



**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 virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 15TH APRIL, 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, 13 APRIL 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 25<sup>th</sup> February 2021.

**5 - 12**

## **APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT**

### **5. APPLICATION NO: 20/1114**

Construction of commercial premises with 5 no. self-contained flats to upper floors (amended plans rec. 03/11/2020) (Flood Consequences Assessment rec. 24/02/2021)

**Site of No. 1 Canon Street, Aberdare, CF44 7AT**

**13 - 24**

### **6. APPLICATION NO: 21/0096**

New active travel footbridge.

**Over the Afon Cynon between Aberdare town centre and Sobell Leisure Centre / Aberdare Community School.**

**25 - 32**

## **DEFERRED APPLICATIONS**

### **7. APPLICATION NO: 18/1409/13**

Outline planning application for residential development and associated works (amended site layout plan received 12/02/19 / amended description 13/06/19). **Land to the south of Cross Street and Trafalgar Terrace, Ystrad, Pentre.**

**33 - 54**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 15/03/2021 – 02/04/2021

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

**55 - 68**

### **9. 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

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## **RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**

Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 25 February 2021 at 3.00 pm.

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

Councillor S Rees (Chair)

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

### **Officers in attendance:-**

Mr C Jones, Head of Major Development and Investment  
Mr J Bailey, Head of Planning  
Mr S Humphreys, Head of Legal Services  
Mr A Rees, Senior Engineer

### **County Borough Councillors in attendance:-**

Councillor R Bevan, Councillor M Adams, Councillor P Howe, Councillor J James and Councillor G Thomas

## **102    DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, the following declarations of interest were made:

- (1) County Borough Councillor J Bonetto declared a personal interest in respect of 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  
"I am a Governor at this school."
  
- (1) County Borough Councillor P Howe declared a personal interest which was also prejudicial in respect of Application No: 19/0421 Erection of 6 no. detached dwellings (amended plans received 22/07/19). LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE and advised that he would exercise his right under 12(2) of the Code of Conduct to make representations relating to the application and would then leave the meeting.  
"I am speaking on behalf of my ex-mother in law."

**103 APOLOGIES FOR ABSENCE**

An apology for absence was received from County Borough Councillor D Grehan.

**104 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.

**105 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.

**106 MINUTES**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 7<sup>th</sup> January 2021.

**107 FUTURE WALES AND PLANNING POLICY 11 ANNOUNCEMENT**

The Head of Planning informed Members of the recent publication of the National Development Framework and 20 year special plan for Wales titled- 'Future Wales – The National Plan 2040' (FW2040). He advised Members that Planning decisions would need to take this into account when decisions are made. In addition and in conjunction with the publication of FW2040 a revised edition (Edition 11) of Planning Policy Wales (PPW) has also recently been published. Members were informed that due to the close proximity of publication of these documents in relation to the Committee date, the reports on this agenda were unable to contain reference to the document. The Head of Planning informed Members that during presentation of applications Members will be advised whether there are implications or policy issues Members should be aware of before considering the applications.

**108 CHANGE TO THE AGENDA**

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

**109 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.**

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 Pete Sulley (Agent)
- Ms Joanne Baldock (Objector)

Mr Sulley exercised his right to respond to the objector.

Non-Committee/ Local Member – County Borough Councillor J James spoke on the application and informed Members that whilst he was supportive he had a number of concerns in respect of the proposed Development which he put forward to Members.

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

- Mr Roy Lloyd (Objector)
- Director of Creigau Tyres Recycling (Objector)
- Ms Claire Hyam (Objector)

The Head of Planning updated Members on the implications of FW20140 and PPW 11 presented the application to Committee and following consideration it was **RESOLVED** to defer the determination of the application to a future meeting of the Planning & Development Committee to enable negotiation to take place with the applicant in respect of the existing section.106 notice, in respect of the provision of additional affordable housing on the development as Members were of the view that considerations and circumstances had changed since the outline application had been approved and in addition to discuss the proposed layout of the houses in relation to the adjoining commercial units.

(**Note:** County Borough Councillor G Hughes abstained from voting on this application as he was not present during the full debate.)

**110 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).**

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

Non-Committee/ Local Members – County Borough Councillors R Bevan and M Adams spoke on the application and put forward their concerns in respect of the proposed Development.

The Head of Major Development and Investment presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider highways safety and access to the proposed parking location on the site.

**111 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**

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

The Head of Planning presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the removal of condition 1 as the application had commenced and it was not necessary and the re-numbering of conditions 2-4 as 1-3.

**(Note:** County Borough Councillor S Powderhill abstained from voting on this application as he was not present during the full debate.)

**(Note:** County Borough Councillor D Williams left the meeting during the presentation of the application and was not present during the vote.)

**112 APPLICATION NO: 19/0421**

**Erection of 6 no. detached dwellings (amended plans received 22/07/19). LAND TO THE REAR OF TREFELIN, TRECYNON, ABERDARE.**

**(Note:** Having earlier declared an interest in the application (Minute No. 102), Non Committee/ Local Member, County Borough Councillor P. Howe exercised his right to address the Committee under 14(2) of the Code of Conduct on the application and put forward his objections in respect of the proposed development and left the meeting for its deliberation).

The Head of Planning read out the contents of a 'late' letter submitted by Ms Julie Howe in objection to the application.

The Head of Planning presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following lengthy consideration Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members had concerns over highways safety surrounding the access to the site. 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.



**113 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.**

Non-Committee/ Local Member – County Borough Councillor G Thomas spoke on the application and outlined his concerns in respect of the proposed Development.

The Head of Major Development and Investment read out the contents of a written submission from Mrs Clare Rees in objection to the application.

The Head of Major Development and Investment presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following lengthy consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**114 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**

The Head of Major Development and Investment read out the contents of a 'late' letter submitted by Mr & Mrs Enoch outlining concerns regarding highways issues.

The Head of Major Development and Investment presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the amendment of the conditions as follows:

- Removal of Condition 1 as the development had already commenced and it was not necessary;
- Renumber remaining conditions (2-6) as 1-5;
- Conditions 2, 4 and 5 to include the requirement for the applicant to submit details for approval within 2 months of date of permission and complete works in accordance with agreed details within 6 months of date of permission.

**115 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**

The Head of Planning presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration Members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**116 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.**

The Head of Planning presented the application to Committee updated Members on the implications of FW20140 and PPW 11 and following consideration Members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to a favourable referral of the application to Cadw.

**117 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**

The Head of Planning presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration Members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**118 APPLICATION NO: 20/1403**

**Demolition of caretakers house, construction of teaching and sports facilities. YSGOL GYFUN RHYDYWAUN, MANGOED, PENYWAUN, HIRWAUN, ABERDARE, CF44 9ES**

The Head of Major Development and Investment read out the contents of two 'late' letters received from Glamorgan-Gwent Archaeological Trust and Brecon Beacons National Park Authority outlining no major objections to the proposed development.

The Head of Planning presented the application to Committee Head of Planning and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the conditions outlined within the report and to the following additional condition:

- Prior to the construction of the building hereby approved, an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented on site by the first beneficial occupation of the building, in accordance with the approved details and be retained in perpetuity.

Reason: To conserve and enhance the character and special qualities of the Brecon Beacons National Park.

**119 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**

The Head of Major Development and Investment presented the application to Committee and updated Members on the implications of FW20140 and PPW 11 and following consideration it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development.

**120 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 25/01/2021 – 12/02/2021.

**This meeting closed at 5.40 pm**

**CLLR S REES  
CHAIR.**

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## PLANNING & DEVELOPMENT COMMITTEE

15 APRIL 2021

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/1114/10 (KL)  
**APPLICANT:** Active Construction Limited  
**DEVELOPMENT:** Construction of commercial premises with 5 No. self contained flats to upper floors (amended plans rec. 03/11/2020), (Flood Consequences Assessment rec. 24/02/2021)  
**LOCATION:** SITE OF NO1 CANON STREET, ABERDARE, CF44 7AT  
**DATE REGISTERED:** 03/11/2020  
**ELECTORAL DIVISION:** Aberdare East

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**RECOMMENDATION:** Approve

**REASONS:** The proposal to construct a new building to facilitate a retail unit at ground floor and residential flats above is considered to be acceptable in principle. The site is situated within a highly sustainable location with good access to a number of key local services and facilities as well as to a range of sustainable transport options. The proposed use of the site would also not raise any compatibility issues in the surrounding area.

The proposal would provide a three-storey property that would be in-keeping with the general scale, design and overall visual appearance of existing properties in the surrounding area and the reuse of the site would inevitably improve the visual appearance of the immediate and wider area.

The building would have a limited impact upon the occupants of surrounding properties whilst the potential future occupiers of the flats would benefit from adequate living accommodation.

Whilst the proposal does not provide any off-street car parking provision, the town centre location of the site ensures that public transport, local amenities and public car parks are all within easy walking distance which will result in less reliance on the private motor vehicle for the main mode of transport.

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## **REASON APPLICATION REPORTED TO COMMITTEE**

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

## **APPLICATION DETAILS**

Full planning permission is sought for the construction of a new building to facilitate one commercial unit and 5 self-contained flats on a vacant parcel of land adjacent to 2 Canon Street, Aberdare.

The proposed building would measure 7.9 metres in width by a maximum of 17 metres in depth with a pitched roof design that would measure 12.2 metres in height to the ridge and 8.5 metres in height to the eaves. Two pitched roof dormer windows would be incorporated into the front roof slope with one further pitched roof dormer window within the rear roof slope.

The commercial unit would be situated at ground floor with the self-contained flats being arranged over 3 upper floors as follows:

- First Floor: Flat 1 (2 bedroom) & Flat 2 (1 bedroom)
- Second Floor: Flat 3 (2 bedroom) & Flat 4 (1 bedroom)
- Third Floor (roof space): Flat 5 (2 bedroom)

A shop front would be incorporated into the front elevation with a separate entrance to the upper floor flats being provided alongside. The shopfront would consist of a painted timber surround and windows above a rendered stallriser with a single timber door. The remainder of the building would be finished with render, reconstituted slate roof tiles, sliding sash windows and softwood (painted) fascias, soffits and bargeboards.

The application was initially submitted with plans for a four storey building with further accommodation in the roof (total of 7 flats) however, following discussions with the applicant, this was reduced to three-storey with accommodation in the roof (reduction in the number of flats to 5).

The application is accompanied by the following:

- Flood Consequences Assessment (rec. 24/02/2021)

## **SITE APPRAISAL**

The application site relates to a vacant parcel of land located on the northern side of Canon Street, Aberdare which is situated within the Principal Town of Aberdare and Aberdare Conservation Area. It is broadly rectangular in shape, measures approximately 171m<sup>2</sup> and is flat in ground profile.

The site is surrounded by numerous commercial properties, many of which have residential flats above. They are typically two or three-storeys with traditional shop fronts at ground floor and sash windows above. However, the property immediately to the west of the application site appears to have been constructed more recently and

is of a much larger scale, comprising of 4 storeys. Properties at the rear of the site (Dean Street) are typically residential and are of a traditional two-storey terrace design.

The front of the site is currently enclosed by a fence and gate.

## **PLANNING HISTORY**

The following planning application are relevant to this site:

13/0124	Land at 1 Canon Street, Aberdare	Variation of condition 1 of planning permission 07/2035 to extend the permission for a further 5 years – three storey building consisting of commercial premises to ground floor with residential flats above	Refused 17/12/2014
07/2035	Land at 1 Canon Street, Aberdare	Three storey building consisting of commercial premises to ground floor with residential flats above	Granted 20/02/2008
07/0280	Land at 1 Canon Street, Aberdare	Development consisting of commercial ground floor and 2 storey residential above	Refused 12/04/2007
97/4268	Land at 1 Canon Street, Aberdare	Reconstruction of façade and division of shop front into 2 no. shop units	Granted 15/09/1997

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and through the erection of site notices in the vicinity of the site. The application has also been advertised through the publication of an advertisement in a local newspaper. The application was advertised further following the submission of amended plans to reduce the height of the proposed building.

A total of 2 letters of objection have been received in relation to the proposal and are summarised as follows:

- The building will obstruct any light to my garden. The existing flats (Ty Oriel) already restricts light and another tall building will take away the little lighting we already have;
- The building will restrict lighting to adjacent flats.

## **CONSULTATION**

The following comments have been received in relation to the application:

Highways and Transportation: No objection is raised or condition/s suggested.

Natural Resources Wales: Significant concern is raised unless the Flood Risk Assessment (dated 18 February 2021) submitted with the application is included in a condition identifying approved plans and documents.

Public Health and Protection: No objection subject to conditions relating to hours of operation, noise, dust and waste.

RCT Waste Services: The plans do not appear to include any bin storage areas and the bin collection point is assumed to be off the highway. There is no concern in this regard.

Welsh Water: No objection subject to condition relating to surface water. It is also indicated that the site may be crossed by a public sewer and advisory notes are also recommended in relation to Sustainable Drainage Systems.

## **POLICY CONTEXT**

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

The application site is located within the defined settlement boundary and is unallocated. It is situated within the main retail zone of Aberdare which is identified as a Principal Town. The site is also located within Flood Zone C2. The following policies are considered to be relevant to this proposal:

**Policy CS1** – promotes residential and commercial development in locations which will support and reinforce the roles of Principal Towns. Also seeks to ensure the removal and remediation of dereliction by promoting the re-use of under used and previously development land and buildings.

**Policy AW1** – promotes development of unallocated land within the defined settlement boundaries of the Principal Towns, Key Settlements and Smaller Settlements.

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

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

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

**Policy AW7** – supports development which would impact upon sites of architectural and/or historical merit where it can be demonstrated that they would preserve or enhance the character and appearance of the site.

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

**Policy NSA1** – supports proposals for residential and commercial development within the defined town centre of Aberdare.

**Policy NSA10** – requires proposals for residential development to have a minimum residential density of 30 dwellings per hectare.

**Policy NSA12** – promotes developments within the defined settlement boundaries.



**Policy NSA18** – identifies the retail hierarchy with Aberdare being defined as Principal Town Centre.

**Policy NSA19** – promotes new and improved retail (class A) facilities and other uses that are appropriate within the town centre.

### **Supplementary Planning Guidance**

Design and Placemaking  
The Historic Built Environment  
Design in Town Centres  
Access Circulation and Parking  
Shopfront Design  
Development of Flats

### **National Guidance**

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

Planning Policy Wales Edition 11 (PPW) was issued on 24<sup>th</sup> February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

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.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed: (*or not in the case of refusals*)

- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 6 - Town Centre First – commercial/retail/education/health/public services
- Policy 8 – Flooding – flooding/flood risk management
- Policy 9 – Resilient Ecological Networks – green infrastructure/ecology

Other relevant policy guidance consulted:

PPW Technical Advice Note 4: Retailing and Town Centres;  
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 relates to the construction of a new building to provide a Class A1 retail unit at ground floor with 5 self-contained residential flats above. The site is situated within the defined settlement boundary and is therefore generally supported by policies AW1, AW2 and NSA12.

The site is situated within the Principal Town of Aberdare (as defined by Policy NSA18) and is therefore considered to be a highly sustainable location with good access to a number of key local services and facilities as well as good access to a range of sustainable modes of transport with both a bus and train station located within easy walking distance. The site is also conducive to travel on foot and bicycle. The proposal would therefore comply with the key sustainability objectives 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 town centre location of the site, the proposed A1 use would be typical of the surrounding area. Furthermore, residential flats on upper floors is generally supported as they provide a sustainable form of living whilst also contributing to the daytime and evening economy of the centre and subsequently adding to the vitality and viability of the town. It is therefore not considered that the part-residential use of the site would unacceptably conflict with the predominantly retail character of the town, particularly given that there are already a number of flats above shops in the immediate and wider vicinity.

Policy CS1 (Development in the North) further promotes residential and commercial development in locations which support and reinforce the roles of Principal Towns as well as the removal and remediation of dereliction by promoting the re-use of under used and previously developed land and buildings. It is noted that this site has been vacant for quite some time and has been fenced off from the public highway. It does not currently add any aesthetic value to the wider conservation area and the proposal would therefore provide an opportunity to bring this vacant parcel of land back into beneficial use and improve the overall visual appearance of this part of the town.

Policy NSA12 seeks to ensure that development is carried out within the defined settlement boundary provided that the development does not adversely affect the highway network and is accessible to local services by a range of modes of transport, on foot or bicycle and providing that it does not adversely affect the provision of car parking in the surrounding area. As noted above, the site is situated within a highly sustainable location with access to both a bus and train station however, due to its town centre location, no provision has been or can be made for off-street car parking. Whilst the Council's Highways and Transportation section raise some concerns in this regard, no objection has been raised and the proposal is therefore considered to comply with Policy NSA12 (the impact of the proposal on highway safety is discussed in more detail in the *Access and Highway Safety* section below).

In light of the above, the principle of the proposed development is considered to be acceptable, subject to an assessment of the criteria set out below.

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

The application site is situated within the Aberdare Town Centre Conservation Area which is largely characterised by traditional two and three-storey properties with shop fronts at ground floor. The upper floors are predominantly finished with painted render and incorporate traditional sash window detailing. The property immediately to the west of the application site is a large four-storey property that has been constructed more recently but still incorporates traditional features.

The proposal would see the construction of a new three-storey property which would be similar to the scale and design of other three-storey buildings in the immediate area. The design of the proposed shop front at ground floor is considered to be traditional in nature and would be appropriate to the scale of the building upon which it would be sited and to the general character of the wider area. The overall design and finish of the upper floors are also considered to be reflective of the character of the wider street scene.

The proposed dormers are considered to be well proportioned in relation to the width of the roof and appear to be situated appropriately between the windows of the lower floors to provide some degree of balance. It is understood that the building that previously occupied the site was of a similar scale and design with similar style dormer windows in the roof.

Furthermore, the proposal would provide an opportunity to make effective use of a site that has been vacant for a number of years which would improve the visual amenity of the site and the surrounding area.

As such, the proposal is considered to be in-keeping with the character and appearance of the surrounding area and would therefore help to preserve and enhance the traditional character of the conservation area. The proposal is therefore considered to comply with Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

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

Two letters of objection have been received in relation to the proposal, both of which raise concern with regard to the potential loss of light that would be experienced as a result of the scale and position of the proposed building. Whilst these concerns are noted, the building would not project beyond the rear elevations of the two properties either side of the application or indeed of properties further along the row. As such, neither of the properties either side of the site would experience a significant loss of light or indeed any overbearing or overshadowing impact. Similarly, the proposed building would not be situated any closer to properties in Dean Street at the rear than other properties along Canon Street and so the resulting impact would not be any greater than that experienced by other properties further along the row.

There is some concern that the proposal would result in direct overlooking towards properties in Dean Street, particularly due to habitable rooms being positioned within the rear of the building. However, taking into account that the building would be in a similar position and of a similar scale as other buildings in the street, the distance between elevations reflects the established relationship between properties further along the street and it is not considered that the level of overlooking would be exacerbated to such a degree that it would warrant the refusal of the application.

Given that the proposal also includes the provision of residential units on the upper floors, it is also important to consider the amenity and privacy of potential future occupiers. The Council's SPG: Development of Flats states that new flats should provide an acceptable quality of accommodation for residents. It states that flats should be of a suitable size and habitable rooms should have a reasonable outlook and level of natural daylighting and ventilation. Flats should also have a main entrance to the front of the building and, have access to either private or communal outdoor space.

In the case of this application, the level and quality of accommodation is considered to be reasonable with adequate space provided within each unit for future occupiers to carry out day to day tasks. Each unit would have windows in the main living area which would ensure that a good level of natural daylight and ventilation can be achieved whilst also providing a reasonable outlook. All 5 of the flats would be accessed via a shared entrance to the front of the building which would be separate from the main shop front. Whilst there is a small courtyard area at the rear of the building, this appears to be for the use of the commercial unit and not for the flats and so the proposal would lack communal outdoor space. However, given that the building is located in proximity to a number of public amenity spaces, it is not considered that this issue would be significant enough to warrant the refusal of the application.

Consequently, it is not considered that the proposal would have an adverse impact upon the amenity and privacy of existing neighbouring properties or upon the health and well-being of future occupiers. The application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Development of Flats.

### **Access and highway safety**

The application has been subject to consultation with the Council Highways and Transportation section. The response received indicates that no objection is raised in relation to the proposal with the comments received being summarised as follows:

### *Parking*

The site is located in the centre of Aberdare Town which has a variety of businesses, public car parks and both bus and rail stations within walking distance. The Council's SPG Access, Circulation & Parking 2011 indicates that the site is located in Parking Zone 1 which requires 1 space per residential unit (no visitor parking requirement). As such, the proposed residential element of the proposal requires up to a maximum of 5 spaces in accordance with the SPG.

Details submitted with the application suggest that the commercial unit would fall within A1 Use which would require 1 space per 60m<sup>2</sup> and up-to a maximum of 2 spaces would be required, in accordance with the SPG.

Therefore, the maximum requirement for the proposal is 7 spaces with none provided. There is considerable demand for on-street parking within the vicinity of the site due to the Traffic Regulation Orders in place for short-term on-street car parking and resident permit holders only and, as such, there is concern with regards to the lack of off-street car parking provision for long-term residential parking with the shortfall adding to the already congested streets.

The Council has already undertaken a parking review of Aberdare Town Centre with a resident car parking scheme implemented.

Notwithstanding this, the site is situated within a highly sustainable location in terms of access to public transport, local amenities and public car parks which will, in turn, result in less reliance on the private motor vehicle for the main mode of transport. The proposal is therefore, on balance, considered to be acceptable in terms of the impact it would have upon highway safety in the vicinity of the site.

### **Flood Risk**

The application proposed highly vulnerable development within an area that is confirmed to be entirely within Zone C2 of the Development Advice Map (DAM) contained in TAN 15: Development and Flood Risk. The policy guidance set out in TAN 15 clearly prohibits highly vulnerable development in Zone C2 and this is echoed in Policy AW2 of the Rhondda Cynon Taf Local Development Plan. However, NRW have indicated that the highly vulnerable element of the proposal is situated on the upper floors and therefore likely to be above any potential flood depths should a flood event occur at this location. The ground floor would contain a retail use which is considered to be less vulnerable development.

Whilst it is acknowledged that the proposal cannot meet the tests set out in paragraph 6.2 of TAN 15, the site is clearly previously developed land within a densely developed area and the proposal would have inevitable regeneration benefits in terms of bringing a long vacant site back into use which, on balance, outweighs any concern over flooding. Furthermore, the application is supported by a Flood Consequences

Assessment (FCA) which fully considers the issues and has raised no objections from NRW. The FCA states that the highway along Canon Street falls from 128.80m AOD at the west of the site to 126.50m AOD to the east and that the new development could be designed to be flood free if the new building is set 0.25m above ground level or at 128.00 AOD.

The potential flood level for the 1% (1 in 100 year) plus climate change flood event is 128.00m AOD and so, based on an FFL of 128.25 AOD, the proposed development is predicted to be flood free and the proposal is therefore compliant with section A1.14 of TAN 15.

The potential flood level for the 0.1% (1 in 1000 year) flood even is 128.30m AOD and so, based on an FFL of 128.25 AOD, the proposed development is predicted to flood to a depth of 500mm which is within the tolerable limits as prescribed in section A1.15 of TAN 15 and the development is therefore compliant with TAN 15 in this respect.

Taking the details of the FCA and the comments received from NRW into consideration, the proposal is on balance considered to be acceptable.

#### **Other Issues:**

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

#### **Drainage**

The proposed construction works would be greater than 100m<sup>2</sup> 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 indicated that the foul and surface water flows are to be disposed of via the public sewerage system and no objection is raised in this regard.

#### **Public Health**

The Council's Public Health and Protection section have recommended that a number of conditions be added to any grant of planning consent in respect of building regulations, hours of construction, noise, dust and waste. These are issues that are better dealt with by separate environmental health legislation and it is therefore not considered necessary to duplicate this through the imposition of planning conditions.

#### **Bin Storage**

There is some concern that the proposal does not appear to include any provision for bin storage. However, it is indicated that the bin collection point would be from Canon Street, as is the current arrangement for existing properties. Waste Services have assessed the proposal and have not raised any concerns or objections in this respect.

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

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

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

### **Conclusion**

The proposal to construct a new building to facilitate a retail unit at ground floor and residential flats above is considered to be acceptable in principle. The site is situated within a highly sustainable location with good access to a number of key local services and facilities as well as to a range of sustainable transport options. The proposed use of the site would also not raise any compatibility issues in the surrounding area.

The proposal would provide a three-storey property that would be in-keeping with the general scale, design and overall visual appearance of existing properties in the surrounding area and the reuse of the site would inevitably improve the visual appearance of the immediate area.

The building would have a limited impact upon the occupants of surrounding properties whilst the potential future occupiers of the flats would benefit from adequate living accommodation.

Whilst the proposal does not provide any off-street car parking provision, the town centre location of the site ensures that public transport, local amenities and public car parks are all within easy walking distance which will result in less reliance on the private motor vehicle for the main mode of transport.

### **RECOMMENDATION: Approve subject to conditions**

#### **RECOMMENDATION: Grant**

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

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

2. The development hereby 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. 2750 C. 01: Proposed Floor Plans ( Ground, First and Second Floors) and Site Plan (rec. 03 November 2020);
- Drawing No. 2750 C. 02: Proposed Elevations, Section Through and Proposed Floor Plan (Third Floor) (rec. 03 November 2020);
- Flood Risk Assessment (dated 18 February 2021)

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 details of the finishing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The proposed dwelling shall be finished in accordance with the approved details.

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





## PLANNING & DEVELOPMENT COMMITTEE

15 APRIL 2021

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

<b>APPLICATION NO:</b>	21/0096/10	<b>(GD)</b>
<b>APPLICANT:</b>	<b>Rhondda Cynon Taf County Borough Council</b>	
<b>DEVELOPMENT:</b>	Along the A4059 the pedestrian route between Aberdare Town Centre and the Michael Sobell Sports Centre/Aberdare Community School is being reconfigured and upgraded to an Active Travel Route. As part of the reconfiguration and improvement a new footbridge is required over the Afon Cynon, better linking the town centre and surrounding amenities.	
<b>LOCATION:</b>	<b>NEW ACTIVE TRAVEL FOOTBRIDGE TO CROSS OVER THE AFON CYNON A4059, ABERDARE</b>	
<b>DATE REGISTERED:</b>	<b>09/02/2021</b>	
<b>ELECTORAL DIVISION:</b>	<b>Aberdare East</b>	

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**RECOMMENDATION: Approve**

**REASONS:** The principle of the proposed development is acceptable in terms of planning policy. Further the proposed development is acceptable in terms of all other material planning considerations. Additionally, the proposals present the opportunity to improve active travel opportunities in the town and address congestion difficulties on the principal route A4059

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

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

This proposal seeks planning permission to erect an active travel standard footbridge across the River Cynon at Aberdare town centre approximately 130m south of the existing footbridge. The main span will extend to 28m across the river with a non-slip deck plate with a width of 4m and will be elevated approximately 3.7m above the river

bed. The bridge will have a ramped access at both sides though given the height of the river bank on both sides elevation will be minimal. The parapet to each side would be 1.2m high though a shallow profiled steel arch of the crossing will also project above the traverse. On the eastern side of the river the block stone bank will remain as it is while on the western embankment gabion baskets will be used to increase the back wall levels. The bridge will be painted moss green.

In addition to the provision of the bridge, footpath links and a crossing on the A4059 will be provided to service the bridge, moving the existing crossing immediately south of the roundabout southwards to service the new bridge.

The application is accompanied by the following:

- Planning Statement;
- Ground Investigation
- Preliminary Ecological Appraisal

## **SITE APPRAISAL**

The application site in this instance primarily relates to a span across the river Cynon in Aberdare. The site is located approximately 130 metres south of the existing footbridge and Abernant roundabout. Immediately to the west of the site is the A4059 and the Aberdare Bus Station, whilst to the east lies the Aberdare Community School and Michael Sobell Sport Centre.

## **PLANNING HISTORY**

None

## **PUBLICITY**

The application has been advertised by means of site notices and neighbour notification letters. No observations or objections have been received.

## **CONSULTATION**

Transportation Section – no objections.

Natural Resources Wales – No objections from a flooding perspective and the species team are satisfied that adequate protection has been provided for protected species (in this case otters).

Countryside – No objections subject to a condition requiring the implementation of the recommendations of the ecology appraisal.

Flood Risk Management – Raise no objections and advise of the need for the applicant to gain SUDS approval prior to the commencement of development.

Leisure – No response received at the time of preparing this report.

Education & Lifelong Learning – No response received at the time of preparing this report.

## **POLICY CONTEXT**

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

**Policy CS1** - sets out criteria for building strong sustainable communities including, promoting and enhancing investment in new roads, public transport improvements walking and cycling.

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

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

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

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

**Policy NSA23(2)** – promotes the extension and improvement of the Cynon Valley cycle route

### **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 11 (PPW) was issued on 24<sup>th</sup> February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

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.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

- Policy 1 – Where Wales will grow – Employment/Housing/Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 6 - Town Centre First – commercial/retail/education/health/public services
- Policy 12 – Regional Connectivity – active travel/metro/electric vehicles
- Policy 35 – Valley Regional Park – SDP/LDP/Economy/Environment/Tourism

Other relevant 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:**

The key determinants in respect of this planning application are the principle of development itself, the impact of the proposals on the character and appearance of the area and the impacts on highway safety.

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

Planning policy at the local and national level is supportive of the proposed development as it is located within settlement limits and also promotes sustainable modes of transport as per policy CS1 and the NDF. Policy AW2 promotes development in sustainable locations and this proposal will improve sustainable transport in the transport network of the Aberdare area. The ecology of the site and the impact of the development on it has been evaluated and the outcomes are regarded as acceptable demonstrating compliance with Local Development Plan Policy AW8. The site falls in part within Zone C2 of the development advice maps in respect of flooding and as transport infrastructure is a form of less vulnerable development, as such there is no contradiction with the requirements of the relevant Technical Advice Note or Local Development Plan policy AW10 referenced above. Other relevant policy considerations are addressed below.

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

The design of the proposed bridge, in terms of its siting, scale, height, massing, finish materials and detailing represent the minimum required to achieve an appropriately

located access travel crossing between the town centre and the school and sport centre. The built form of the proposed bridge has an appropriate standard of design which due to the height of the river embankments will have minimal impact on the public realm. Furthermore, the bridge will improve connectivity between the town centre and school and sport centre. As such the impacts on the character and appearance of the area have been reduced to the minimum achievable for a development of the kind proposed and the improvements in connectivity are a clear benefit to the character and appearance of the area which will be further enhanced when the existing ungainly and unsightly footbridge is removed. As such the proposals are considered compliant with the requirements of Local Development Plan policies AW5 and AW6 insofar as they relate to this issue.

### **Access and highway safety**

Members should first note that the transportation Section have not objected to the proposed development and they have not requested any conditions be attached to any consent. The access routes to the proposed bridge will be suitably enclosed and the effect of moving the crossing away from the roundabout will reduce congestion and improve safety for all road users. Additionally providing an at grade route will also enable use by less mobile individuals.

### **Ecology**

The river corridor in Cynon Valley has ecological importance and in this case the application is supported with a Preliminary Ecological Appraisal. The assessment and its findings and recommendations have been the subject of consultation with the Council's ecologist and Natural Resources Wales, subject to conditions neither objects to the construction of the proposed bridge.

### **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.

When considering proposals to build a bridge the impact of the proposals on residential amenity and privacy would usually be a substantive consideration. In this case though it is not. The bridge is to be built in the heart of the town within a commercial/educational/recreational area and the nearest residential property would be approximately 90m distant. This combined with the fact that the bridge would not require a significant degree of elevation above the river makes the development acceptable in this respect.

### **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 application is considered to comply with the relevant policies of the Local Development Plan insofar as they relate to the type of development proposed. Furthermore, the proposed bridge is considered acceptable in terms of all other material planning considerations. The proposals also present an opportunity to improve connectivity and sustainability in the provision of the active travel bridge and as such a positive recommendation is offered.

### **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 consent hereby granted shall be carried out in accordance with the following approved plans/drawings/documents –

- Location plan GC 3697-RED-61-XX-DR-S-6101 Rev P02
- General arrangement GC 3697-RED-61-XX-DR-S-6101 Rev P02
- Commercial Street footbridge – Commercial Street Bridge – Preliminary Ecological Appraisal Report, Document Ref: GC3697-RED-0074-XX-RP-L-0001 Rev P01 (Project GC/3697) by Redstart dated January 2021.
- Email from RCTCBC to NRW “FW: FW 21/0096/10 Street Record – New Bridge NRW:07190679” dated 12<sup>th</sup> March 2021@ 11:30h, embedding information to confirm dimensions of west bank for dry otter passage.

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

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

3. Prior to the commencement of development a mitigation strategy for otters shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy for otter shall include but not be limited to:

- Mitigation (Operational Activities) proposed in the Preliminary Ecological Assessment report.
- Details of the provision for unimpeded, dry otter access along the west bank of the Afon Cynon. These shall demonstrate a minimum head clearance of 600mm between bank and bridge soffit, and a minimum of 500mm width between the break of bank and the abutment face,

and shall be clearly indicated on all relevant permitted plans, drawings and documents.

- Details to demonstrate how unimpeded channel and riparian access for otters will be protected throughout the construction phase.
- Details to demonstrate how construction lighting and operational lighting will not cause impediment to otter foraging and access along the Afon Cynon or the riparian zone.
- Details to demonstrate that the risks to otters being diverted towards the A4059 road during the construction and operational phase are fully identified and addressed by appropriate mitigation proposals.

The otter mitigation strategy shall be carried out in accordance with the approved details and maintained for the duration of the development.

Reason: To ensure that the approved Otter Method Statement is implemented protecting otter affected by the development in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan

4. No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- General Site Management: details of the construction programme including timetable, details of site clearance, details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity management: details of tree and hedgerow protection; invasive species management; species and habitat protection, avoidance and mitigation measures.
- Resource management: details of fuel and chemical storage and containment.
- Pollution Prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To ensure that necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan

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## PLANNING & DEVELOPMENT COMMITTEE

15 APRIL 2021

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### 1. PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

Application No: **18/1409/13** - Outline planning application for residential development and associated works (amended site layout plan received 03/03/21 / amended description 13/06/19), land to the south of Cross Street and Trafalgar Terrace, Ystrad, Pentre

#### 2. RECOMMENDATION

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

#### 3. BACKGROUND

Outline planning permission is sought for the redevelopment of the former gas works site south of Cross Street and Trafalgar Terrace, Ystrad for residential use. The application seeks consent for the principle of development as well as access, with all other matters (appearance, landscaping, layout and scale) reserved for future consideration.

This application was originally reported to the 17<sup>th</sup> October 2019 meeting of Planning and Development Committee with an officer recommendation of approval (a copy of the original report is attached at **Appendix A**). At that meeting Members resolved that they were minded to approve the application subject to the imposition of a number of conditions and the applicant first entering into a Section 106 Agreement (S.106), in order to secure the provision of affordable housing and an Employment Skills Training Plan.

The S.106 process has not yet been completed due to a landownership issue that arisen at the site. Consequently, the planning permission has not yet been issued.

An existing gas governor is located along the southern boundary of the application site. It was included within the application site red line boundary during the original consideration of the scheme, however, an

issue has arisen between the landowner and Western Power and the sub-station now needs to be removed from the application site.

As a consequence the applicant has amended the site's red line boundary omitting the sub-station and small area of land directly to the north-west for easement. The remainder of the application site boundary remains as previously considered.

As the site boundary has been altered an updated indicative site layout has also been submitted. Whilst the number of units are not confirmed at this stage, the plan illustrates that 23 no. units could be set out in 2 no. cul-de-sacs across the site, whereas the original indicative layout detailed 30 no. units set out around a central access road. The site accesses remain unchanged with 2 no. proposed, 1 no. from Cross Street and 1 no. from Trafalgar Terrace, both along the northern boundary of the site.

As a consequence of the amended plan and the fact that planning permission has not yet been granted the application is reported back to Members for further consideration.

#### **4. PLANNING ASSESSMENT**

As set out above, the only difference between the current iteration of the scheme and that previously considered by Members is a small section of the site where an existing gas governor is sited has been removed from the red line boundary. The remainder of the application site and accesses remain as previously considered.

In light of the very minor alteration to the scheme it is not considered that any further issues would arise that were not already considered in the original report. However, a brief summary is provided below:

The application site is located inside of settlement limits and within a predominantly residential area. As such it is not considered residential use at the site would conflict with surrounding land uses. It is sited close to the village's Local and Neighbourhood Centre and several public transport links and can therefore be considered a highly sustainable location. The development would also make use of a redundant Brownfield site which is encouraged by both local and national planning policy. The redevelopment of the site for residential use is subsequently considered acceptable in principle.

Whilst it is accepted the indicative layout has changed, the number of units has reduced and it is considered that a development scheme similar to this would form an appropriate design given the shape of the plot and the relationship it has with the adjacent neighbouring residential streets. Therefore, it is not considered the general redevelopment of the plot in manner comparable to that illustrated would have a detrimental impact upon the character and appearance of the site or the surrounding area and would actually improve the current situation. It is however

acknowledged that the submitted details are for indicative purposes only and that this issue would be given further careful consideration at any future reserved matters stage.

Whilst it is accepted that any development at the site would inevitably result in a degree of impact to the amenity and privacy standards currently enjoyed by surrounding residents, it is considered that a site layout similar to that illustrated would allow sufficient distance between any new properties at the site and the existing residential properties in the locality to ensure that any potential impact would not be significant enough to warrant refusal of the application.

Further, whilst it is acknowledged that any proposed residential units at the site would be located in close proximity of the adjacent railway line and future occupiers may experience a degree of associated noise and disturbance, it is considered that there is sufficient space within the plot to enable suitable soundproofing measures to be introduced that would ensure any potential impact does not form a source of nuisance.

Therefore, whilst it is acknowledged that a degree of impact would inevitably occur to the amenity and privacy standards currently enjoyed by surrounding residents and that of the proposed units, the scheme is proposed at outline, where the exact siting, layout and scale of the units are yet to be considered. It is therefore considered that a scheme could be produced to ensure that any impact upon amenity is minimal. Members are advised however that this issue would be given further careful consideration at any future reserved matters stage.

With respect to highway safety, as detailed above, the 2 no. proposed site accesses have not altered from the original plan. As such, following assessment of the amendments, no further comments have been received from the Transportation Section, subject to the earlier suggested conditions be attached to any consent.

It also noted that following submission of the amended plan further consultation has been undertaken with the relevant statutory consultees. No objections have been received with all comments reiterating the earlier advice.

The application has also been readvertised by means of direct neighbour notification, site notices and a press notice. No objections have been received.

Finally, Members are advised that the application was originally assessed against edition 10 of Planning Policy Wales (PPW) and that edition 11 has been recently been introduced along with Future Wales: The National Plan 2040 (FW2040).

The aims and general context of the revised PPW document, edition 11, have remained unaltered since the previous version (edition 10), with the

emphasis being on sustainable development. The application site is located within settlement limits and a sustainable location. It is therefore considered the scheme would continue to comply with WG's sustainable development objectives.

Furthermore, given the scale of the proposed development and its relationship with only the immediate surrounding area, there are limitations to the extent such a scheme can have in promoting planning objectives at a national scale. As such, whilst the scheme aligns with the overarching sustainable development aims of FW2040, it is not considered the policies set out in the document are specifically relevant to this application.

Subsequently, in conclusion, it is not considered the very minor alteration of removing the existing gas governor from the application site would have any further impact than that discussed in the original report. The proposed development therefore complies with the relevant local and national planning policies and is considered acceptable; and the application recommended for approval, subject to the S106 agreement and conditions set out in the original report (although condition 2 would need to be altered to include the amended indicative site layout plan. Plan ref. YR-LAW-XX-XX-DSP- AR-910102 Rev. P05 – Proposed Site Layout and Site Location Plan would be replaced by plan ref. YR-LAW-XX-XX-DSP- AR-910102 Rev. P13).

**PLANNING & DEVELOPMENT COMMITTEE**

**17 OCTOBER 2019**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 18/1409/13 (MF)  
**APPLICANT:** Ystrad Land and Property Ltd  
**DEVELOPMENT:** Outline planning application for residential development and associated works (amended site layout plan received 12/02/19 / amended description 13/06/19).  
**LOCATION:** LAND TO THE SOUTH OF CROSS STREET AND TRAFALGAR TERRACE, YSTRAD, PENTRE  
**DATE REGISTERED:** 03/01/2019  
**ELECTORAL DIVISION:** Ystrad

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**RECOMMENDATION:** Approve, subject to Section 106 Agreement

**REASONS:** The redevelopment of the site for residential purposes is acceptable in principle. Additionally the redevelopment of what is a derelict and unkempt site would significantly improve its current character and appearance and that of the immediate surrounding locality. Furthermore, it is considered that the site is capable of accommodating circa 30 no. dwellings without resulting in a significant impact upon the amenity and privacy standards currently enjoyed by the nearest surrounding residents or highway safety in the vicinity of the site.

The application therefore complies with the relevant local and national planning policies and is considered acceptable.

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**REASON APPLICATION REPORTED TO COMMITTEE**

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

**APPLICATION DETAILS**

Outline planning permission is sought for the redevelopment of the former gas works site south of Cross Street and Trafalgar Terrace, Ystrad for residential

use. The application seeks consent for the principle of the development as well as access, with all other matters (appearance, landscaping, layout and scale) reserved for future consideration.

Whilst the number of units are not confirmed at this stage, an indicative site layout has been submitted with the application which illustrates that 30 no. dwellings could be located in a roughly linear arrangement across the site around a central access road. The plan shows each unit being orientated to the address the highway and having associated amenity areas and off-street parking spaces. 7 no. house types have been detailed:

- 6 x 3 bedroom semi-detached dwellings;
- 10 x 4 bedroom detached dwellings;
- 2 x 3 bedroom detached bungalows;
- 2 x 2 bedroom semi-detached dwellings;
- 1 x 3 bedroom detached bungalow;
- 1 x 4 bedroom detached bungalow;
- 8 x 1 bedroom apartments.

The applicant has stated that is intended for half of the properties to be sold as open market housing, with the remaining half to be occupied as social rented units under the management of a Registered Social Landlord (RSL), who are yet to be confirmed.

Members are advised that the scheme originally proposed a single access off Cross Street to the north of the site, however, following discussion with the Council's Transportation Section amended plans were received on 12/02/19 whereby 2 no. accesses are now proposed, 1 no. from Cross Street and 1 no. from Trafalgar Terrace, both along the northern boundary of the site. These would be linked via the internal highway layout.

The application is accompanied by the following:

- Design and Access Statement;
- Ecological Assessment;
- Drainage Strategy Report;
- Geotechnical and Geo-environmental Site Investigation Report;
- Site Improvement Verification Report;
- Pre-application Consultation Report.

## **SITE APPRAISAL**

The application site is a roughly rectangular parcel of land that amounts to approximately 8900m<sup>2</sup>. It was formerly occupied by a gas works but all associated features have long been removed and the site cleared. As such the site is now vacant but covered with various scrub vegetation due to a lack upkeep and appears derelict/unkept. There are 2 no. accesses to the site both located along its northern boundary, 1 no. from Cross Street and 1 no. Trafalgar Terrace.

The surrounding area is generally residential in nature with linear rows of traditional terraced dwellings located to the north beyond a service lane that directly abuts the northern boundary of the site. It is noted however that a recent development of 21 no. modern dwellings is located directly to the east and north-east which comprises a mix house types. To the west the site is bound by a residential care home. The Treherbert to Cardiff railway line is sited directly to the south, beyond which are a number of playing fields associated with the nearby Ystrad Leisure Centre.

## **PLANNING HISTORY**

Previous planning applications submitted at the site:

10/0382/10 – Engineering works to facilitate environmental improvement (remediation) of land at the former gas works  
Decision: Granted, 18/06/10

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification, site notices and a press notice. No objections have been received.

## **CONSULTATION**

Transportation Section – No objection, subject to conditions.

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

Flood Risk Management – No objection, subject to condition.

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

Network Rail – No objection.

Natural Resources Wales – No objection, subject to conditions.

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

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

Western Power Distribution – No objection.

South Wales Police – No objection.

South Wales Fire and Rescue Service – No objection.

## **POLICY CONTEXT**

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

The application site is located within the settlement boundary for Ystrad, but is not allocated for any specific purpose.

**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 CS5** – outlines the extent of the affordable 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 Section 106 Agreements and the Community Infrastructure Levy.

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

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

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

**Policy AW10** – 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 NSA11** – seeks a provision of 10% affordable housing on sites of least 10 no. units or more within the Northern Strategy Area.

**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;
- Affordable Housing;
- Nature Conservation;
- Planning Obligations;
- Access, Circulation and 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) sets out the Welsh Government's current position on planning policy and incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning.

It is considered that this proposal meets the seven goals set out in the Well-being of Future Generations (Wales) Act inasmuch as they relate to the proposed development and the site has been brought forward in a manner consistent with the five ways of working. Furthermore, it is also considered that the proposed development is consistent with the key principles and requirements for placemaking set out in Chapter 2 (People and Places: Achieving Well-being Through Placemaking); Chapter 3 (Strategic and Spatial Choices); Chapter 4 (Active and Social Places); Chapter 5 (Productive and Enterprising Places); and Chapter 6 (Distinctive and Natural Places) of Planning Policy Wales (Edition 10).

Other relevant national policy guidance consulted:

- PPW Technical Advice Note 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 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**

Outline planning permission is sought for the redevelopment of this former gas works site for residential use. The application seeks consent for the principle of the development as well as access, with all other matters being reserved for future consideration. Whilst the number of units is not confirmed at this stage, an indicative site layout has been submitted which illustrates that 30 no. dwellings could be developed across the site. The application also details that it is the intention for 50% of the units to be occupied as open market housing and 50% to be occupied as social rented units.

The application site is located within the defined settlement boundary of Ystrad and is unallocated. Further, the proposed use of the site for residential purposes would not conflict with surrounding land uses which are predominantly residential. As such the proposal meets the relevant criteria set out in Policies AW1 and AW2 of the Local Development Plan (LDP) which aim to support residential development on unallocated land within settlement boundaries. Additionally, the site is located within the well-established settlement of Ystrad, near the Local and Neighbourhood Centre of the village and a number of public transport links. As such it is considered the site is located within a sustainable location and therefore complies with the primary objectives of Policies AW2 and NSA12 which aim to support sustainable development, as well as the overarching sustainable development and placemaking aims of Planning Policy Wales (PPW). Furthermore, the proposed development would make use of a Brownfield site which is promoted by Policy CS2.

It is also noted that Local Authorities are required by PPW and Technical Advice Note 1: Joint Housing Land Availability Studies (TAN 1) to ensure that there is a 5 year land supply for housing. The Council does not presently have a 5 year land supply with the Rhondda Cynon Taf Joint Housing Land Availability Study (April 2019) calculating the current supply to be 1.3 years, a deficit of 3.7 years. As such, with the site free from planning, physical and ownership constraints and confirmation from the applicant that it would be economically viable to develop in the near future, the proposed development would go some way to increasing the Authority's housing land supply. Furthermore, the proposal is compliant with Policy NSA10 in that it proposes development which exceeds 30 no. dwellings per hectare (33 no.), and Policy NSA11 with more than 10% of all properties on site (50%) forming affordable units.

Therefore, in light of the above, the redevelopment of the site for residential use is considered acceptable in principle, subject to compliance with the other relevant material considerations set out below.

### **Visual Impact**

The design, appearance, layout and scale of the scheme are reserved for future consideration and would be within the control of the Local Authority. This would therefore allow the Council to reject any future reserved matters scheme that would have an adverse impact in these respects. However, an indicative site layout plan has been submitted with the application that indicates the likely layout of any future development. As such a brief appraisal of the potential layout set out below:

The indicative site layout illustrates that 30 no. dwellings could be arranged in a linear fashion around a central access road. It is considered that a development scheme similar to this would form an appropriate design given the shape of the plot and the relationship it has with the adjacent neighbouring residential streets. As such the application site is considered to be of a scale capable of accommodating circa 30 no. units without leading to overdevelopment of the plot, and further, a layout similar to that illustrated would ensure the new street sits comfortably at the edge of the settlement between the existing residential streets to the north and the railway line to the south. Additionally, the site is currently overgrown and does not appear to have been appropriately maintained since the demolition of the former gas works. It therefore appears unkempt and derelict in the locality and any redevelopment would significantly improve its current character and appearance.

Consequently it is not considered the general redevelopment of the plot in manner comparable to that illustrated would have a detrimental impact upon the character and appearance of the site or the surrounding area, and would actually improve the current situation. It is however acknowledged that the submitted details are for indicative purposes only and that this issue would be given further careful consideration at any future reserved matters stage.

### **Residential Amenity**

Whilst it is accepted that any development at the site would inevitably result in a degree of impact to the amenity and privacy standards currently enjoyed by surrounding residents, it is considered that a site layout similar to that illustrated would allow sufficient distance between any new properties at the site and the existing residential properties in the locality to ensure that any potential impact would not be significant enough to warrant refusal of the application.

The application site is located at a lower ground level than the existing residential properties to the north. Further, the indicative site layout illustrates that a minimum distance of approximately 15m could be achieved between the northern side elevations of the new properties and the southern side elevations of the existing dwellings to the north. Therefore, given the separation distance and difference in ground levels, it is not considered that dwellings of the scale and orientation illustrated would have any undue impact upon the amenity and privacy standards currently enjoyed by the occupiers of the existing properties to the north.

It is acknowledged however that the separation distance between the rear elevations of the new units along the eastern boundary of the site and the rear elevations of the adjacent, existing properties along Ffordd Seren would only be approximately 10m. It is considered that this relationship and separation distance would be unacceptable and would result in direct overlooking of one another, especially from the existing units to the new with the properties within Ffordd Seren being sited at a higher ground level. However, the layout submitted is for indicative purposes only at this stage and it is considered that there is sufficient space within the site to ensure a layout could be produced that would accommodate circa 30 no. units without having any undue impact in this respect.

With respect to noise and disturbance, the plot was last occupied by a gas works which would have been in operation throughout the week, potentially 24 hours a day. Therefore, whilst surrounding residents would have become accustomed to the vacant nature of the site in recent years, a considerable degree of noise and disturbance would have historically occurred. Consequently, whilst the introduction of a number of residential units at the site will obviously intensify its current use and it is accepted that a degree of further noise/disturbance would occur to surrounding residents in comparison to that which they have recently become accustomed to, it is not considered the relative increase in disruption generated by the proposed development would be any greater than that which would have historically occurred.

Finally, it is acknowledged that any proposed residential units at the site would be located in close proximity of the adjacent railway line and therefore future occupiers may experience a degree of associated noise and disturbance. No assessments in this respect have been undertaken at the site or information submitted with the application to indicate if any impact would occur, and if so, how any impact would be mitigated against. However, as the scheme is submitted at outline stage the final design of the units and layout of the site is not yet being determined. It is however considered that there is sufficient space within the plot and suitable soundproofing measures which could be introduced to ensure the proposed dwellings are sited/constructed in a manner that would ensure any potential impact does not form a source of nuisance. As such no objections are raised in this respect but it is considered a condition should be attached to any consent to ensure an appropriate noise assessment is undertaken at the site prior to any works commencing, and any necessary soundproofing measures are implemented on site.

Therefore, whilst it is acknowledged that a degree of impact would inevitably occur to the amenity and privacy standards currently enjoyed by surrounding residents, the scheme is proposed at outline, where the exact siting, layout and scale of the units are yet to be considered. It is therefore considered that a scheme could be produced to ensure that any impact to the amenities of the existing surrounding properties is minimal. This issue would however be given further careful consideration at any future reserved matters stage.

## **Highway Safety**

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

In their assessment of the scheme the Transportation Section commented that both Cross Street and Trafalgar Terrace, which are proposed for access, have high demand for on-street vehicle parking due to their terraced nature and lack of off-street parking provision which narrows their width throughout. Furthermore, the visibility requirement in accordance with Technical Advice Note 18: Transport (TAN 18) is 2.4m x 40m from the junctions of both Cross Street and Trafalgar Terrace onto the A4058 (Gelligaled Road), with the actual visibility from Cross Street being 2.4m x 13m right and 2.4m x 17m left; and the visibility from Trafalgar Terrace being 2.4m x 29m right and 2.4m x 40m left; and both are further restricted due to parked vehicles. Additionally, the junction radii are sub-standard resulting in larger vehicles being forced to use both carriageway lanes, which all raise cause for concern. However, taking into account this is typical of valley streets and there has been no recorded accidents in the vicinity, on balance, the proposed access is considered acceptable.

There is a private lane located directly to the north of the site that links Trafalgar Terrace, Cross Street and the nearby Ystrad railway station. Whilst this is not under the ownership of the applicant or the Council, this lane will inevitably be used by residents of the new development, but is currently sub-standard. As such, in light of the increased traffic and to provide residents of the proposed development with a desire route to the east and west and to also provide a footway link to the railway station, the lane would have to be brought up to adoptable standards. This would reduce pressure and total reliance on Cross Street/Trafalgar Terrace. It is noted however that the site boundary abutting Plot 9 would have to be set back to provide for the necessary visibility splays. Therefore a Grampian condition to this effect is suggested.

With respect to the site itself, it is noted that the submitted layout plan is indicative only, however, a number of concerns are raised with respect to the junction tie in with Cross Street, turning areas, the horizontal curvature of the access road, junction radii and pedestrian footway links within the site. It is considered however that there is sufficient space within the site to overcome these issues and they can be addressed during any future reserved matters application when the detailed layout is considered. As such a number of appropriate conditions have been suggested in these regards.

With respect to parking, based on the figure of 30 no. dwellings as set out on the indicative site layout plan, in accordance with the Council's adopted Supplementary Planning Guidance: Access, Circulation and Parking the proposal would require up-to a maximum of 80 no. residential spaces and 6 no. visitor spaces, a total of 86 no. with only 69 no. provided. However, the proposal provides a minimum of 1 no. space per 1 bedroom apartment, 2 no. spaces per 3 bedroom dwelling, and 3 no. spaces per 4 bedroom dwelling, with 5 no. visitor spaces. Therefore, taking into account the site is within a sustainable location,

close to public transport links and local facilities, the off-street car parking provision would be considered acceptable in this instance.

Therefore, in light of the above highway assessment, whilst it is accepted that a number of alterations would have to be made to the internal highway layout and adjacent service lane if any future reserved matters application came forward, it is considered that an acceptable scheme could be produced and the development would not have a detrimental impact upon pedestrian and highway safety in the vicinity of the site. The application is therefore considered acceptable in this regard, subject to the conditions detailed below.

## **Public Health**

Both the Council's Public Health and Protection Division and Natural Resources Wales (NRW) commented that the previous use of the site as a gas works has the potential to result in significant associated contamination of the land and as such appropriate site investigation works would have to be undertaken prior to determination of the application. As a consequence the applicant has undertaken a number of ground investigation works at the site and submitted the results for assessment through a Geotechnical and Geo-environmental Site Investigation Report. The site investigations information submitted highlights that there are various contaminants present on site, but they can be overcome through a number of mitigation measures which will ensure there is no risk to human health. As such no objections have been raised by either the Public Health and Protection Division or NRW, but a number of conditions are suggested requiring a method statement for the remediation of contamination affecting the site be submitted to and approved by the Local Planning Authority (LPA) prior to any works starting on site.

The Public Health and Protection Division also suggested a number of conditions be attached to any consent in relation construction noise, waste, dust and lighting. Whilst these comments are appreciated, it is considered that construction noise, waste, dust and lighting matters can be more efficiently controlled by other legislation. It is therefore considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

## **Ecology**

The Council's Ecologist has noted that the application site is largely cleared ground with little potential for protected species or nesting birds. However, there is some low level reptile potential but this could be mitigated against through the submission of a reptile method statement, as set out in the submitted ecology survey. The Ecologist has also commented that the ecology survey has been undertaken to appropriate standards and the conclusions are reasonable. As such, no objections are raised but a number of conditions are suggested to ensure that the mitigation measures suggested in the submitted report are implemented on site.

It is also noted that no concerns were raised by NRW in respect of ecology following assessment of the scheme.

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

No objections have been raised by the Council's Flood Risk Management Section following consultation. It was noted during their assessment of the scheme that the applicant has not provided sufficient site drainage details with the application to fully 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 LPA prior to any development works starting on site.

It is also noted that no objections were received from Dwr Cymru Welsh Water, subject to standard conditions and advice.

In light of the above advice, the development is considered acceptable in respect of site drainage, subject to the condition detailed below.

### **Other Issues**

Following consultation Network Rail commented that there is potential for the site drainage to impact upon the adjacent railway line. However, no objections are raised as it is considered any issues could be overcome during any future reserved matters application when the detailed site layout is agreed and full site drainage details would have to be submitted for consideration.

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

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

Section 106 (S106) of the Town and Country Planning Act (as amended) enables LPAs 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 against any unacceptable impacts of development proposals.

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

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

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

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

- Affordable Housing – the provision of at least 10% of the units on site as affordable housing in line with Policy NSA11 of the LDP.
- Employment Skills – the agreement of an Employment Skills Training Plan in accordance with SPG: Employment Skills.

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

### **Community Infrastructure Levy Liability**

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31<sup>st</sup> December 2014.

As planning permission first permits development on the day of the final approval of the last of the reserved matters CIL is not payable at outline stage, but will be calculated for any future reserved matters or full applications. However, the application site lies within Zone 1 of Rhondda Cynon Taf's residential charging zones where a £nil charge is applicable. Therefore no CIL will be payable.

### **Conclusion**

The redevelopment of the site for residential purposes is acceptable in principle. Additionally the redevelopment of what is a derelict and unkempt site would significantly improve its current character and appearance and that of the immediate surrounding locality. Furthermore, it is considered that the site is capable of accommodating circa 30 no. dwellings without resulting in a significant impact upon the amenity and privacy standards currently enjoyed by the nearest surrounding residents or highway safety in the vicinity of the site.

The proposed development therefore complies with the relevant local and national planning policies and is considered acceptable. The application is



therefore recommended for approval, subject to the S106 agreement set out above and the conditions detailed below.

**RECOMMENDATION:** Approve, subject to Section 106 Agreement

1. (a) Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
  
(b) Plans and particulars of the reserved matters referred to in (a) above relating to the layout, scale and appearance of any building to be erected and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.  
  
(c) Applications for the approval of reserved matters shall be made before the expiration of 3 years from the date of this permission.  
  
(d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Sections 92 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans ref:
  - (i) YR-LAW-XX-XX-DSP- AR-910102 Rev. P05 – Proposed Site Layout and Site Location Plan

and documents received by the Local Planning Authority on 21/12/18, 02/01/19, 12/02/19, 23/05/19, 13/06/19 and 12/07/19 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 full site drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be fully implemented on site in accordance with the approved details and to the satisfaction of the Local Planning Authority prior to beneficial occupation of the first dwelling.

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

4. No development shall commence on site until full engineering design and details of the internal road layout, traffic calming, footpath links, street lighting, surface water drainage and highway structures including longitudinal and cross sections have been submitted to and approved in writing by the Local Planning Authority. The highway works shall be fully implemented on site in accordance with the approved details and to the satisfaction of the Local Planning Authority prior to beneficial occupation of the first dwelling.

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.

5. No development shall commence on site until full engineering design and details of the off-site highway improvements including the upgrading of the lane running parallel to (north of) the site, footpath link to the adjacent Ystrad railway station, un-controlled pedestrian crossing points, junction white lining and surface water drainage including longitudinal and cross sections have been submitted to and approved in writing by the Local Planning Authority. The highway works shall be fully implemented on site in accordance with the approved details and to the satisfaction of the Local Planning Authority prior to benefit occupation of the first dwelling.

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

6. 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:

- i.the means of access into the site for all construction traffic;
- ii.the parking of vehicles of site operatives and visitors;
- iii.the management of vehicular and pedestrian traffic;
- iv.loading and unloading of plant and materials;
- v.storage of plant and materials used in constructing the development;
- vi.wheel cleansing facilities; and,
- vii.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.

7. The Developer shall provide the occupier of each dwelling with a Travel Plan / Welcome Pack which should contain the following:

- a. Bus/train service providers, their contact details, frequency of service, timetable, bus stops/train stations, current ticket costs and financial incentives to encourage use of public transport;
- b. Park and ride/park and share facilities and associated costs and restrictions on the use of such facilities;
- c. Pedestrian links to public transport services, to local facilities, areas of employment, education and leisure;
- d. Local and national cycle routes; and,
- e. Any other measures that would encourage the use of sustainable modes of travel.

Reason: To ensure reduction of road traffic and promotion of sustainable modes of travel in accordance with the relevant policies of Planning Policy Wales and the Rhondda Cynon Taf Local Development Plan.

8. Off-street car parking and secure cycle storage shall be in compliance with Supplementary Planning Guidance: Access, Circulation and Parking Requirements.

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety and to promote sustainable modes of travel in accordance with Supplementary Planning Guidance: Access, Circulation and Parking Requirements and Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. Surface water run-off from the proposed parking areas shall not discharge onto the public highway 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.

10. HGV's used during construction shall be restricted to 09:00am to 16:30pm weekdays, 09:00am 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.

11. Notwithstanding the submitted plans the site boundary abutting the lane access to the west of the site shall be set back to provide for a visibility splay of 2.4m x 22m with no planting or obstruction above 0.9m placed within the vision splay area.

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

12. No development shall commence on site, including any works of site clearance, until a written method statement for the remediation of

contamination affecting the site has been submitted to and agreed in writing by the Local Planning Authority. The method statement shall be undertaken by a competent person. No deviation shall be made from this scheme unless otherwise agreed in writing by 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.

13. No dwelling shall be occupied until all necessary measures set out in the remediation scheme referred to in Condition 12 have been implemented on site and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority. The validation report and any associated works shall be undertaken by a competent person. No deviation shall be made from this scheme unless otherwise agreed in writing by 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.

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

15. No development works shall commence on site, including demolition and site clearance, until a noise assessment has been undertaken on site and the results along with full details of any associated sound proofing/mitigation measures to be installed 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 measures and the mitigation shall be installed within each dwelling prior beneficial occupation. The assessment shall be undertaken by a competent person.

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

16. 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 completion of the development; and any trees or plants which within a period of 5 years from the completion of the development site die, are removed or become seriously damaged or diseased shall be replaced

in the next planting season with others of similar size and species.

Reason: To ensure that the new development will be visually attractive and to mitigate against the loss of existing mature trees on site, in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

17. No development works shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatments shall be completed before beneficial occupation of each associated dwelling. Development shall be carried out in accordance with the approved details.

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

18. No development works shall commence on site, including demolition and site clearance, until a Reptile Method Statement and full details of the biodiversity enhancement measures set out in the submitted Ecology Assessment (Celtic Ecology and Conservation Ltd, March 2018) 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 measures thereafter, and the mitigation 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.

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## **PLANNING & DEVELOPMENT COMMITTEE**

**15 APRIL 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 15/03/2021 – 02/04//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**

**15 APRIL 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:** 21/0098  
**APPEAL REF:** D/21/3271563  
**APPLICANT:** Mr K Stewart  
**DEVELOPMENT:** Proposed rear dormers, loft conversion, balcony & new windows.  
**LOCATION:** 20 SION STREET, PONTYPRIDD, CF37 4SD  
**APPEAL RECEIVED:** 25/03/2021  
**APPEAL START DATE:** 25/03/2021

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### **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 18/1291  
**APPEAL REF:** A/20/3264090  
**APPLICANT:** A P Plant Hire  
**DEVELOPMENT:** Change of use of site to storage yard of steel storage containers (amended details, including enlarged site area, lighting details and hours of operation received 26/11/2019).  
**LOCATION:** LAND ADJACENT TO GLYNFACH ROAD, GLYNFACH, PORTH, CF39 9LL  
**DECIDED:** 25/09/2020  
**DECISION:** Refused  
**APPEAL RECEIVED:** 01/12/2020  
**APPEAL DECIDED:** 25/03/2021  
**APPEAL DECISION:** Allowed with Conditions

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**Report for Development Control Planning Committee**

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**Aberdare West/Llwydcoed**

**20/1258/10** Decision Date: 31/03/2021  
**Proposal:** Extension of garden curtilage to rear of properties.  
**Location:** 36 AND 38 MAES Y FFION, LLWYDCOED, ABERDARE, CF44 0AQ

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**20/1400/10** Decision Date: 17/03/2021  
**Proposal:** Change of use from small domestic outbuilding to dog grooming business.  
**Location:** 12 KING STREET, CWMDARE, ABERDARE, CF44 8TR

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**21/0013/10** Decision Date: 16/03/2021  
**Proposal:** Change of use of ancillary outbuilding into a dog grooming salon.  
**Location:** 13 PARK LANE, TRECYNON, ABERDARE, CF44 8HN

---

**21/0136/10** Decision Date: 30/03/2021  
**Proposal:** Construction of two storey side and two storey rear extensions and raised balcony.  
**Location:** DYLLAS COTTAGE, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0LJ

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**21/0154/09** Decision Date: 01/04/2021  
**Proposal:** Single storey rear extension  
**Location:** 110 Y DOLYDD, CWMDARE, ABERDARE, CF44 8EQ

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**Aberdare East**

**21/0125/10** Decision Date: 25/03/2021  
**Proposal:** Two storey and single storey extensions.  
**Location:** 6 AGENT'S ROW, ABER-NANT, ABERDARE, CF44 0SW

---

**Cwmbach**

**21/0124/10** Decision Date: 30/03/2021  
**Proposal:** Lean to conservatory to rear and side of dwelling.  
**Location:** 5 HEATH CLOSE, CWM-BACH, ABERDARE, CF44 0JH

---

**21/0180/10** Decision Date: 30/03/2021  
**Proposal:** Two storey and single storey extensions.  
**Location:** MAESGLAS, 6 LLYS Y COED, CWM-BACH, ABERDARE, CF44 0BS

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**Report for Development Control Planning Committee**

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**Ynysybwl**

**21/0019/10** Decision Date: 24/03/2021  
**Proposal:** Replacement of plot 3 outline permission (09/0671/13) - New detached dwelling with integral garage, including access, landscaping and on plot parking.  
**Location:** PLOT 3 (DINGLEWOOD DEVELOPMENT), PLEASANT VIEW, YNYS-Y-BWL, PONTYPRIDD

---

**21/0057/10** Decision Date: 18/03/2021  
**Proposal:** Two storey rear extension and raise roof height of existing area to the side of main dwelling.  
**Location:** LLECHWEN FARM, MILL ROAD, YNYS-Y-BWL, PONTYPRIDD, CF37 3LR

---

**21/0167/10** Decision Date: 31/03/2021  
**Proposal:** Proposed Garage  
**Location:** LAND TO THE REAR OF REDLANDS, NEW ROAD, YNYSYBWL, CF37 3HA

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**21/0301/10** Decision Date: 29/03/2021  
**Proposal:** Double storey side extension, single storey extension, extension of dropped kerb outside and upgrading windows.  
**Location:** 1 HEOL-Y-PLWYF, YNYSYBWL, PONTYPRIDD, CF37 3HY

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**Aberaman North**

**21/0141/10** Decision Date: 26/03/2021  
**Proposal:** Two storey extension.  
**Location:** 4 THE FAIRWAYS, ABERAMAN, ABERDARE, CF44 6WY

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**Aberaman South**

**21/0119/10** Decision Date: 31/03/2021  
**Proposal:** New mezzanine level internal extension and associated works.  
**Location:** UNIT 25, ABERAMAN PARK INDUSTRIAL ESTATE, ABERAMAN, ABERDARE, CF44 6DA

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Report for Development Control Planning Committee

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**Treherbert**

**21/0063/10** Decision Date: 29/03/2021  
**Proposal:** Bay window to front.  
**Location:** 36 DUMFRIES STREET, TREHERBERT, TREORCHY, CF42 5PP

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**Treorchy**

**21/0039/10** Decision Date: 17/03/2021  
**Proposal:** Single storey rear conservatory extension.  
**Location:** 21 TAN-Y-FRON, TREORCHY, CF42 6HA

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**Pentre**

**21/0085/10** Decision Date: 22/03/2021  
**Proposal:** Proposed three storey extension and loft conversion.  
**Location:** 48 KENNARD STREET, TONPENTRE, PENTRE, CF41 7AZ

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**Llwynypia**

**21/0052/10** Decision Date: 16/03/2021  
**Proposal:** Demolition of existing single derelict garage. Construction of new building subdivided into three separate garages.  
**Location:** 64 SHERWOOD STREET, LLWYNYPIA, TONYPANDY, CF40 2TF

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**Tonypandy**

**21/0222/10** Decision Date: 25/03/2021  
**Proposal:** Double storey rear extension.  
**Location:** 64 COURT STREET, TONYPANDY, CF40 2RJ

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**Trealaw**

**20/1442/10** Decision Date: 17/03/2021  
**Proposal:** Two storey side extension with garage & terrace access to garden.  
**Location:** IVY COTTAGE, STATION ROAD, TREALAW, TONYPANDY, CF40 2PL

---

**Cymmer**

**20/1348/09** Decision Date: 17/03/2021  
**Proposal:** Erection of a rear conservatory.  
**Location:** 2 KENSINGTON DRIVE, GLYNFACH, PORTH, CF39 9NN

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**Report for Development Control Planning Committee**

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**Glyncoch**

**21/0033/19** Decision Date: 19/03/2021  
**Proposal:** Proposed 30% crown reduction of 2no. Oak Trees (T1 and T2) and 1no. Beech Tree.  
**Location:** 13 ASHGROVE, GLYN-COCH, PONTYPRIDD, CF37 3DW

---

**Trallwn**

**21/0065/09** Decision Date: 18/03/2021  
**Proposal:** Proposed single storey kitchen extension.  
**Location:** HOLLYTREES, HOSPITAL ROAD, PONTYPRIDD, CF37 4AH

---

**Rhondda**

**21/0127/18** Decision Date: 22/03/2021  
**Proposal:** Cut down a large Silver Birch tree situated on boundary wall of property.  
**Location:** THE OLD VICARAGE, TROEDRHIW TRWYN, PANT-Y-GRAIG-WEN, PONTYPRIDD, CF37 2SE

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**Graig**

**21/0066/10** Decision Date: 01/04/2021  
**Proposal:** Proposed change of use of a four-bedroom semi-detached house (C3 use) to a five-bedroom house of multiple occupation (C4 use) together with minor alterations.  
**Location:** 39 HIGH STREET, GRAIG, PONTYPRIDD, CF37 1QP

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**Hawthorn**

**21/0111/10** Decision Date: 22/03/2021  
**Proposal:** Proposed single storey side extension with rear garden enclosure (re-submission of 20/1320/10).  
**Location:** 23 PARC Y DYFFRYN, RHYDYFELIN, PONTYPRIDD, CF37 5RZ

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Report for Development Control Planning Committee

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**Llantwit Fardre**

**21/0070/10** Decision Date: 16/03/2021  
**Proposal:** Single storey rear extension, first floor extension to infill corner above existing garage, conversion of garage to office/study.  
**Location:** 19 FFORDD GLAS Y DORLAN, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BZ

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**21/0071/19** Decision Date: 15/03/2021  
**Proposal:** 15% Side Reduction of Oak Tree Branches.

**Location:** 33 CLOS CEFN GLAS, LLANTWIT FARDRE, PONTYPRIDD, CF38 2BS

---

**21/0116/10** Decision Date: 22/03/2021  
**Proposal:** Single storey rear extension with 2no rooflights.

**Location:** 27 HEOL DOWLAIS, EFAIL ISAF, PONTYPRIDD, CF38 1BB

---

**Tonteg**

**21/0080/10** Decision Date: 26/03/2021  
**Proposal:** Extension to the current production building.

**Location:** UNIT A6 P B GELATINS UK LTD, SEVERN ROAD, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5SP

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**Gilfach Goch**

**21/0076/10** Decision Date: 16/03/2021  
**Proposal:** Rear single storey extension and double storey extension.

**Location:** 1 & 3 WOOD STREET, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8UF

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**Tonyrefail West**

**21/0081/10** Decision Date: 17/03/2021  
**Proposal:** Extension over double garage, small extension to rear single storey extension (resubmission 20/1210/10).

**Location:** 6 WORCESTER COURT, TONYREFAIL, PORTH, CF39 8JR

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**21/0263/10** Decision Date: 29/03/2021  
**Proposal:** Conversion of the Black Diamond public house to residential accommodation.

**Location:** THE BLACK DIAMOND PUBLIC HOUSE, EDMONDSTOWN ROAD, EDMONDSTOWN, TONYPANDY, CF40 1NR

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**Report for Development Control Planning Committee**

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**Tonyrefail East**

**20/0674/10** Decision Date: 16/03/2021  
**Proposal:** Two storey side extension, single storey rear extension, and single storey front extension.  
**Location:** 19 TYN-Y-WERN, TONYREFAIL, PORTH, CF39 8AW

---

**21/0004/10** Decision Date: 01/04/2021  
**Proposal:** Proposed two storey side extension and a rear single storey extension.  
**Location:** 40 CELYN ISAF, TONYREFAIL, PORTH, CF39 8AN

---

**21/0110/10** Decision Date: 31/03/2021  
**Proposal:** Two-storey side / front extension, ground floor rear extension and loft conversion.  
**Location:** UPLANDS, TYLCHAWEN TERRACE, TONYREFAIL, PORTH, CF39 8AH

---

**Beddau**

**21/0064/10** Decision Date: 15/03/2021  
**Proposal:** Single storey side extension.  
**Location:** 50 MILTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2TN

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**21/0099/10** Decision Date: 30/03/2021  
**Proposal:** Two storey side extension, relocation of front door, front porch and new fencing to the sides of property.  
**Location:** 112 MANOR CHASE, BEDDAU, PONTYPRIDD, CF38 2JE

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**Town (Llantrisant)**

**21/0106/10** Decision Date: 31/03/2021  
**Proposal:** First floor side extension and porch.  
**Location:** 15 TAN-YR-ALLT, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8PY

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**21/0126/10** Decision Date: 15/03/2021  
**Proposal:** Renovation of property including replacement windows, doors and repair of external staircase to rear.  
**Location:** 6 HIGH STREET, LLANTRISANT, PONTYCLUN, CF72 8BP

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**21/0155/15** Decision Date: 31/03/2021  
**Proposal:** Removal/Variation of condition 1 of 16/0188/10 to allow a further 5 years for commencement (renewal).  
**Location:** CHURCH HOUSE, 1 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF

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**21/0157/15** Decision Date: 31/03/2021  
**Proposal:** Variation of condition 1 of planning permission 16/0236/10 to extend the commencement of development for a further 5 years.  
**Location:** 6 YR ALLT, LLANTRISANT, PONTYCLUN, CF72 8EF

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**Report for Development Control Planning Committee**

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**Pontyclun**

- 20/0742/10** Decision Date: 31/03/2021  
**Proposal:** Cover to rear entrance door similar to a car port (retrospective).  
**Location:** 2 LLANHARRY ROAD, BRYNSADLER, PONTYCLUN, CF72 9DB
- 

- 21/0087/10** Decision Date: 18/03/2021  
**Proposal:** Two storey side extension and single storey rear extension.  
**Location:** 61 THE HOLLIES, BRYNSADLER, PONT-Y-CLUN, PONTYCLUN, CF72 9BB
- 

**Llanharry**

- 20/1446/10** Decision Date: 01/04/2021  
**Proposal:** Proposed two storey side extension and update the existing conservatory.  
**Location:** 22 SGUBOR GOCH, LLANHARRY, PONTYCLUN, CF72 9NF
- 

- 21/0079/10** Decision Date: 17/03/2021  
**Proposal:** Ground floor front and two-storey side extension (re-submission 20/1063/10).  
**Location:** 59 HEOL PANT GWYN, LLANHARRY, PONTYCLUN, CF72 9HW
- 

**Llanharan**

- 21/0206/09** Decision Date: 15/03/2021  
**Proposal:** Part garage conversion.  
**Location:** 24 RHODFA BRYN RHYDD, TALBOT GREEN, PONTYCLUN, CF72 9FD
- 

**Brynna**

- 21/0115/10** Decision Date: 29/03/2021  
**Proposal:** First floor side extension over garage  
**Location:** 7 AUTHORS PLACE, LLANHARAN, PONTYCLUN, CF72 9UR
- 
- 21/0166/10** Decision Date: 01/04/2021  
**Proposal:** Single storey detached garage.  
**Location:** 48 ST ILID'S MEADOW, LLANHARAN, PONTYCLUN, CF72 9FX
- 
- 21/0195/10** Decision Date: 22/03/2021  
**Proposal:** Two storey side extension.  
**Location:** TY GWYN, BRYNNA ROAD, BRYNNA, BRIDGEND, CF35 6PG
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Total Number of Delegated decisions is 50

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Report for Development Control Planning Committee

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**Trealaw**

21/0102/10 Decision Date: 15/03/2021

**Proposal:** Raised decking area (Retrospective).

**Location:** 6 PERGWM STREET, TREALAW, TONYPANDY, CF40 2UP

**Reason: 1** The retention of the decking, by virtue of its scale, design, and elevated height, is considered to have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area. It would also result in a significant detrimental impact upon the residential amenity of neighbouring occupiers, having caused a material loss of privacy, an increase in overlooking and an unacceptable overbearing impact. The proposal is considered both unneighbourly and excessive and is therefore contrary to the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance contained within the 'Design Guide for Householder Development (2011)'.

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**Trallwn**

21/0077/10 Decision Date: 29/03/2021

**Proposal:** Proposed demolition of existing rear extension and construct wrap around 2 storey side and rear annex to form new dwelling with onsite parking space (re-submission).

**Location:** 64 COEDPENMAEN ROAD, PONTYPRIDD, CF37 4LP

**Reason: 1** The proposal to construct a new dwelling at the site would be contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan in that the scale, form and design of the dwelling would result in overdevelopment of the plot which would have an adverse impact upon the character and appearance of the site and the surrounding area.

**Reason: 2** The proposal to construct a new dwelling at the site would be contrary to Policies AW5 and SSA13 of the Rhondda Cynon Taf Local development plan in that it would result in additional on-street parking demand to the detriment of highway safety and the free flow of traffic

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**Rhydyfelin Central**

21/0097/10 Decision Date: 24/03/2021

**Proposal:** The construction of a front and rear extension to create a vehicle bay, office facilities and stores.

**Location:** AUTOSTYLE AND SPRAYING UNIT 2, DYNEA ROAD, RHYDYFELIN, PONTYPRIDD, CF37 5DN

**Reason: 1** The proposed development would result in the loss of off-street parking provision and the creation of on-street parking demand to the detriment of highway safety and the free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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Report for Development Control Planning Committee

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Tonyrefail East

21/0138/10

Decision Date: 15/03/2021

**Proposal:** Two storey extension.

**Location:** 5 THE MEADOWS, COEDEL, TONYREFAIL, PORTH, CF39 8BS

**Reason: 1** The development would introduce an unsympathetic addition as a result of its scale, design, and siting, which would detract from the character and appearance of the existing dwelling and wider street scene. It would also remove an area of public open space from within the estate which provides a beneficial facility for all residents. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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Total Number of Delegated decisions is 4