much-needed community facility within the area.

The existing school site is situated within the settlement boundary and within an established residential area where development is generally considered to be acceptable. The scale and design of the proposal is appropriate to the context of the existing school campus and it is not considered that it would have an adverse impact upon the character and appearance of the site or the surrounding area or upon the amenity and privacy of surrounding residential properties. Whilst the development would lead to an increase in pupil numbers, it is not considered that this would give rise to any significant increase in the level of noise and disturbance experienced by surrounding residents.

Furthermore, the existing access to the school would be retained with additional parking being provided within the site and the Council's Highways and Transportation section consider this to be an improvement to the current situation in that the development would address the existing shortfall in the car parking requirement for the existing school whilst also providing off-street car parking in accordance with the SPG.

REASON APPLICATION REPORTED TO COMMITTEE

- The application has been submitted by, or on behalf of the Council or involving land owned by the Council, where the Council's interest is of more than a minor nature.

APPLICATION DETAILS

Full planning permission is sought for the construction of a new teaching and sports facility at Ysgol Gyfun Rhydywaun. The project forms part of the RCTCBC 21st Century Schools programme and seeks to extend provision to enable an increase in pupils from the current capacity of 1,031 to 1,230 (including 200 sixth form students). The total number of staff would also be increased from 108 to 120. The proposal includes an element of community facilities that would also be available outside normal school hours.

The proposed new building would be site to the north of the existing school entrance and adjacent to the eastern boundary of the site where the existing caretaker's house and a number of car parking spaces are currently located. The building would have a broadly rectangular shaped footprint with the main teaching facilities being set out at the northern end and the sports and community facilities (including a new sports hall) at the southern end. The main public entrance would be located centrally on the west facing elevation addressing the main school building with a secondary (school) entrance being located towards the northern end. A new fence would be erected between the main public entrance and the school entrance to enable the building to offer community access whilst ensuring pupil segregation. Details submitted with the application indicate that the community facilities would be in operation between the hours of 07:00 – 21:00 Monday to Friday.

The building would measure 63 metres in width by a maximum of 44 metres in depth (total floor area is 3353m² over two floors) with the most southern end forming a larger box element with a sloping roof sitting behind a parapet. This section would measure 10.9 metres in height and would incorporate photovoltaic panels on the invisible part of the roof. The remainder of the building would incorporate a mono-pitch roof that would slope away from the box element and measure between 9.2 metres and 7.7 metres in height. External materials would predominantly consist of facing brickwork however, there would be areas of metal composite cladding at the rear with low profile seamed metal wall cladding being utilised around the southern, flat roofed (sports hall) section. Windows, doors, curtain walls and louvres would be aluminium. It is also noted that photovoltaic panels would be incorporated into the roof of the southern 'box' (sports hall) element.

The proposal also includes the provision of a new parking area containing 45 additional spaces at the southern boundary of the site. This would result in the loss of 3 existing outdoor tennis courts. The parking area would be accessed via the existing

bus parking area to the east. The plans also indicates the provision of 5 Electrical Vehicle spaces as well as 4 visitor spaces and numerous accessible parking spaces. A cycle storage area for 24 cycles would also be provided between the new building and existing parking area to the north.

The existing access to the school would be retained however, the road, pupil walkway and drop off area would be reconfigured to accommodate the new building.

In addition to a comprehensive set of plans, the application is accompanied by the following supporting documents:

- Planning Statement
- Design and Access Statement
- Pre-application Consultation Report (November 2020)
- Environmental Noise Assessment (24th July 2020)
- Initial Landscape Appraisal (November 2020)
- Drainage Strategy: Technical Note (26th November 2020)
- Coal Mining Risk Assessment (November 2020)
- Flood Consequences Assessment (November 2020)
- Project Environmental Plan
- Safe Routes to School Assessment (16th October 2020)
- Travel Plan (11th December 2020)
- Transport Statement (11th December 2020)
- Acoustic Design (26th November 2020)
- Tree Schedule (27th July 2020)
- Site Investigation Report (October 2020)
- Ecological Assessment (November 2020)
- Arboricultural Assessment (November 2020)

SITE APPRAISAL

The application site relates to an existing Welsh-medium secondary school known as Ysgol Gyfun Rhydywaun which is located within a predominantly residential area of Penywaun, Aberdare. Access to the site is currently obtained off Lawrence Avenue to the east (to be retained). Site levels change throughout the site with a general fall from south to north.

The current building is a large two storey structure which is located towards the north-western part of the site. Car and bus parking areas are located to the north, east and south of the building whilst a number of hard-surface games courts and a 3G sports pitch/tennis courts are located to the south. The area upon which the proposed building would be constructed is currently occupied by two demountable classroom units, a vacant caretaker's house and a car parking area (all to be removed/demolished).

The site is situated on the western edge of a predominantly residential area. An area of dense woodland to the north and east of the site forms a buffer between the school and the nearest residential dwellings to the east whilst Public Rights of Way lie beyond the northern and western boundaries of the site (AUN/1/1 and AUN/4/1 respectively). Further residential properties lie beyond another area of woodland to the southern boundary. The area of woodland to the north of the site is a designated Site of Important Nature Conservation (SINC No. 15).

PLANNING HISTORY

19/1312	Non-material amendment to existing planning permission 19/0213/08 - alter design of demountable classroom unit.	Granted 26/05/2020
19/0213	Install 2 no. double demountable classrooms	Granted 16/04/2019
18/0825	Floodlighting for proposed artificial turf pitch	Granted 10/01/19
04/1438	Construct 3.5m high ball-catch fencing to protect existing playing fields	Granted 12/11/04
01/4059	Variation of cond. 1 of consent no. C00/4247 to continue the use of 3 mobile classrooms for a further 12 months	Granted 22/03/01
00/4247	New mobile classroom unit to house 3 classrooms	Granted 28/07/00
00/4173	Variation of cond. 2 on planning consent C99/4366 to revise the location of bus parking and dropping off area	Granted 05/12/00
99/4366	Phase II development, 2 no. two storey extensions to school, together with provision of additional sports facilities and upgraded car and bus parking area	Granted 08/02/00
99/4321	Siting of mobile classroom unit	Granted 08/09/99
99/4236	Siting of mobile classroom unit, new roadway and car park	Granted 24/06/99

PUBLICITY

The application has been advertised by means of direct neighbour notification letters to 51 neighbouring properties (dated 17th December 2020) as well as through the erection of a number of site notices in the vicinity of the site (dated 23rd December 2020). A press notice was also placed in the local newspaper.

One letter has been received from a local resident which raises a number of queries/concerns. These are summarised as follows:

- Access to the school and whether there would be any changes
- Impact on the sports playing fields – i.e. noise, use of flood lights
- Impact upon neighbouring properties in terms of disturbances/devaluing of properties.

CONSULTATION

The following consultation responses have been received and will be discussed in more detail in subsequent sections of this report:

Coal Authority – No objection

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

Flood Risk Management – No objection or condition recommended.

Highways and Transportation – No objection, subject to conditions

Public Health and Protection – No objection, subject to conditions

South Wales Fire and Rescue Service – No objection, comments provided

Welsh Water – No objection, subject to conditions

Any further consultation responses will be reported at the meeting.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located inside the defined settlement boundary. As indicated previously in this report, the site lies adjacent to two Public Right of Ways and adjacent to a Site of Important Nature Conservation. As such, the following policies are considered to be relevant to the proposal:

Core Policies

Policy CS1: Emphasis on building strong, sustainable communities.

Area Wide Policies

Policy AW 2: promotes development in sustainable locations which includes sites that are within the defined settlement boundary that would not unacceptably conflict with surrounding uses, that have good accessibility by a range of sustainable transport options and have good access to key services and facilities.

Policy AW 4: details the types of planning obligations that may be sought in order to make the proposal acceptable in land use planning terms and that Community Infrastructure Levy contributions might apply.

Policy AW 5: sets out criteria for appropriate amenity and accessibility on new development sites.

Policy AW 6: encourages proposals which are of a high standard of design, and are appropriate in terms of siting, appearance, scale, height, etc.

Policy AW7: sets out criteria in respect of preserving and enhancing the building environment, including development proposals that would affect public rights of way.

Policy AW8: seeks to preserve and enhance the natural environment, including protected and priority species.

Policy AW10: sets out criteria for environmental protection and public health.

Northern Strategy Area

NSA12: identified criteria for assessment of development proposals within and adjacent to settlement boundaries.

Supplementary Planning Guidance

Design and Placemaking

Nature Conservation

Access Circulation and Parking

National Guidance

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

Planning Policy Wales Edition 10 (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:

Principle of the proposed development

The proposal seeks to construct a new building to facilitate additional teaching and community facilities at an existing secondary school that is located within the defined settlement boundary of Penywaun. The site is situated within an established built-up area that is predominantly residential in character and which has good access to a number of key local services and facilities as well as access to a range of sustainable modes of transport. The site is also conducive to travel on foot and bicycle. The site is therefore considered to be situated within a sustainable location, which is the key objective of Policy AW2 of the Rhondda Cynon Taf Local Development Plan.

Further requirements of Policy AW2 seek to ensure that proposed developments would not conflict with existing uses in the area and given the existing educational use of the site and the residential character of the surrounding area, the proposed educational and community uses, the proposal is generally considered to be acceptable in this regard. It is also noted that the site is not located within Zone C2 floodplain.

As such, the proposal is considered to comply with the criteria set out in Policy AW2 of the Rhondda Cynon Taf Local Development Plan and the principle of constructing an additional educational/community building at this existing educational site is therefore considered to be acceptable, subject to an assessment of the criteria set out in the subsequent sections below.

Character and appearance of the site the immediate area

The proposal includes the construction of a new two-storey building that would provide additional teaching facilities at the northern end and sports and community facilities at the southern end. The building would be situated to the north of the existing school entrance and adjacent to the eastern boundary of the site. It would be set further back from the existing caretaker's dwelling (to be demolished) and therefore further down into the slope which would result in the building being of a lower height than the existing building on site. The site is also well screened by dense woodland to the north, east and south which would reduce the overall visual impact of the building when viewed from the Public Right of Way (AUN/3/3) to the north and from existing residential properties to the east and south.

Whilst the building may be visible from longer ranging viewpoints and from the Public Right of Way to the west (AUN/4/1), it is considered that it would be viewed in context with the existing school building and grounds. Furthermore, the proposed siting of the building is considered to be appropriate and its scale would ensure that it would sit comfortably within the site. The building would be orientated to face a westerly direction to address the main school building with segregated accesses for the school and community. This would ensure that the building relates well to the existing school building whilst also enabling the building to be used by the community outside of normal school hours.

The building is considered to be of a more modern design to that of the existing school building however, it would be constructed using materials that would reference existing materials on site to ensure that it would be in-keeping with the context of the site and to ensure that it would not appear overly prominent when viewed from the surrounding area. Furthermore, the proposal includes a detailed soft landscaping scheme which would help to visually soften the development and ensure that it integrates well within the site and surrounding area.

As such, 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 immediate surrounding area and the application would therefore comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Impact upon Brecon Beacons National Park

The application site is located just under 500m from the southern edge of the Brecon Beacons National Park which is designated for its landscape quality. An Initial Landscape Appraisal (ILA) has been submitted to support the application which considers the potential impact of the proposal on the Brecon Beacons National Park. The report indicates that parts of the site are partially visible in long views from the north, in particular the relocated car park area and the roofscape of the existing school building. However, it also notes that much of the site is screened by woodland/tree cover and that the site is seen as part of a wider urban area along the lower river valley. The report considers that the proposed development would infill a small space within this settlement belt and subsequently concludes that the development would result in a negligible change to the surroundings of the National Park.

Natural Resources Wales have commented on the proposal in this regard. They predominantly agree with the contents of the ILA and that the proposal is unlikely to have an adverse effect on the landscape character of the National Park. However, they considered that the use of pale coloured materials would increase the visibility of the development and have therefore recommended the imposition of a planning condition in order to control the final finish colours to ensure that there would be no significant adverse impact upon the natural beauty and Special Qualities of the Brecon Beacons National Park.

Brecon Beacons National Park have been consulted on the proposal however, no response had been received at the time of writing this report. Any subsequent comments received will be reported at the meeting.

Residential amenity and privacy

The proposed building would be constructed adjacent to the eastern boundary of the school site which is in some proximity to an established residential area. The nearest properties to the proposed building are located between 50 and 70 metres away to the east and approximately 75 metres to the south-east and given this distance and the area of dense woodland between the site and those properties, it is unlikely that the development would give rise to any overbearing, overshadowing or overlooking impact that would be detrimental to the amenity and privacy currently enjoyed by those properties.

The properties to the south of the site (properties at the end of Gamlyn Terrace and Cymric Close and in Fernleigh Place and Hirwaun Road) are situated at a higher level and may have some views of the development. However, it is not considered that these properties would experience any adverse loss of amenity and/or privacy in this regard. The proposed parking area towards to the southern end of the site would be situated a sufficient distance away from properties to the south (approximately 45m) and at a lower level. It would also be situated adjacent to an existing bus parking area and, as such, it is not considered that this would give rise to any loss of amenity.

It is noted that the proposal would result in additional pupils being educated at the site and in part of the site being used for community purposes outside of normal school hours. However, given that residents would already be accustomed to some degree of noise and disturbance as a result of the day-to-day operation of the school and any associated after school activities, it is not considered that the level of noise and disturbance would be significantly increased to an adverse or unacceptable level. Furthermore, the Council's Public Health and Protection division have not raised any objection in this regard.

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

Access and highway safety

The proposal has been assessed by the Council's Highways and Transportation section in order to determine the potential impact of the proposal upon highway safety in the vicinity of the site. The response received indicates that no objection is raised in relation to the proposal however, a number of conditions are recommended. The comments received are summarised as follows:

The school currently has 1,060 pupils that are drawn from a large catchment area that extends from Abercynon to the south to Penderyn to the north. The school also accepts pupils from the neighbouring Merthyr Tydfil and Neath Port Talbot authority areas.

Free home to school transport is provided for pupils who live within the school's catchment area and who live two miles or more from the school. It is indicated that in the 2019/2020 academic year, prior to the Coronavirus Pandemic, a total of 1,038 pupils travelled to the school by bus which represents some 95% of all pupils (school roll was 1,090 in that year). A total of 20 school buses run at the start and end of each day.

Access

The application site is located off Lawrence Avenue in the residential area of Penywaun. Pedestrian access is via Lawrence Avenue which provides good quality footways on both sides of the street. These link with the wider pedestrian network that exists in Penywaun. The area also benefits from regular traffic calming measures that restrict traffic speed as well as good quality street lighting and segregated pedestrian footways available throughout.

School Access

The school is accessed from Lawrence Avenue which connects with Hirwaun Road (A4059) via Arfryn. The junction between Arfryn and Hirwaun Road is signal controlled.

Lawrence Avenue and Arfryn have good quality highway access to the school and are suitable for bus movements. The carriageways are generally 6m wide with parking bays provided adjacent to ensure that the entire width of the carriageway is largely free of obstruction to traffic.

Existing Trip Generation

For the 2019/20 academic year, a total of 1,038 pupils travelled to the school by bus. This number is a combination of pupils eligible for free school transport and those who purchased spare seats on school buses. The number represents some 95% of all pupils (school roll was 1,090 in that year). It follows that 5% of pupil trips would be made by walking, cycling or by car. For the purpose of our assessment it has been assumed that 2.5% travel by car and 2.5% by a combination of walking and cycling.

Based on the existing school population of 1,060 pupils it is estimated therefore that pupil movements will result in some 27 car arrivals (54 car movements) during each drop-off and pick-up period. There are currently 108 members of staff. It is considered that the 108 staff members will generate some 80 vehicle arrivals at the start of the day and 80 vehicle departures at the end of the school day.

In total therefore it is estimated that the existing school generates 174 peak hour vehicle movements:-

- 20 school bus arrivals
- 20 school bus departures
- 27 car arrivals (parent drop-off)
- 27 car departures (parent drop-off)
- 80 car arrivals in morning / departures in afternoon (staff)
- 174 Vehicle Movements Total

Proposed Trip Generation

The development will increase the school's capacity from 1,060 pupils to 1,230 pupils. Staff numbers will increase by some 12 to 120.

Based on 95% of pupils travelling by bus and 2.5% by car, it is estimated that the proposed increase in the school's population (additional 170 pupils) will result in an additional 162 bus passengers and would estimate that this will generate an additional 3 or 4 bus arrivals each morning and afternoon. An additional 4 pupils will travel to and from school by car.

There will be an additional 12 members of staff and, based on 2011 Census data figures, it is expected that some 74% (9) of these will drive to work.

In total therefore it is estimated that the increase in traffic generation as a result of the proposed development will be of the order of 32 peak hour vehicle movements comprising of:

- 4 school bus arrivals
- 4 school bus departures
- 4 car arrivals (parent drop-off)
- 4 car departures (parent drop-off)
- 9 car arrivals in morning / departures in afternoon (staff)
- 25 Vehicle Movements Total

Taking the above into consideration the impact on the existing highway network is negligible compared to the existing and therefore the proposed is acceptable.

Parking (Existing)

The site currently has 19 bus parking spaces as well as 64 car parking spaces within the school grounds. This is a shortfall of 19 spaces when compared to the parking requirements set out in the Council's SPG: Access, Circulation and Parking (2011).

In addition to the 64 car parking spaces, there are 20 short-stay drop-off/pick up parking bays positioned within the site on either side of the school's access road. These are kept clear for the use of parents/cares at the start and end of the day.

Parking (Proposed)

The plans indicate that 49 new parking areas will be created to replace the 23 spaces being lost to the construction of the new building. This will make up for the existing 19 space shortfall and provide additional spaces to cater for the growth of the school. A total of 106 parking spaces, including 7 accessible spaces, will be available at the school following the completion of the development.

The Council's SPG: Access, Circulation and Parking indicates that the 61 classrooms (existing and proposed) requires up-to a maximum of 105 off-street car parking spaces with 106 provided, which is considered to be acceptable.

Planning Policy Wales also require 10% of new non-residential car parking spaces to be electric vehicle (EV) charging points. The plans indicate that 5 EV charging spaces would be provided which equates to 10% if the 49 spaces proposed.

It is also noted that a service bay will be provided adjacent to the new school building for a commercial vehicle as well as provision for 2 motorcycle spaces and 24 new cycle stands, which is acceptable.

There is slight concern that there can potentially be 24 buses on site with only 19 bus parking bays. However, taking into account there is space within the circulatory area to accommodate the occasional bus if all spaces are occupied on balance the proposed is acceptable.

In light of the fact that the proposed off-street car parking addresses the existing shortfall and provides off-street car parking in compliance with the council's SPG: Access, Circulation and Parking, which is a betterment to the existing situation, the proposal is considered to be acceptable.

Travel Plan

The application is accompanied by a Travel Plan which seeks to encourage the school community – pupils, parents and staff- where possible to travel to school using sustainable modes of transport. The target of the Travel Plan is to reduce the number of car driver trips by one-fifth over the course of five years. The Travel Plan is considered to be acceptable and shall remain operation through the duration of the school's operation.

Safe Routes in Communities

The safety of children is of paramount importance and the Welsh Government's Learner Travel (Wales) Measure 2008 (2008 Measure) requires local authorities to assess the suitability of travel for learners between home and places of education and training.

Pupils living within the 2 mile catchment area are expected to be able to walk from home to school.

This assessment considers the availability and quality of pedestrian routes to the school within this 2 mile catchment area.

There are segregated footways with street lighting throughout the areas contained within the school's 2 mile catchment. No routes have been identified where there is no segregated footway or footpath available.

There is a traffic free active travel route that runs to the rear of the school that links with Hirwaun and Trecynon. There is concern that this route has no street lighting provision during winter months. However, taking into account there are other routes available on balance is acceptable.

In light of the comments received from the Council's Highways and Transportation section, 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 proposal has been assessed by the Council's Flood Risk Management team in order to determine the potential impact of the proposal upon surface water drainage. The comments received do not raise any objection to the proposal, nor is any condition recommended. The comments received are summarised as follows:

A high surface water flood risk has been identified adjacent to the existing school building on its eastern side as well as at the watercourse lying along the eastern side of the development. A medium and low surface water flood risk has been identified to the southern boundary as well as areas leading to the school.

The application does not provide any information on how surface water flood risk will be managed at the site, although it is suggested that a Sustainable Drainage System will be utilised.

The proposed construction works would be greater than 100m² and the applicant will therefore be required, under Section 3 of the Flood and Water Management Act 2010, to submit an application for Sustainable Drainage Approval prior to works commencing on site. The application will also be required to comply with Part H of the building regulations which sets out the design requirements associated to the use of infiltration drainage.

The surface water flood risk at the site would therefore be satisfactorily managed by both the building regulations and Schedule 3 of the Flood and Water Management Act 2010.

Welsh Water have also been consulted on the proposal and no objection is raised however, the response received indicates that the proposed development is crossed by a trunk watermain. It is advised that no structure would be permitted within a minimum distance of 3.5m from the centre line of the pipe however, having checked the map provided by Welsh Water, the proposed building would be sited approximately 60 metres to the south of the pipeline.

As such, it is considered that the proposal could be made acceptable in terms of the impact it would have upon local amenity in terms of flooding and the application is therefore considered to comply with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Ecology

Bats

The application is accompanied by an Ecological Assessment (November 2020) which indicates that a common pipistrelle night roost was found in one of the buildings to be demolished. In addition, three trees with potential bat roosting features will be affected by the proposal.

The Council's Ecologist and Natural Resources Wales (NRW) have assessed the contents of the Ecological Assessment and agree with the recommendations set out in Section 4.5 of the report. It is recommended that the Ecological Assessment submitted with the application is included within a condition that identifies the approved plans and documents on the decision notice.

It is also advised that a European Protected Species (EPS) licence is required for the development. NRW do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range, provided that the measures stipulated in section 4.5 (Bats) of the survey are adhered to.

A further condition is recommended by the Council's Ecologist to ensure the precautionary and mitigation measures relating to birds, reptiles and Hazel dormice set out in Section 4 of the Ecological Assessment.

Trees

The application is accompanied by a Tree Retention and Removal Plan, an Arboricultural Report (November 2020) and a Tree Schedule which indicate that the majority of trees on and adjacent to the site would be retained. One larch tree would be removed to facilitate the construction of the new building. The details also include tree protection plans and measures to which the Council's Ecologist raises no objection, providing that a condition is imposed to ensure the implementation of the tree protection measures indicated in the details submitted.

Landscaping

The Council's Ecologist is satisfied with the details of the landscaping scheme submitted.

In light of the above, the proposal is considered to be acceptable in terms of its impact upon features of importance to nature conservation and the application would therefore comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Public Health

The Council's Public Health and Protection section have assessed the application and have not raised any objection to the proposal however, as the site is located in close proximity to a number of residential properties, a number of conditions have been recommended. The majority of the conditions recommended relate to issues that are better dealt with by separate environmental health legislation (hours of construction, noise, dust and waste) and it is not considered necessary to duplicate them through the imposition of planning conditions.

Coal Risk

The site has been identified as falling within the defined Development High Risk Area in respect of historical coal mining and a Coal Mining Risk Assessment has therefore been submitted to support the application. The report has been assessed by the Coal Authority who confirm that part of the site lies in an area of likely historic unrecorded coal mine workings at shallow depth. The Coal Authority consider that the report has been informed by an appropriate range of sources of information, including the findings from previous investigations. The report concludes that the risks from past coal mining activity in this area is low and no further investigations or remedial works are therefore proposed. The Coal Authority have not raised any objection or recommended any conditions.

Issues raised by resident

The issues raised by the local resident are addressed as follows:

- **Access to the school and whether there would be any changes** – The existing access to the school via Lawrence Avenue would be retained, although some improvement works would be carried out to provide a new pedestrian crossing and minor improvements to the bed in the road.
- **Impact on the sports playing fields – i.e. noise, use of flood lights** – The sports playing fields would be retained at the southern end of the site, although it is noted that 3 outdoor games courts would be lost as a result of the additional parking provision. There are no details provided within the application to suggest that the sports fields would be used or managed any differently to the current situation and although it is clear that the school's pupil capacity would be increased, it is not considered that this would significantly increase the use of sports playing fields or result in any unacceptable levels of additional noise or result in an additional use of flood lights.
- **Impact upon neighbouring properties in terms of disturbances/devaluing of properties** – This has primarily been discussed in a previous section of this

report (*Residential Amenity & Privacy*) which concluded that the impact upon neighbouring properties is unlikely to be significant. Whilst it is noted that the development will inevitably result in some degree of noise and disturbance during the construction phase, this will be for a temporary period only and therefore cannot be used as a reason to refuse planning permission. Whilst the proposal would result in additional pupils being educated at the site, It is not considered that the overall use of the site for educational and community uses will result in significant levels of noise and disturbance that would harm the amenity of surrounding residential properties. Furthermore, the impact of the proposal upon the value of surrounding residential properties is not a material planning consideration.

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

The proposed development would provide a modern addition to the existing school, providing much-needed additional teaching space as well as an opportunity to provide community facilities for local residents. It is considered that the proposals can be accommodated at the site without leading to overdevelopment and the building would be of a scale, form and design that would be appropriate to its setting and it is not considered that the proposal would have a detrimental impact upon the character and appearance of the site or the surrounding area. It is also considered that the development would have a negligible impact upon the nearby Brecon Beacons National Park.

The proposal would not have an adverse impact upon neighbouring residential properties in terms of loss of privacy or amenity and no adverse comments have been received from local residents in this regard. Additionally, the impact on highway safety in the vicinity of the site has been assessed by the Council's Highways and Transportation section and is considered to be acceptable, subject to conditions.

Whilst bats have been found on site, NRW and the Council's Ecologist consider the recommendations and mitigation measures contained within the submitted Ecological Assessment to be reasonable and acceptable and these can be secured via suitable planning conditions.

Having taken into account all of the issues identified above, it is considered that the proposed development complies with the relevant policies of the Rhondda Cynon Taf

Local Development Plan and is therefore acceptable. The application is therefore recommended for approval.

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 permitted shall be carried out in accordance with the approved plans and documents unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing No. YGR-STL-XX-00-DR-A-XXXX-0001 Rev. PL_PL05: Site Location Plan (rec. 14 December 2020)
- Drawing No. YGR-STL-XX-XX-DR-A-88002 Rev. PL_PL05: Proposed Site Strategy Overview (rec. 14 December 2020)
- Drawing No. YGR-STL—XX-ZZ-DR-A-2001 Rev. PL_PL07: Proposed Elevations (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-ZZ-DR-A-10XX-0101 Rev. PL_PL05: Proposed Floor Plans (rec. 14 December 2020)
- Drawing No. YGR-STL-XX-01-DR-A-XXXX-0102 Rev. PL_PL05: Roof Plan (rec. 14 December 2020)
- Drawing No. CC2141 CAM XX XX GA C 0202 Rev. P03: Proposed Site Levels and Contours Plan (Sheet 1 of 2) (rec. 14 December 2020)
- Drawing No. CC2141 CAM XX XX GA C 0203 Rev. PO3: Proposed Site Levels and Contours Plan (Sheet 2 of 2) (rec. 14 December 2020)
- Drawing No. CC2141 CAM ZZ 00 SK C 0115 Rev. PO2: Swept Path Analysis (MEWP & Commercial Space Tracking) (rec. 14 December 2020)
- Drawing No. CC2141 CAM ZZ 00 SK C 0114 Rev. PO4: Swept Path Analysis (Access to North West Parking Area) (rec. 14 December 2020)
- Drawing No. CC2141 CAM ZZ 00 SK C 0113 Rev. P04: Swept Path Analysis (Refuse Vehicle) (rec. 14 December 2020)
- Drawing No. CC2141 CAM ZZ 00 SK C 0112 Rev. P06: Swept Path Analysis (Panel Van) (rec. 14 December 2020)
- Drawing No. CC2141 CAM ZZ 00 SK C 0111 Rev P05: Swept Path Analysis (Fire Tender) (rec. 14 December 2020)
- Drawing No. CC2141 CAM XX XX GA C 0204 Rev. P03: External Works Plan (Sheet 1 of 2) (rec. 14 December 2020)
- Drawing No. CC2141 CAM XX XX GA C 0205 Rev. P03: External Works Plan (Sheet 2 of 2) (rec. 14 December 2020)

- Drawing No. YGR-TBA-VX-XX-DR-E-630-001 Rev. P01: External Lighting Lux Layout (rec. 14 December 2020)
- Drawing No. YGR-STL-XX-XX-DR-L-09161 Rev. PL_PL07: Hard Landscape Plan (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-09181 Rev. PL_PL07: Fencing and Security Plan (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-09403 Rev. PL_PL07: Bin Store (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-09402 Rev. PL_PL07: Cycle Store Detail (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-ZZZZ-09141 Rev. PL_PL07: Soft Landscape and Ecology Plan (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-09405 Rev. PL_PL07: Soil Profiles (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-09101 Rev. PL_PL07: Tree Retention and Removal Plan (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-09001 Rev. PL_PL07: Landscape General Arrangement (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-09404 Rev. PL_PL07: Typical Tree Pit in Soft Landscape (rec. 11 February 2021)
- Drawing No. YGR-STL-XX-XX-DR-L-09301 Rev. PL_PL05: Site Sections (rec. 14 December 2020)
- Drawing No. YGR-STL-XX-XX-DR-L-09401 Rev. PL_PL07: Sprinkler Tank Detail (rec. 11 February 2021)
- Drawing No. YGR-TBA-ZZ-00-DR-M-001 Rev. PO2: Mechanical Services Ground Floor Cooling Layout (Sheet 1 of 2) (rec. 14 December 2020)
- Drawing No. YGR-TBA-ZZ-00-DR-M-550-002 Rev. PO2: Mechanical Services Ground Floor Cooling Layout (Sheet 2 of 2) (rec. 14 December 2020)
- Document Ref. T01615: Project Environmental Plan – Ysgol Gyfun Rhydywaun by Willmot Dixon, Rev A, dated 24 November 2020
- Document Ref. CC2141-CAM-ZZ-XX-RP-C-0004 (S3): Travel Plan
- Document Ref. 12723/GNS/20/SI: Site Investigation Report
- Document Ref. YGR-MAL-XX-XX-RP-Y-9001 S1 P01 – Acoustic Design Report
- Document Ref. YGR-MAC-ZZ-XX-RP-Y-XX-1000 – Environmental Noise Assessment

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

3. Prior to commencement of development, details of the colour finish(es) of the external walls and roof for the proposed school building shall be submitted to and approved in writing by the Local Planning Authority. The development

shall be carried out in accordance with the approved details and be maintained as such for the lifetime of the development.

Reason: To conserve and enhance the character and special qualities of the Brecon Beacons National Park.

4. Before the New School Block is brought into use the means of access, together with the parking and turning facilities, shall be laid out in accordance with the submitted plans approved by the Local Planning Authority. The off-street parking for cars and service vehicles shall remain thereafter for the parking of vehicles.

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

5. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;
 - a) the means of access into the site for all construction traffic,
 - b) the parking of 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.

6. The development hereby approved shall be carried out in accordance with the recommendations set out in Section 4 of the *'Ysgol Gyfun Rhydywaun, Lawrence Avenue, Penywaun, Rhondda Cynon Taf* Ecological Assessment by First Ecology, dated November 2020, unless otherwise agreed in writing by the Local Planning Authority.

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

7. Prior to the commencement of the development hereby approved, the developer shall submit to the Local Authority details of all retaining walls to be built as part of the development, including drawings and structural calculations. The submitted details shall be accompanied by a certificate from an appropriately accredited independent consulting engineer confirming that the proposed retaining wall(s) are acceptable from a structural perspective. The approved retaining wall(s) shall be built in accordance with the agreed details. Following construction of the retaining wall(s), additional certification from an independent suitably accredited engineer confirming that the works have been constructed in accordance with the agreed details and that they are physically fit for their intended purpose shall be supplied to 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.

8. 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.

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PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/0005/08 (GH)
APPLICANT: Rhondda Cynon Taf CBC
DEVELOPMENT: Construction of traditional single storey three classroom extension, including toilet areas, plant room, storage areas, circulation and associated external works including new MUGA and four additional parking spaces onto existing school building.
LOCATION: CWM LAI PRIMARY SCHOOL, PENYGARREG ROAD, TONYREFAIL, PORTH, CF39 8AS
DATE REGISTERED: 06/01/2021
ELECTORAL DIVISION: Tonyrefail East

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS: The application would provide improved teaching, childcare and physical education facilities for children attending Cwmlai Primary School, to a modern and appropriate standard.

The new classroom block would be an attractive structure that would integrate well with the existing elevations of the school and neither this nor the MUGA would result in an intensity or type of use that would harm the amenity of neighbouring occupiers.

REASON APPLICATION REPORTED TO COMMITTEE

The application has been submitted by the Council, on land within its ownership, and where the Council's interest is of more than a minor nature.

APPLICATION DETAILS

Full planning consent is sought to construct a three classroom extension and a Multi-Use Games Area (MUGA), at Cwmlai Primary School, Penygarreg Road, Tonyrefail.

Cwmlai Primary School currently accommodates two childcare settings on site, both of which share the former coal store in the school basement. The Applicant advises that this limited space is in need of significant refurbishment, therefore the relocation of both settings to separate spaces within a new extension to the existing junior block would provide them with fit for purpose facilities.

The School also requires expansion in order to alleviate pressure on existing facilities, so the extension would also include a new classroom. This would provide a flexible space to be used by the school during school core hours, and the after-school club outside of those hours.

Consequently, the proposal is to construct a three classroom extension with additional toilet facilities, associated storage areas, cleaner's cupboards and circulation space. The development would include external playground areas with separate access for childcare providers and the school. The scale, style and form of the development would replicate that part of the school from which it would project.

The extension would be constructed on part of the current playing field which has limited use and is sloping and poorly drained. As part of the external works, a new 18m x 12m MUGA pitch would be provided, together with an access path to enable play in all weathers, and this would replace the existing hard-surfaced playground that would be lost to the extension.

In addition to the plans and elevation drawings accompanying the application, the following supporting documents have been submitted:

- Preliminary Ecological Assessment
- Bat Activity Surveys
- Reptile, Amphibian and Hedgehog Method Statement
- Bat Activity Surveys
- Geo Environmental and Geotechnical Report
- Planning Statement
- Arboricultural Report and Survey

SITE APPRAISAL

The application property, Cwmlai Primary School, is located to the south of Tonyrefail between the areas known as Coedely and Thomastown.

The School occupies a wedge-shaped site and is bounded by Penyarreg Road to the north and Francis Street to the south. A further lane, Bethania Hill, forms the western boundary to the site. Most of the existing development surrounding the site is residential in nature.

The school consists of two buildings linked via a large circulation space with external access. The original two-storey Victorian part of the School was constructed in 1911

whilst the more recent single-storey extension was provided in 2006. The newer part has a low pitched roof above elevations of face brickwork and render.

The main vehicular and pedestrian entrance is on the southern side, and access is also provided to the School's car park, although there is a pedestrian gate within the northern boundary wall. The School benefits from hard-surfaced play areas with a larger grassed playing field to the west.

PLANNING HISTORY

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

05/1504/10: Single storey pitched roof classroom block extension & new car park with external play area. Decision: 27/09/2005, Grant

05/0191/08: Erection of Demountable Classroom Units (Double Unit). Decision: 11/05/2005, Grant

PUBLICITY

The application has been advertised by direct notification to twenty-nine neighbouring properties and notices were erected on site.

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation

No objection, subject to a condition requiring the submission of a Construction Method Statement

Natural Resources Wales

No objection, providing that Section 5 of the Bat Report is specifically included within the condition identifying approved plans and documents. The proposed development is unlikely to give rise to the need for a European Protected Species Licence.

Public Health and Protection

Conditions are recommended in respect of demolition, hours of operation, noise dust and waste. However, since these matters are controlled by existing environmental health legislation, it is considered that an informative note would be appropriate in this regard.

Western Power Distribution

Any new connection of service diversion will require consent from WPD.

Countryside, Landscape and Ecology – Ecologist

No objection subject to a condition to secure ecology mitigation and enhancement measures.

Dwr Cymru Welsh Water

No objection, subject to a condition and informative note.

The Coal Authority

On the basis of the information submitted and the professional opinion of the report author, the Coal Authority has no objection to this planning application.

Tonyrefail Community Council

The Community Council wishes to support this application to improve facilities at Cwmlai Primary School.

Flood Risk Management

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

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

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Tonyrefail

Policy AW2 - supports development in sustainable locations which are within the settlement boundary and would not unacceptably conflict with surrounding uses.

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

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

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

Policy AW10 - supports development proposals which are not detrimental to public health or the environment

Supplementary Planning Guidance

- Design and Placemaking
- Access, Circulation and Parking Requirements

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 site lies within settlement limits and within the curtilage of the school site, where the established land use includes primary and nursery education provision.

Consequently, it is considered that in principle the proposal is acceptable, subject to consideration of the material matters below.

Impact on the character and appearance of the area

Noting the scale of the proposal, compared to the size of the site and the existing building, the development is considered to be acceptable.

The single storey classroom extension would be constructed to adjoin the northern end of the more recent wing of the school building, so given the distance and fall in level from the street scene and residential properties, it would be unlikely to be readily visible from the public realm.

The form of the development would replicate that of the newer wing, both in profile and proportions, so that the long, low roofline would be a continuation of that already present. Therefore, it is considered the development would be acceptable in terms of its impact on both the appearance of the site and the local area.

Impact on neighbouring occupiers

Although the application site is located in an area which is mostly residential in character, the classroom extension would be sited on the opposite side of Penyarreg Road to the closest neighbouring dwellings.

In addition, the school site is at a much lower level than Penyarreg Road, to a degree that only the top part of the school extension roof would likely be visible.

Consequently, there is no concern that the enlarged structure would cause harm to the amenity or privacy of the neighbouring occupiers, or that it would be detrimental to outlook.

In respect of the part of the development described as a MUGA, the plans do not include any form of enclosure or external lighting, so this part of the development would have no greater impact than the existing playground and fields.

Therefore, and in the absence of any neighbour representations or objections to the contrary, the application is considered to be acceptable in this regard.

Highways and accessibility

The Council's Highways and Transportation Section has advised that the existing vehicular and pedestrian access arrangements to the site will remain, with primary access for the school served via Penyarreg Road and vehicular access from Francis Street. Both streets have satisfactory access for vehicles and pedestrians, with traffic management measures contributing to a reduction in vehicular speeds to the region of 20mph.

The Council's SPG for Access, Circulation & Parking indicates that the proposed 3 classroom extension would require a maximum of 6 off-street car parking spaces with 4 provided.

The Section has some concern that this would be 2 spaces short of the maximum standards, although taking into account the proposal is for an enhancement of facilities at an existing school, this would be acceptable.

Ecology

In terms of bats, the Bat Activity Survey Report identified a bat roost of common pipistrelles in Building 2, but no bat roost in Building 1. The report concludes that providing bat mitigation and enhancement measures as set out in Section 5 of the Report are enacted, the bat impact will be negligible.

With regard to other ecology issues the Preliminary Ecological Appraisal identifies a number of ecological features within the wider school grounds, and its recommendations also led specifically to a standalone Reptile, Amphibian and Hedgehog Method Statement, with a number of ecological mitigation and enhancement proposals.

The site has therefore had a detailed ecological assessment, the development is primarily affecting amenity grass of relatively low ecology value, although the Council's Ecologist notes that the wider school grounds/buildings and context do support a surprisingly rich species assemblage.

However, providing ecological mitigation and enhancement is delivered, the ecology assessment has shown that the development can be sufficiently mitigated and will therefore be acceptable and in accordance with Policy AW8.

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

In addition to the improvements to the facilities and fabric of the school, it is considered that the proposal would not be harmful to the character and appearance of the site, and would not be harmful to the amenity of the closest neighbouring properties. The application is therefore considered to comply with Policies AW5, AW6 and AW10 of the Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

RECOMMENDATION: Grant

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

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

2. The development hereby approved shall be completed in accordance with the approved drawings and documents:

- 5156-3594-B11
- 5159-3336-B12
- 5156-3594-B16
- 5156-3594-B21A
- 5156-3594-B40
- (60)001
- (60)002 P02
- (60)003 P03

and details and documents received on 4th January 2021.

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

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

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

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

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

4. No development shall commence, including any works of site clearance, until details of ecological mitigation and enhancement measures, as set out in the following reports, have been submitted to and approved by the Local Planning Authority:

- Section 7 of the Preliminary Ecological Impact Assessment Report (produced by TACP and dated June 2020)
- Section 5 of the Bat Activity Survey Report (produced by TACP and dated August 2020)
- Section 5 of the Reptile, Amphibian and Hedgehog Method Statement (produced by TACP and dated June 2020)

The development shall then be carried out in accordance with the approved details.

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

5. Prior to the beneficial use of the development, the additional four parking spaces shall be laid out in accordance with drawing number (60)001 and retained thereafter for the sole purpose of parking vehicles.

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

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

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

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 25/01/2021 – 12/02//2021

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

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

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

OFFICER TO CONTACT

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

See Relevant Application File

APPEALS RECEIVED

APPLICATION NO: 20/0717
APPEAL REF: A/21/3266838
APPLICANT: Mrs D Edwicker
DEVELOPMENT: Three bedroom dormer bungalow.
LOCATION: LAND REAR OF NO'S 11 TO 14 CORNWALL ROAD,
WILLIAMSTOWN, TONYPANDY, CF40 1PR
APPEAL RECEIVED: 13/01/2021
APPEAL START DATE: 25/01/2021

APPLICATION NO: 20/0647
APPEAL REF: A/20/3265324
APPLICANT: Mr K Penrose
DEVELOPMENT: Proposed two storey, two bed detached dwelling.
LOCATION: LAND ADJ. 8 OFFICE ROW, PENRHIW-FER,
TONYPANDY, CF40 1SQ
APPEAL RECEIVED: 16/12/2020
APPEAL START DATE: 29/01/2021

APPLICATION NO: 20/1065
APPEAL REF: X/20/3264522
APPLICANT: Mrs C Evans
DEVELOPMENT: Mobile lodge
LOCATION: LAND ADJACENT, TALYFAN ROAD, LLANHARAN,
PONTYCLUN
APPEAL RECEIVED: 05/12/2020
APPEAL START DATE: 09/02/2021

APPEAL DECISIONS RECEIVED

APPLICATION NO: 20/0506
APPEAL REF: A/20/3261935
APPLICANT: Mr Rees
DEVELOPMENT: New enclosed cattery building and change of use of part of site from residential to cattery use.
LOCATION: TY SEREN HAF, BRYN TERRACE, ARTHUR STREET, YSTRAD, PENTRE, CF41 7RX
DECIDED: 27/01/2020
DECISION: Refused
APPEAL RECEIVED: 12/11/2020
APPEAL DECIDED: 12/02/2021
APPEAL DECISION: Dismissed

Report for Development Control Planning Committee

Rhigos

20/1184/10 Decision Date: 28/01/2021

Proposal: Development of 5 bungalows

Location: LAND NORTH OF TANYBRYN BUNGALOW , HEOL-Y-BRYN, RHIGOS, ABERDARE

Hirwaun

20/0848/10 Decision Date: 26/01/2021

Proposal: Construction of replacement single storey attached garage.

Location: 3 SPRINGFIELD GARDENS, HIRWAUN, ABERDARE, CF44 9LY

20/1071/10 Decision Date: 25/01/2021

Proposal: Change of use from warehouse/storage to fitness facility.

Location: UNIT 24, FERRARIS BUSINESS PARK, BRYNGELLI ESTATE, MEADOW LANE, HIRWAUN, ABERDARE, CF44 9PT

20/1150/10 Decision Date: 01/02/2021

Proposal: Construction of agricultural building/barn to replace existing storage facilities.
(Re-Submission)

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

Aberdare West/Llwydcoed

20/1437/10 Decision Date: 10/02/2021

Proposal: Rear extension

Location: 32 BRYN TERRACE, CWMDARE ROAD, CWMDARE, ABERDARE, CF44 8RA

Aberdare East

20/1225/10 Decision Date: 01/02/2021

Proposal: Demolition of existing single storey extension and construction of new two storey rear extension.

Location: 3 LAMBERT TERRACE, GADLYS, ABERDARE, CF44 8AT

Report for Development Control Planning Committee

Cwmbach

20/1198/10 Decision Date: 26/01/2021
Proposal: Detached dormer bungalow and Garage.

Location: LAND AT 52 & 53 CENARTH DRIVE, CWMBACH, ABERDARE CF44 0NH

20/1394/16 Decision Date: 26/01/2021
Proposal: Construction of 2 No detached dwellings and one double garage with extended drive and construction of a private drive. (Plots 2 & 8 of outline consent 20/0271/13).

Location: 52 - 53 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

20/1415/10 Decision Date: 08/02/2021
Proposal: Proposed rear single and two storey extensions.

Location: 18 DERWENT DRIVE, CWMBACH, ABERDARE, CF44 0LN

20/1431/10 Decision Date: 11/02/2021
Proposal: Proposed rear two storey extension and front entrance porch.

Location: 4 ROSE ROW, CWM-BACH, ABERDARE, CF44 0BN

20/1451/16 Decision Date: 10/02/2021
Proposal: Construction of dormer bungalow (Plot 5 of outline consent 20/0271/13).

Location: 52 - 53 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

Mountain Ash East

20/0907/10 Decision Date: 04/02/2021
Proposal: Dormer bungalow & garage.(Amended Plans and Redline Boundary Received 20/11/2020)(Amended Ownership Certificates received 04/12/2020)

Location: LAND ADJACENT TO 3 CWRT FFOREST, MOUNTAIN ASH

Mountain Ash West

20/1308/10 Decision Date: 27/01/2021
Proposal: Single storey extension and garage.

Location: 56 FOREST VIEW, MOUNTAIN ASH, CF45 3DU

Report for Development Control Planning Committee

Abercynon

20/1407/10 Decision Date: 08/02/2021

Proposal: Installation of an ATM.

Location: COSTCUTTER, 23-25 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RE

20/1408/01 Decision Date: 08/02/2021

Proposal: Advertisement application for the installation of new signage at an ATM.

Location: COSTCUTTER, 23-25 MARGARET STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RE

Ynysybwl

20/0738/19 Decision Date: 12/02/2021

Proposal: Permission to fell Oak tree

Location: DERWEN FAWR, PLEASANT VIEW, YNYSYBWL, PONTYPRIDD, CF37 3PF

20/1413/09 Decision Date: 10/02/2021

Proposal: Certificate of lawful development for change of use from Class C3 dwelling to a Class C3(b) dwelling.

Location: 146 BUARTH-Y-CAPEL, YNYSYBWL, PONTYPRIDD, CF37 3PA

Report for Development Control Planning Committee

Treherbert

- 20/0174/10** Decision Date: 11/02/2021
Proposal: Development of a new mountain bike trail section for the Skyline Trail on land within Pen y Cymoedd Forest. (Updated archaeological Report Received 23/07/20) (Phase 1 Ecology Survey Received 07/07/20) (Amended)
Location: LAND WITHIN THE PEN-Y-CYMOEDD FOREST. GLYNCORRWG, PORT TALBOT, SA13 3AY
-

Treorchy

- 20/1395/15** Decision Date: 03/02/2021
Proposal: Variation of condition 2 approved plans - replace the approved glass balustrade (prev app 17/1194/10).
Location: 63 TYNBYEDW TERRACE, TREORCHY, CF42 6RL
-

Pentre

- 20/0094/10** Decision Date: 25/01/2021
Proposal: Demolition of band room and construction of 3 link houses (amended application 22/10/20).
Location: TON PENTRE POST OFFICE, 40-42 CHURCH ROAD, TON PENTRE, PENTRE, CF41 7EA
-

- 20/1341/15** Decision Date: 26/01/2021
Proposal: Variation of condition 2 roof pitch to rear elevation (19/0400/10).
Location: 28 QUEEN STREET, TON PENTRE, PENTRE, CF41 7HE
-

Ystrad

- 20/1330/10** Decision Date: 26/01/2021
Proposal: Ground floor infill extension and first floor extension to rear.
Location: 7 CHAPEL STREET, YSTRAD, PENTRE, CF41 7RW
-

Cwm Clydach

- 20/1305/10** Decision Date: 29/01/2021
Proposal: First floor rear extension.
Location: 11 HIGH STREET, CLYDACH, TONYPANDY, CF40 2BJ
-

- 20/1420/10** Decision Date: 29/01/2021
Proposal: First floor rear extension.
Location: 9 RAILWAY TERRACE, CLYDACH, TONYPANDY, CF40 2DA
-

Report for Development Control Planning Committee

Porth

20/1422/10 Decision Date: 29/01/2021

Proposal: Proposed three storey rear extension.

Location: 69 CHARLES STREET, PORTH, CF39 9YD

Tylorstown

20/1353/10 Decision Date: 26/01/2021

Proposal: Demolition of existing workshop and construction of workshop and office.

Location: 67 WOODLAND ROAD, TYLORSTOWN, FERNDALE, CF43 3ND

Ferndale

20/1391/10 Decision Date: 29/01/2021

Proposal: Proposed garage.

Location: 27 RHONDDA TERRACE, FERNDALE, CF43 4LF

Maerdy

20/1288/10 Decision Date: 01/02/2021

Proposal: Conversion of retail premises into residential dwelling.

Location: 59 MAERDY ROAD, MAERDY, FERNDALE, CF43 4AE

Town (Pontypridd)

20/1299/10 Decision Date: 10/02/2021

Proposal: Installation of air conditioning units to rear of building.

Location: PARK VETS, 19 MORGAN STREET, PONTYPRIDD, CF37 2DS

20/1323/10 Decision Date: 25/01/2021

Proposal: New dormer extensions to front and rear elevations.

Location: 25 WHITEROCK DRIVE, GRAIGWEN, PONTYPRIDD, CF37 2HA

Trallwn

20/1379/10 Decision Date: 04/02/2021

Proposal: Two storey side extension and external alterations.

Location: KINGSLEY BUNGALOW, 10 HEATHERVIEW ROAD, PONTYPRIDD, CF37 4DL

Report for Development Control Planning Committee

Rhondda

20/1436/10 Decision Date: 01/02/2021
Proposal: Demolish conservatory, new single storey rear extension.

Location: BRYNAWEL, 12 QUARRY ROAD, MAESYCOED, PONTYPRIDD, CF37 1JD

Treforest

20/1329/10 Decision Date: 29/01/2021
Proposal: Proposed Change of Use from Class A1 retail to residential use at first floor level to create 2 no. self contained flats. Sub-division of the remaining ground and lower ground floor retail unit to form 3 no. self contained Class

Location: RAINBOW BHK LTD, 93-94 BROADWAY, TREForest, PONTYPRIDD, CF37 1BD

Hawthorn

20/1398/10 Decision Date: 27/01/2021
Proposal: Single storey extension, alteration to main roof to create gable wall, construction of rear dormer.

Location: 80 CARDIFF ROAD, HAWTHORN, PONTYPRIDD, CF37 5AA

Ffynon Taf

20/0794/10 Decision Date: 09/02/2021
Proposal: Erection of single dwelling (Amended plans received 20/11/2020).

Location: LAND TO THE REAR OF 5 CULES TERRACE, TAFFS WELL, CARDIFF, CF15 7QJ

20/1083/10 Decision Date: 05/02/2021
Proposal: Erection of a steel framed building for storage and warehouse space (amended plan received 14/12/2020)

Location: UNIT 1 THE VANILLA VALLEY, RYAN BUILDINGS, CARDIFF ROAD, NANTGARW, TAFFS WELL, CARDIFF, CF15 7SR

20/1292/10 Decision Date: 10/02/2021
Proposal: Single storey front porch, side and rear extensions, conversion of the roof space, addition of pitched roof dormer windows.

Location: TY NANT COTTAGE, BEECHWOOD ROAD, TAFFS WELL, CF15 7RZ

Report for Development Control Planning Committee

Llantwit Fardre

20/0116/10 Decision Date: 28/01/2021

Proposal: Two storey side extension.

Location: 6 HEOL DYHEWYDD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2RE

20/0910/10 Decision Date: 09/02/2021

Proposal: Replacement garage with office and storage to rear (Amended plans received 14th January 2021).

Location: 39 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NG

20/1202/10 Decision Date: 29/01/2021

Proposal: Detached garage

Location: THE HOLLIES, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2HA

21/0026/30 Decision Date: 04/02/2021

Proposal: Agricultural Barn.

Location: LAND AT CWM MILL, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AT

Church Village

20/1384/10 Decision Date: 03/02/2021

Proposal: Change of use of ground retail space (Class A1) to form part of the existing residential accommodation on the first floor (Class C3) and associated external alterations.

Location: PICTURE BOX FRAMING, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1RF

21/0031/10 Decision Date: 08/02/2021

Proposal: Single storey double glazed orangery.

Location: 7 WAKELIN CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1GA

Tonteg

20/1378/10 Decision Date: 09/02/2021

Proposal: Front porch extension.

Location: 73 FFORDD GERDINAN, TONTEG, PONTYPRIDD, CF38 1ES

Gilfach Goch

20/1388/10 Decision Date: 02/02/2021

Proposal: Two-storey rear extension.

Location: 19 BEECH STREET, HENDREFORGAN, GILFACH GOCH, PORTH, CF39 8UD

Report for Development Control Planning Committee

Tonyrefail West

20/1377/10 Decision Date: 29/01/2021
Proposal: Part single, part two-storey side / rear extension
Location: 14 HEOL TRANE, TONYREFAIL, PORTH, CF39 8DD

Ty'n y Nant

20/1411/10 Decision Date: 08/02/2021
Proposal: Installation of vertical platform lift with associated works to provide new lift enclosure to front elevation where it passes through roof and re-ordering of room uses.
Location: GARTH VIEW SURGERY, GARTH VIEW, BEDDAU, PONTYPRIDD, CF38 2DA

Town (Llantrisant)

20/1427/10 Decision Date: 29/01/2021
Proposal: Single storey rear and side extension. (Amendments received: 15/01/2021)
Location: 3 SOUTH DRIVE, LLANTRISANT, PONTYCLUN, CF72 8DP

Pontyclun

20/1157/10 Decision Date: 12/02/2021
Proposal: External self supporting weatherproof pergola structure with open able roof and side walls.
Location: MISKIN ARMS PUBLIC HOUSE, HENSOL ROAD, MISKIN, PONTYCLUN, CF72 8JQ

20/1363/10 Decision Date: 26/01/2021
Proposal: Single storey extension to rear.
Location: 8 ELMS PARK, MISKIN, PONTYCLUN, CF72 8PU

Total Number of Delegated decisions is 50

Report for Development Control Planning Committee

Rhigos

20/1163/10

Decision Date: 03/02/2021

Proposal: Demolition of garage block and construction of rural enterprise dwelling (Re-submission of 20/0302/10) (Rural enterprise dwelling appraisal received 27/11/2020) (Description amended 10/12/2020).

Location: CEFN RHIGOS FARM, MOUNT ROAD, RHIGOS, ABERDARE, CF44 9YS

Reason: 1 The proposal would represent unjustified development outside the settlement boundary in an unsustainable location, effectively representing a proposal to erect an agricultural workers' dwelling at the site where such a need has not been sufficiently proven. The proposed development is therefore contrary to policies AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan and guidance contained in Planning Policy Wales: Technical Advice Note 6 - Planning for Sustainable Rural Communities.

Tonypandy

21/0011/19

Decision Date: 01/02/2021

Proposal: Fell four trees - T5 (Norway Maple), T6, T7 and T8 (Sycamores).

Location: SIDE OF 6 PARK PLACE, TONYPANDY, CF401BA

Reason: 1 The evidence submitted does not support the felling of the trees and therefore their removal would not be reasonable or appropriate. Consequently, the application is contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note (TAN) 10 of Planning Policy Wales.

Reason: 2 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Cymmer

20/1343/10

Decision Date: 25/01/2021

Proposal: Conversion of basement to a self contained studio flat.

Location: 2 SCRANTON VILLAS, HIGH STREET, CYMMER, PORTH, CF39 9EU

Reason: 1

The proposed residential use, in the form of an additional self-contained flat within the basement of an existing terraced property, would place significant pressure on the plot, representing an over intensive use and overdevelopment of the site, and in trying to accommodate as many units/bedrooms as possible within such a small building, would result in the creation of cramped and poor quality living accommodation for future occupiers. As such the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Houses in Multiple Occupation (HMO) and Development of Flats Supplementary Planning Guidance.

The proposed development would result in an intensification of an existing sub-standard means of access and would also result in increased on-street parking demand in the vicinity of the development to the detriment of highway safety and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Ffynon Taf

20/1057/10

Decision Date: 25/01/2021

Proposal: Proposed double storey side extension.

Location: THE COTTAGE, 1 CHURCH LANE, TAFFS WELL, CARDIFF, CF15 7TQ

Reason: 1 The proposed extension as a result of its siting, scale, design and overall visual appearance would result in an excessive and unsympathetic addition that would have a detrimental impact on the character and appearance of the existing semi-detached property and surrounding area. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and also the Council's Supplementary Planning Guidance for Householder Development.

Reason: 2 The proposed extension as a result of its siting, scale and design is considered to be an unneighbourly form of development that would be detrimental to the residential amenity of the occupants of 2 Church Lane. As such, the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Report for Development Control Planning Committee

Llanharry

20/1396/10

Decision Date: 29/01/2021

Proposal: First floor front / side extension.

Location: 4 CLOS PINWYDDEN, LLANHARRY, PONTYCLUN, CF72 9GG

Reason: 1 By virtue of its scale, mass and design, the proposed side/front extension would form an obtrusive and overbearing addition, which would serve to 'unbalance' the appearance of the pair of semi-detached dwellings of which it is a part, creating a development that is out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings. The development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.

Total Number of Delegated decisions is 5

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