



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 (01443 424110)

A virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 22ND JULY, 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, 20 JULY 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 29th April 2021.

5 - 8

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

5. APPLICATION NO: 20/1182/16

Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021).

Former Cwmbach Library Site, Morgan Row, Cwmbach, Aberdare

9 - 22

APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

6. APPLICATION NO: 21/0717/10

Proposed part demolition of existing extension and construction of ground floor rear extension to shop and full width first floor extension to flat.

194 High Street, Treorchy

23 - 30

SITE INSPECTION

7. APPLICATION NO: 20/1337/10

Erection of 3 detached dwellings. Retention of existing dwelling and associated works (Amended Plans rec. 15/02/2021).

BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE,

INFORMATION REPORT

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

To inform Members of the following, for the period 14/06/2021 – 09/07/2021.

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

57 - 86

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 W Lewis, Councillor J Williams,
Councillor W Owen, 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, 29 April 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 W Owen	Councillor R Yeo
Councillor D Williams	Councillor S Powderhill

Officers in attendance:-

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

County Borough Councillors in attendance:-

Councillor R Bevan and Councillor M Powell

160 APOLOGIES FOR ABSENCE

Apologies for absence were received from County Borough Councillors D Grehan and J Williams.

161 DECLARATION OF INTEREST

In accordance with the Council's Code of Conduct, there were no declarations made pertaining to the agenda.

162 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.

163 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.

164 MINUTES

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 4th and 11th March 2021.

165 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.

166 APPLICATION NO: 20/1342

11 affordable dwellings and associated works. Revised site layout plan (repositioned bin store and shared amenity space) and additional section/elevation drawings re plot 6, received 9th March 2021, Former Miskin Primary School, School Road, Miskin, Pontyclun

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 Steffan Harries (Agent)
- Ms Cheryl Baxter (Objector)
- Mr Jared Torkington (Objector)

The Agent Mr Steffan Harries exercised the right to respond to the comments made by the objectors.

The Head of Planning read out the contents of written submissions from the following residents outlining their concerns and objections regarding the proposed development:

- Ms A Roche
- Mr & Mrs C Taylor
- Ms E Adkins
- Mr G Baxter
- Mr & Mrs Ash
- Dr C Moodley
- Mr D Matthews
- Mr & Mrs Arnold
- Ms S Nairn

The Head of Planning presented the application to Committee 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 overdevelopment of the site and highways concerns.

(Note: A motion to approve the application in accordance with the report of the Director Prosperity and Development was proposed and seconded. The motion was not supported by the Committee and falls)

167 APPLICATION NO: 19/1081

Reserved Matters application for Phase 2 of Parc Llanilid Llanilid (10/0845/34) to include 421no. residential units and associated infrastructure. Amended plans and/or additional information received 07/12/20, 15/01/21, 18/02/21 and 31/03/21 (Revised description of development 14/01/21 and 31/03/21), Land at former Open Cast Coal Site and land to the North of the A473, Llanilid

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

168 APPLICATION NO: 20/1345

Variation of condition 7 (sales of goods) of planning permission 98/4284/15, Ffordd Tirwaun, Cwmbach, Aberdare

Members **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the risk and impact of flooding at the proposed site.

169 APPLICATION NO: 20/1346

Variation of condition 1 approved plans of planning permission 18/0366/39, Tirfounder Fields, Cwmbach

Members **RESOLVED** to defer the Application for a Site Inspection to be undertaken by the Planning and Development Committee to consider the risk and impact of flooding at the proposed site.

170 APPLICATION NO: 21/0258

Proposed first floor rear extension, 62 Albany Street, Ferndale

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

171 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 05/04/2021 – 16/04/2021.

This meeting closed at 4.20 pm

**CLLR S REES
CHAIR.**

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PLANNING & DEVELOPMENT COMMITTEE

22 JULY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1182/16 (CA)
APPLICANT: Mr C Wills
DEVELOPMENT: Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021).
LOCATION: FORMER CWMBACH LIBRARY SITE, MORGAN ROW, CWMBACH, ABERDARE
DATE REGISTERED: 23/03/2021
ELECTORAL DIVISION: Cwmbach

RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS:

REASONS: The application is considered to comply with the relevant policies of the Local Development Plan. The principle of the development has been previously established via the outline planning permission related to the site and the proposal is deemed to have an acceptable impact upon the character and appearance of the area as well as upon the residential amenities of neighbouring properties and highway safety.

The proposal would enable the development of a disused parcel of land with five family homes. It is considered that the proposal would enhance the street scene, provide additional housing in an established residential location and provide a degree of economic benefit to the local area.

REASON APPLICATION REPORTED TO COMMITTEE

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

APPLICATION DETAILS

The application seeks reserved matters consent (access, appearance, landscaping, layout and scale) for the development of 5 no. detached dwellings at the former Cwmbach Library Site, Morgan Row, Cwmbach. Outline planning permission was originally granted on 22/04/2015 (Application Ref: 14/1308/13), with the permission extended on 21/05/2019 (Application Ref: 19/0334/15).

The submitted Site Layout Plan indicates that dwellings contained within Plots 1 – 4 would be positioned towards the eastern side of the application site, with Plot 1 accessed from the south via Morgan Row and Plots 2 – 4 accessed via Pond Place. Plot 5 would be located within the north western corner of the application site, with access gained from Cwmbach Road to the west. Each dwelling would benefit from private amenity space and Plots 2 – 5 would contain ancillary garages.

In terms of the visual appearance of the development, each dwelling would differ in design but follow a similar modern style. Plot 1 would contain a split level three bedroom dwelling with accommodation spread over three floors. A double garage would be located within the basement and the dwelling would measure a maximum height of approximately 9.8 metres on its western elevation. Plot 2 would contain a substantial three bedroom dwelling featuring a terrace at first floor level on its western elevation. This dwelling would measure approximately 10.8 metres high on its western elevation, however due to the sloping nature of the land it would reach approximately 6.7 metres on its eastern elevation. A triple garage would be positioned to the east of the property, adjacent to Pond Place. The dwelling located within Plot 3 would contain up to five bedrooms and be of substantial scale with accommodation spread over four floors including within a sunken basement. This dwelling would measure a maximum height of approximately 10.4 metres. Accommodation within Plot 4 would be spread over three floors with the property containing two bedrooms at first floor level. Finally, Plot 5 would contain a more modestly sized dwelling with accommodation spread over two floors including three bedrooms. Plots 3 – 5 would contain matching double garages.

External materials proposed include natural slate roofs with clay ridge tiles, render elevations, facing brickwork and natural stone detailing.

Since its original submission, the application has been amended in order to provide highway improvements following an objection from the Council's Transportation Section.

SITE APPRAISAL

The application site comprises a roughly rectangular shaped plot of land with an area of approximately 0.35 hectares, located within the defined settlement boundary of Cwmbach.

The site is located on a gradient that falls steeply from east to west and is bound on three sides by vehicular highways; Cwmbach Road to the west, Morgan Row and an

un-named road leading to Abernant-y-Groes-Uchaf Farm to the south and Pond Place to the east. Cwmbach Road and the highway to the south benefit from pavements on both sides of the carriageway, whilst Pond Place only has a pavement on the eastern side of the carriageway, adjoining and adjacent to the existing dwellings. Prior to its demolition, the former library building and associated car-parking area were located in the southern part of the site, adjacent to Morgan Row.

A trodden path, that provides pedestrian access from Blaennantygroes Road to the north, to the un-named road in the south, passes through the site. Whilst the path is well established it is not a definitive Right of Way.

The surrounding area is predominantly residential, with a mix of traditional terrace properties, detached and semi detached dwellings as well as blocks of flats evident in the immediate area.

PLANNING HISTORY

19/0334/15	Vary Condition 1 of Planning Permission Ref. 14/1308/13 to extend planning permission for a further 5 years.	Granted 21/05/2019
14/1308/13	Demolition of existing redundant library building and outline consent for residential development of the site (all matters reserved).	Granted 22/04/2015

PUBLICITY

The application has been advertised by direct notification letter to neighbouring properties and a site notice was displayed. Three letters of objection were received, however it is noted that within one of the submissions, the letter was re-produced and individually signed by twenty local residents, all of whom reside at either Pond Place, Phillip Row or Morgan Row. As such, there are twenty-three local residents who object to this proposal.

The points raised within the objections will be addressed in the main body of the report below and are summarised as follows:

- Access to the site must be via Morgan Row only and not via Pond Place.
- The amendment to the plans which increases the length of the turning head and provides footways along Pond Place would have no benefit to the residents of Pond Place.
- The development would reduce on street car parking provision along Pond Place.

- The development does not include car parking provision for the new resident's children or visiting extended family members.
- The development should be for five smaller dwellings (preferably bungalows).
- The proposed dwellings would impact upon the privacy of nearby dwellings.
- The proposed dwellings would result in a loss of light to properties along Pond Place.
- The proposal does not factor in the eradication of Japanese Knotweed.
- A claimed right of way crosses the application site and the recording of the right of way is being considered by the Planning Inspectorate. This process needs to be completed prior to the determination of the application.

CONSULTATION

Transportation Section – No objections, subject to conditions.

Flood Risk Management – No objections or conditions recommended.

Public Health and Protection – No objections.

Countryside, Landscape and Ecology – No objections.

Rights of Way Officer – The claimed right of way should be detailed in the planning application, conditions recommended.

Natural Resources Wales – No objections or conditions recommended.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

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

Policy CS1 – Development in the North: Places an emphasis on building strong, sustainable communities.

Policy AW1 – Supply of New Housing: Provides criteria against which applications for new housing will be considered.

Policy AW2 – Sustainable Locations: Provides criteria to determine whether a site is located in a sustainable location.

Policy AW4 – Community Infrastructure and Planning Obligations: This policy provides support to secure planning obligations and contributions.

Policy AW5 – New Development: This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 – Design and Placemaking: This policy requires development to involve a high quality design and to make a positive contribution to place making.

Policy AW10 – Environmental Protection and Public Health: Prohibits development proposals that would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy NSA12 – Housing Development Within and Adjacent to Settlement Boundaries: Development within the Northern Strategy Area will be permitted within the defined settlement boundaries subject to a number of criteria.

Supplementary Planning Guidance:

Design and Placemaking

A Design Guide for Householder Development

Nature Conservation

Access, Circulation and Parking

National Guidance:

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

Planning Policy Wales Edition 11 (PPW) was issued on 24th 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.

Other relevant national policy guidance considered:

PPW Technical Advice Note 5: Nature Conservation and Planning

PPW Technical Advice Note 11: Noise

PPW Technical Advice Note 12: Design

PPW Technical Advice Note 18: Transport

PPW Technical Advice Note 23: Economic Development

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development:

The application seeks reserved matters consent. As such this application seeks an assessment of the access, appearance, landscaping, layout and scale of the development proposed following the grant of outline planning permission. It is therefore considered that the principle of the development of the site has been previously established and the proposal is acceptable subject to an assessment of the criteria set out below.

Impact on the character and appearance of the area:

In terms of physical area, the site extends to approximately 0.35 hectares, an area which is large enough to accommodate the proposed number of dwellings and associated access and off road car parking provision.

The development of 5 no. dwellings on the 0.35 hectare site would result in a density of approximately 14 no. dwellings per hectare (dph), which is considerably below the required density of 30 no. dph as set out in Policy NSA10. However, it has previously been accepted when granting the outline permission that due to the topography of the site, which falls steeply from east to west, it is more difficult to develop the site to an acceptable standard at a higher density. As such it is accepted that the density of the development proposed would result in the proposal making efficient use of the land.

The local area is residential in nature and characterised by a mixture of detached, semi-detached and terraced dwellings, as well as blocks of flats. Housing stock within the locality is of varied age and design, with traditional terrace dwellings located on Pond Place and larger, more modern detached dwellings positioned to the north of the site on Blaennantgroes Road. The dwellings proposed are of good quality, modern design and are considered to fit in with the character and appearance of the surrounding area.

The application site is currently disused and in need of attention with a visual appearance that is not considered to have positive impacts upon the character and appearance of the locality. It is considered that the development of the site would allow for its ongoing maintenance and overall enhancement to the local area.

As such, overall, it is considered possible to accommodate the proposed dwellings on the site, without adversely affecting the existing varied character of the area.

Impact on residential amenity and privacy:

As the site is located within settlement limits, in a predominantly residential area, it is important to consider the potential impacts of the development upon the levels of amenity and privacy that existing neighbouring occupiers currently enjoy.

As set out above, the site is large enough to accommodate the dwellings, associated parking and amenity areas. It is considered that the dwellings are positioned an adequate distance away from nearby properties to avoid significant overbearing impacts or overlooking, which would not be beyond established levels.

Given the topography of the site which slopes from east to west, the dwellings would be built into the slope. As such, whilst it is noted that the objectors would prefer to see bungalows constructed on the application site, the dwellings would appear lower in height when viewed from Pond Place and are not considered to result in significant loss of light to the terrace row.

In conclusion, it is considered that acceptable standards of amenity could be provided for both existing nearby neighbours and future occupiers of the development.

Impact on highway safety:

To aid in the assessment of highway safety impacts, consultation has been undertaken with the Council's Transportation Section.

The application site is flanked by three adopted highways; Cwmbach Road to the west, Morgan Row extending to an unnamed road to the south and Pond Place to the north. Cwmbach Road has a carriageway width of 7.3 metres with 1.8 metre wide footways and double yellow lines on the opposite carriageway lane. The unnamed road, which leads to Abernant-y-Groes-Uchaf Farm, has a carriageway width of 5.9 metres with footways varying in width between 1.6 metres and 1.8 metres. Pond Place has a carriageway width of 5.4 metres with a 1.8 metre wide footway on the opposite side to the proposed development, as well as a sub-standard turning area which has double yellow lines.

There is concern regarding the proposed access off Pond Place due to the high on-street car parking demand, which narrows the available road width, and sub-standard turning area, which results in reversing movements along Pond Place. The concerns regarding access off Pond Place are reiterated by the objectors. It is also noted that at the time of the consideration of the 2014 outline application, the Planning and Development Committee requested that an Informative be placed on the planning permission advising that the most appropriate access to the site would be from Morgan

Row and not Pond Place. Notwithstanding this, the imposition of the Informative does not prevent the developer from seeking consent for an access from Pond Place as part of the development.

It is considered the proposed development would increase service and delivery vehicles using Pond Place and the sub-standard turning area, which would have a detrimental impact upon the safety of all highway users and the free flow of traffic. In addition, the proposal would result in increased reversing movements along Pond Place to the detriment of safety of all highway users and the free flow of traffic.

In order to mitigate the above concerns however, the developer has proposed to increase the length of the turning head to a minimum of 16.5 metres as well as provide a 1.8 metre wide footway on the development side. This would allow for safe turning movements of larger vehicles and segregated footway facilities would improve pedestrian safety. The proposal will require full engineering design and detail to include construction details, levels, longitudinal / cross section, surface water drainage and details of any retaining wall to be offered for adoption. This can be secured by way of condition.

Car Parking: In accordance with the SPG Access, Circulation & Parking 2011, each dwelling proposed has a maximum off street car parking requirement of three spaces, with each plot accommodating in excess of this requirement. It is however noted that the garage contained within Plot 5 would encroach onto the adjacent public footway. As such, it is recommended that a condition be implemented requiring this garage to be positioned a minimum of 0.5 metres from the rear of the public footway.

To conclude, the amended plans submitted overcome initial concerns raised by the Council's Transportation Section by providing a full size turning facility for use of all on Pond Place as well as a 1.8 metre wide footway on Pond Place. As such, it is considered that access, circulation and parking provision is acceptable and therefore no highway objection is raised, subject to conditions.

Other Issues:

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

Drainage: This issue would be covered by the required, separate SuDs approval prior to any development taking place.

Ecology: Having reviewed the application, the Council's Ecologist has raised no objections to the proposal. It is noted that Condition 2 of the outline permission required the submission of details of all existing trees and hedgerows on the land as well as details of any to be retained together with measures for their protection during the course of the development as part of the reserved matters application. These

details have been submitted and relevant related conditions will be applied accordingly.

In addition, it is known that Japanese Knotweed grows on the site and the objectors' concerns regarding this issue are acknowledged. The planning history indicates that during the summer months of 2014 ground clearance works were undertaken which resulted in the weed spreading across the site. A condition was placed on the outline planning permission requiring full details of a scheme for the eradication and/or control of Japanese Knotweed to be submitted to and approved by the Local Planning Authority prior to the commencement of any work on site. This condition still applies and requires discharging prior to the commencement of the development.

Furthermore, it is considered appropriate to seek biodiversity enhancement at the site through the use of a suitably worded planning condition.

Public Right of Way: It is acknowledged that a claimed right of way crosses the application site and reference to this has been made in the objections. It is noted that the Council previously determined in favour of an application to record the path on the Definitive Map and Statement as Footpath 28 Cwmbach. The Council's Public Rights of Way Officer has advised that the Order was objected to and as a consequence is currently in the process of being referred to the Planning Inspectorate. The objectors argue that until this process is complete, the current planning application should not be determined. In addition, the Council's Rights of Way Officer has requested that the line of the path should be referenced on the proposed plans.

Advice from the Council's Legal Department indicates that the Council cannot insist that the Applicant marks the claimed right of way on the plans. It is however acknowledged that the Council has made an Order to include the right of way on the Definitive Map and whilst the Order has yet to be confirmed by the Planning Inspectorate, it is a material consideration in the determination of the planning application. The grant of a planning permission does not authorise the obstruction of a right of way and the developer would therefore need to make an application to divert the right of way if necessary.

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

Taking the above considerations into account it is concluded that the principle of residential development of the site has been positively established by the granting out the outline application. It is considered that the reserved matters are acceptable and would not have a detrimental impact upon the character and appearance of the area, the residential amenity of those living closest to the site or the highway safety of the area. As such, it is considered that the application is compliant with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

RECOMMENDATION: Grant

1. The development hereby approved shall be carried out in accordance with the following approved plans:
 - Location Plan, dated 23/10/2020
 - Proposed Site Layout Plan (Drawing No: 1351/PLN/001 Rev A), dated 26/03/2021;
 - Proposed Landscaping Layout (Drawing No: 1351/PLN/002 Rev A), dated 23/03/2021;
 - Proposed Site Elevations (Drawing No: 1351/PLN/003 Rev A), dated 23/03/2021;
 - Proposed Site Sections (Drawing No: 1351/PLN/004 Rev A), dated 23/03/2021;
 - Proposed Highway Improvements (Drawing No: 1351/PLN Rev A), dated 23/03/2021;
 - Proposed House Type Plot 1 – Floor Plans (Drawing No: 1351/PLOT 1/PLN/01), dated 23/10/2020)
 - Proposed House Type Plot 1 – Elevations (Drawing No: 1351/PLOT 1/PLN/02), dated 23/10/2020)
 - Proposed House Type Plot 2 – Floor Plans (Drawing No: 1351/PLOT 2/PLN/01), dated 23/10/2020)
 - Proposed House Type Plot 2 – Elevations (Drawing No: 1351/PLOT 2/PLN/02), dated 23/10/2020)
 - Proposed House Type Plot 3 – Floor Plans (Drawing No: 1351/PLOT 3/PLN/01 Rev A), dated 10/03/2021)

- Proposed House Type Plot 3 – Elevations (Drawing No: 1351/PLOT 3/PLN/02 Rev A), dated 10/03/2021)
- Proposed House Type Plot 4 – Floor Plans (Drawing No: 1351/PLOT 4/PLN/01 Rev A), dated 10/03/2021)
- Proposed House Type Plot 4 – Elevations (Drawing No: 1351/PLOT 4/PLN/02 Rev A), dated 10/03/2021)
- Proposed House Type Plot 5 – Floor Plans (Drawing No: 1351/PLOT 5/PLN/01), dated 23/10/2020)
- Proposed House Type Plot 5 – Elevations (Drawing No: 1351/PLOT 5/PLN/02), dated 23/10/2020)
- Proposed Detached Garage – Plot 2 (Drawing No: 1351/GARAGE/PLN/01), dated 23/10/2020)
- Proposed Detached Garage – Plots 3-5 (Drawing No: 1351/GARAGE/PLN/02), dated 23/10/2020)

and documents received by the Local Planning Authority on 23/10/2020 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

2. Notwithstanding the details shown on the submitted plans, development shall not commence until full engineering design and details of the turning head to be lengthened and 1.8 metre footway provision on Pond Place have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the first dwelling served off Pond Place.

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

3. Prior to the development being brought into use, 2 no. vehicular footway crossings shall be provided (one on Cwmbach Road and one on the unnamed road) in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development on site commencing.

Reason: In the interests of highway and pedestrian safety, in accordance with policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the submitted plans, prior to the commencement of development, details of the garage for Plot 5 set back a minimum of 500mm off the public highway shall be submitted to and approved in writing by the Local Planning Authority. The development should be carried out in accordance with the approved plans and retained thereafter.

Reason: To ensure that no part of the development encroaches onto the public highway (including footings and rain water goods), in the interests of highway and pedestrian safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. The street lamp column/WPD pole affected by the proposed development shall be relocated to a position to be agreed in writing by the Local Planning Authority prior to any works commencing on site.

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

6. Prior to the commencement of development hereby approved the developer shall submit to the Local Planning Authority details of all retaining walls to be built as part of the development, including drawings and structural calculations. The submitted details shall be accompanied by a certificate from an appropriately accredited independent Consulting Engineer confirming that the proposed retaining wall(s) are acceptable from a structural perspective. The approved retaining wall(s) shall be built in accordance with the agreed details. Following construction of the retaining walls additional certification from an independent suitably accredited consulting engineer confirming that the works have been constructed in accordance with the agreed details and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority.

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

7. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;
 - a) The means of access into the site for all construction traffic.
 - b) The parking of vehicles of site operatives and visitors.
 - c) The management of vehicular and pedestrian traffic.
 - d) Loading and unloading of plant and materials.
 - e) Storage of plant and materials used in constructing the development.

- f) Wheel cleansing facilities.
- g) The sheeting of lorries leaving the site.

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

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

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

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding, in accordance with policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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

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

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

- 10. During construction works any trees to be retained shall be protected in accordance with the details in the submitted Tree Survey and Arboricultural Impact Assessment, dated March 2021. The protection measures shall be retained and maintained throughout all construction works.

Reason: To protect retained trees on the site during the course of building work in the interests of amenity in accordance with policies AW5, AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.



PLANNING & DEVELOPMENT COMMITTEE

22 JULY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/0717/10 (GW)
APPLICANT: Mr N Gimson
DEVELOPMENT: Proposed part demolition of existing extension and construction of ground floor rear extension to shop and full width first floor extension to flat
LOCATION: 194 HIGH STREET, TREORCHY, CF42 6NU
DATE REGISTERED: 26/05/2021
ELECTORAL DIVISION: Treorchy

RECOMMENDATION: REFUSE FOR THE FOLLOWING REASON

REASONS: The development would provide improved retail facilities in the retail zone of Treorchy. An objection has been received from a neighbouring property with regard to a loss of light. On balance, it is considered, the proposal would have a detrimental impact on residential amenity and also on the character of the area.

REASON APPLICATION REPORTED TO COMMITTEE

A request has been received from Councillor Webster that the application be brought to Committee for Members determination in order that they can consider the merits of bringing a vacant commercial building in the town back into use and to assess the potential impact upon the neighbouring property.

APPLICATION DETAILS

Full planning permission is sought for the part demolition of an existing rear extension and the construction of a new ground floor extension with a full width first floor element in its place. The ground floor would be used as an extension to the ground floor shop showroom and store. It is understood the property would be used to display gas fires for sale as part of a heating and plumbing business. The first floor extension would provide an additional bedroom for the first floor flat. From a site visit it was evident the ground floor extension and boundary wall had already been demolished.

SITE APPRAISAL

The application site is a mid-terraced building that fronts the main shopping street in Treorchy. It is on the edge of the retail area and it is noted this part of the shopping area does not have a continuous commercial character and is a mixture of residential and commercial.

The application building has a shop front at ground floor level fronting High Street. The first floor flat is accessed from a door to the side of the shop door. Either side of the property are terraced residential dwellings. The three end properties of the terrace are commercial properties, and on the opposite side of the road is a mix of commercial and residential properties.

At the rear of the building, the existing extension has already been demolished and the boundary walls with the adjoining residential dwellings have also been demolished. A rear lane provides access from a side road off the main street (Howard Street). This is at a slightly higher level than the ground around the rear of the building.

PLANNING HISTORY

01/6255/10: THE COMPUTER CLINIC, 194 HIGH STREET, TREORCHY, CF42 6NU

NEW SHOP FRONT

Decision: 30/08/2001, Granted

PUBLICITY

The application has been advertised via the erection of a site notice and by direct neighbour notification. One letter of objection has been received at the time of writing the report.

- The boundary wall has been knocked down without consent. This has damaged plants and left a mess.
- They should have temporarily replaced the wall as the situation has affected my privacy and safety.
- The extension will cut out light to the kitchen.

CONSULTATION

Dwr Cymru / Welsh Water – No objection subject to a condition that no surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Advice on public sewers is provided.

RCT Flood Risk Management – No objection but recommended a condition in relation to surface water flood risk for this application as surface water runoff will

discharge off site, a discharge rate has not been provided or evidenced. I am satisfied that the development's surface water flood risk will be adequately managed by both the Building Regulations and Schedule 3 of the Flood and Water Management Act 2010.

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

RCT Transportation Section – No objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is inside the settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is within the retail area of the key settlement of Treorchy. It is also identified as being in the Rhondda Historic Landscape area as designated by Cadw and is an area of low risk from former coal mining works.

Policy CS1 – sets out criteria for achieving sustainable growth including: promoting the reuse of under used and previously developed land and buildings and providing opportunities for significant inward investment in sustainable locations that will benefit the economy of RCT and the Capital Region;

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

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

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

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

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

Policy NSA18 - Treorchy is a key settlement in the retail hierarchy. Proposals for retail development or changes of use to Class A retail uses inside the defined boundaries of retail centres, which would maintain or enhance a centre's position in the retail hierarchy will be permitted.

Policy NSA 19 – Provides criteria for retail development in Key Settlements.

Supplementary Planning Guidance:

Access Circulation and Parking.

Design and Placemaking.

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.

Future Wales: The National Plan 2040 (FW2040) and Planning Policy Wales Edition 11 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

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

Given the minor 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.

Other relevant policy guidance consulted:

PPW Technical Advice Note 4: Retailing and Commercial Development;

PPW Technical Advice Note 11: Noise;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport;

PPW Technical Advice Note 23: Economic Development

Manual for Streets

Building Better Places: The Planning System Delivering Resilient and Brighter

Futures: Placemaking and the Covid-19 recovery; and

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main issues:

Principle of the proposed development

The site is located inside the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP) and is within the identified retail area of Treorchy. It is understood the commercial part of the property has been vacant for some time. This proposal would beneficially provide an enlarged commercial shop area and an active retail use in the retail area. Therefore, taking this into account, the principle of the proposed development would be acceptable subject to consideration of the material considerations below:

Impact on Neighbouring Amenity

The application site is flanked by traditional, terraced residential dwellings. The single storey storey element of the proposed extension would cover the whole rear yard area of the property and would most likely increase the commercial operation that could be carried out in close proximity to the gardens of the neighbouring dwellings. However, the rear yard could be used for storage and commercial activities without the need for this application and the extension would be mean the use would be enclosed. It is therefore not expected that the use of the ground floor extension would result in a significantly greater impact on neighbouring amenity as compared to the existing situation.

In relation to the two storey element of the proposed extension, this would enlarge the existing extension to one that is full width. The extension would be taken closer to the boundary with number 195. This property has a single storey extension to the boundary with 194 and the extension would be to the east of this property and would be of the same depth as the existing. As such, this part of the proposal would not result in a significant impact on the amenity of the occupiers of adjoining neighbours.

On the side boundary with number 195, the proposed single storey extension would be 3.3m in height. This dwelling benefits from a single storey extension and a garage which would negate some of the impact of the extension. The extension would also only impact on sunlight for a small time in the morning, due to its location to the east of the dwelling. Therefore, it is considered this issue would not warrant a refusal reason.

Turning to the dwelling on the opposite side, the extension would be 3.1m in height along the whole of the side boundary with number 193. This property has a window and door inside the 'L' of the single storey rear projection that would be affected. In addition, the rear projection has a window on its rear elevation. It is considered this would not be significantly affected by the proposal, as this faces approximately southwards. It is unclear if this window serves the same room as the other window mentioned above. Notwithstanding this, due to the length of the rear projection, it is

not considered this window, on its own, would provide adequate light for the whole of the rear projection.

An objection has been received as a consequence of the public consultation exercise, detailing that the boundary wall was taken down without consent, has caused a mess, hasn't been replaced and the replacement structure proposed would result in a loss of sunlight to their kitchen.

The taking down of the wall, the mess created and when it is replaced is however a civil matter for the landowners and would not be a matter that would warrant a refusal reason of the planning application. The applicant has also stated that the taking down of the wall was agreed at the time with the neighbour.

In relation to the impact on the amenity of the occupiers of number 193, the boundary with the application site is approximately to the west, so there will be some impact on light particularly in the mid/late afternoon and evening. It is noted the previous flat roof extension (2.5m in height) and boundary wall would have also had some similar impact, however these have been demolished and the replacement structure would be higher and would have a greater impact on loss of light and also overbearing.

Members are advised that in a wholly residential context there would be potential to build a relatively large structure on 50% of the garden area under permitted development rights. A single storey extension 4m in depth with an eaves level of 3m and a maximum height of 4m could be constructed. However, it would be difficult to build an outbuilding of a similar size and scale on the boundary as this could only be a maximum height of 2.5m, or 1.5m in height if within 2m of the dwelling. As such a significant extension could be built, in a completely residential context, that would have a similar or more significant impact on light reaching the affected windows of the neighbouring dwelling.

However, an extension under permitted development rights would not be 3.1m in height for the whole length of the side boundary, it would only be 4m in depth maximum. In the context of a terraced residential dwelling with a narrow garden area, it is considered this height along the whole boundary would feel oppressive to the occupiers of the dwelling and it would result in an unacceptable level of overbearing impact and loss of light.

Therefore, it is considered, on balance, the proposed height of the extension along the whole length of the common boundary would result in a loss of sunlight and an overbearing impact to the detriment of the amenities of the occupiers of the neighbouring property.

Impact on the character and appearance of the area

In relation to the visual impact of the proposed extension, as detailed above, a relatively large single storey extension or outbuilding could be created in a wholly residential context that would cover 50% of the rear open area. This proposal would be a flat roof extension over the whole of the curtilage. Such an extension of the height, design and scale proposed, is considered, would result visually in a more commercial type structure. It is also noted that the site and wider area of this part of the retail zone, currently, mainly has the character of a residential setting. Therefore, on balance, it is considered the height of the extension combined with its length and design, in the context of this residential setting, would not be visually acceptable and would have a detrimental impact on the character of the area.

Access and Parking

The Council's Transportation Section state, *"The existing shop requires up-to a maximum of 1 space in accordance with the SPG Access, Circulation & Parking 2011. The shop extension increases the car parking demand by 1 space taking the total for the shop to 2, with none provided.*

The residential 1 and proposed 2 bed flat requires up-to a maximum of 2 spaces, therefore there is no increase in the car parking demand for the proposed flat.

Conclusion

There is concern that there are no off-street car parking spaces provided. However, taking into account the slight increase of one parking space only, the sustainable location of the proposed in the retail area of Treorchy and the close proximity to both bus and rail stops with less reliance placed on the private motor vehicle, the proposed is acceptable".

Subsequently there is no highway objection to the proposal and the application is therefore considered to be in compliance with Policy AW5 of the LDP in regard of these matters.

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

No objection is raised by the Council's Flood Risk Management subject to a condition with regard to surface water discharge rates. They also state the development's surface water flood risk will be adequately managed by both the Building Regulations and Schedule 3 of the Flood and Water Management Act 2010.

The condition suggested by Dŵr Cymru/Welsh Water that no surface water should go to the public sewer is not considered necessary as it can be controlled by other legislation. An informative note with regard this issue and their further advice can be added if permission is granted.

Public Health Comments

Whilst the comments raised by the Public Health and Protection Section with regard demolition, noise, dust, waste and the importation of soils are appreciated, it is considered these matters can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning these issues if permission were to be granted.

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

It is not considered the application complies with the relevant policies of the Local Development Plan in respect of the impact on the character of the area and the impact on residential amenity (policies AW5 and AW6).

RECOMMENDATION: Refuse

1. The proposal by virtue of its size and scale would have a detrimental impact on the amenity of the residents of a neighbouring property from overbearing and loss of sunlight. As such the proposal would be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan.
2. The proposal by virtue of its size, scale and design would have a detrimental visual impact on the character of the dwelling and the area as a whole. As such the proposal would be contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

7th July 2021

SITE MEETING

APPLICATION NO. 20/1337/10- Erection of 3 detached dwellings. Retention of existing dwelling and associated works (Amended Plans rec. 15/02/2021). BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UL

REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES & COMMUNICATION

Author: Jessica Daniel, Council Business Unit.

1. PURPOSE OF THE REPORT

- 1.1 To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Director, Prosperity & Development, attached at Appendix 1.

2. RECOMMENDATION

It is recommended that Members:

- 2.1 Approve the application in accordance with the recommendation of the Director, Prosperity & Development.

3. BACKGROUND

- 3.1 In accordance with Minute No 7 (Planning and Development Committee – 24th June 2021) a site inspection was undertaken on Wednesday 7th July 2021 to look into the issue of flooding and the close proximity of nearby properties.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors G. Caple, S. Rees, P. Jarman, W. Lewis and D. Williams.

- 3.3 Members met at the entrance to the existing property on the site and entered the site to view the proposed new entrance and proposed area for the 3 new dwellings. The Planning Officer in attendance informed members that planning permission is sought for the construction of 3 detached dwellings on a parcel of land that currently forms part of the garden curtilage of an existing residential dwelling known as Birchwood, which is situated on Llwydcoed Road, Llwydcoed, Aberdare.
- 3.4 The Planning Officer outlined to Members the existing dwelling at the site and its associated garage would be retained and demonstrated to Members the proposed dwellings would be situated to its south-eastern side elevation (plot 1) and south-western rear elevation (plots 2 and 3). The Planning Officer also highlighted to Members that both the existing dwelling and the three dwellings proposed would be accessed off a new private access road which would be served off Llwydcoed Road to the north. The driveway would run along the north western boundary of the site. The existing Public Right of Way (OED/22/5) that runs alongside the south-eastern side of the site would be altered as a result of the proposal.
- 3.5 Members walked around the site and noted the large number of hedgerows that are currently situated on the land. Members queried to what extent these hedgerows and trees would be retained. The Planning Officer advised Members that there are no tree protection orders in place on any tree on the land and that the nature of the works to provide the new private access road would result in the loss of some trees and hedgerow to the entrance of the site. Members were advised that the remaining hedgerows bordering the development would remain.
- 3.6 Members also discussed the risk of flooding. The Flood Risk Management Officer advised Members that the site is within a high surface water flood risk area which has the potential to impact on to the existing, proposed and neighbouring property and land. He advised that the proposed changes required to develop the new access road is believed to increase the risk at the site.
- 3.7 The Officer explained that the proposed development is required to meet the requirements of TAN15 specifically paragraph 8 (surface water flood risk) and in doing so will require evidence to be submitted by the applicant that outlines a strategy to manage the existing surface water flood risk, details of the proposed sites discharge rate to prevent flood risk being exacerbated and a strategy detailing the proposed communication plan to inform prospective homeowners of the perceived risk and overland flow paths.
- 3.8 The Flood Risk Management Officer also advised Members that separate Sustainable Drainage Approval will be required at the site However, this

approval would focus on the technical information related to the developments sustainable drainage infrastructure which generally requires above ground drainage infrastructure such as Swales, Greenroofs, Rain Gardens or attenuation basins. As such, it is believed that the technical surface water drainage details will be adequately dealt with in the Sustainable Drainage application process. However, it should be recommended that the proposed development is conditioned as part of the Planning permission to meet the requirements of TAN15 paragraph 8.

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

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PLANNING & DEVELOPMENT COMMITTEE

24 JUNE 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1337/10 (KL)
APPLICANT: Mrs P Lyons
DEVELOPMENT: Erection of 3 detached dwellings. Retention of existing dwelling and associated works (Amended Plans rec. 15/02/2021)
LOCATION: BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UL
DATE REGISTERED: 30/11/2020
ELECTORAL DIVISION: Aberdare West/Llwydcoed

RECOMMENDATION: Approve, subject to conditions

REASONS: The application site is located inside the defined settlement boundary and within a predominantly residential area. The construction of an additional 3 dwellings at the site is therefore considered to be acceptable in principle.

Furthermore, the site is capable of accommodating 3 additional dwellings along with adequate off-street car parking provision and outdoor amenity space without resulting in a significant impact upon the character and appearance of the surrounding area or the amenity and privacy of surrounding residential properties. It is also considered that the proposed development would have no undue impact upon highway safety in the vicinity of the site.

The application would therefore comply with relevant local and national planning policies and is considered to be acceptable.

BACKGROUND

The application has been submitted following the refusal of a previous planning application (ref. 20/0409/10) for 4 detached residential dwellings. The application was refused for the following reason:

The proposal, as a result of the number and scale of the dwellings proposed, would lead to overdevelopment of the plot which would have a detrimental impact upon the character and appearance of the site and surrounding area. The application would therefore not comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

APPLICATION DETAILS

Full planning permission is sought for the construction of 3 detached dwellings on a parcel of land that currently forms part of the garden curtilage of an existing residential dwelling known as Birchwood, which is situated on Llwydcoed Road, Llwydcoed, Aberdare.

The existing dwelling at the site and its associated garage would be retained with the proposed dwellings being situated to its south-eastern side elevation (plot 1) and south-western rear elevation (plots 2 and 3). Both the existing dwelling and the three dwellings proposed would be accessed off a new private access road which would be served off Llwydcoed Road to the north. The driveway would run along the north-western boundary of the site. The existing Public Right of Way (OED/22/5) that runs alongside the south-eastern side of the site would be altered as a result of the proposal.

Plot 1 would face a north-easterly direction, as per the original dwelling, and would measure 9.1 metres in width by 6.1 metres in depth with a hipped roof design that would measure 7.7metres in height to the ridge and 4.7 metres in height to the eaves. It would incorporate two pitched roof dormers within the front roof slope and one pitched roof dormer and a Velux window within the rear roof slope. Accommodation would consist of a lounge, kitchen/family room and WC at ground floor and 3 bedrooms and a family bathroom at first floor.

Plots 2 and 3 would face a north-westerly direction and would be identical in terms of scale, design and layout. The dwellings would measure 6.1 metres in width by 10.1 metres in depth with an apex pitched roof that would measure 8.8 metres in height to the ridge and 5.7 metres in height to the eaves. Accommodation would consist of a living room, kitchen and WC at ground floor, 3 bedrooms and a family bathroom at first floor and 1 bedroom, a dressing room and an en-suite bathroom within the roof space.

External materials would consist of through colour cream render, dark grey Redland Stonewold slate and white uPVC windows and doors.

The application is accompanied by the following:

- Planning Statement
- Tree Survey
- Coal Mining Risk Assessment
- Landscape Specification
- Preliminary Ecological Report

SITE APPRAISAL

The application site relates to an irregular shaped parcel of land which is located just off Llwydcoed Road, Lwydcoed, Aberdare. It measures approximately 2315m² and is currently occupied by a single residential dwelling which is located fairly centrally within the plot. Access is provided via an existing access track to the eastern boundary of the site which joins with Llwydcoed Road to the north. The track, which is identified as a Public Right of Way (OED/22/5 and OED/22/2), runs along the full length of the south-eastern and south-western boundary of the site and provides access to a further

residential dwelling, known as 'Casa Mia' (to the west of the existing property) and a parcel of land to the south (housing allocation – NSA 9.4). The site is enclosed by a mature hedgerow to the eastern and western boundaries with a band of trees to the south.

The surrounding area is predominantly characterised by residential properties with the nearest being located to the north-western boundary of the site ('Casa Mia' and 'Beverly'). These properties form a pair of semi-detached bungalows which are orientated towards the application site. It is noted that access to Casa Mia is via the lane adjacent to the eastern and southern boundaries of the application site. Other properties in the wider area of Llwydcoed vary in terms of their scale, design and overall visual appearance.

There are a small number of retail units to the south-east of the site, on the opposite side of the lane.

PLANNING HISTORY

20/0409/10: BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UL
BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UL

Erection of 4 detached dwellings. Retention of existing dwelling and associated works (amended red line boundary plan rec. 24/08/2020; amended elevation plans rec. 25/08/2020; additional supporting information rec. 25/08/2020)

Decision: 21/10/2020, Refused

PUBLICITY

The application has been advertised by means of direct neighbour notification letters to 13 surrounding neighbouring properties, through the erection of two site notices in the vicinity of the site (dated 02/12/2020) and through the publication of a press notice in the local newspaper (Dated 10/12/2020). A total of 5 letters of objection have been received as a result of the consultation exercise. Three of the letters are written on behalf of the occupier of one neighbouring property, one is from the landowner of an adjacent parcel of land and the final letter is from a local resident. The objections and concerns are summarised as follows:

Character and Appearance

- The development to the rear garden is insensitive development and if allowed would have a serious adverse impact on the character of the surrounding area and would have an unneighbourly impact on neighbouring homes.
- The replacement of open rear garden land to accommodate 3 no. residential dwellings, internal road, parking and associated hardstand areas represent overdevelopment which, if allowed, would irreversibly damage the pleasant character of the area and harm the residential amenity and outlook of neighbours.
- The development is wholly unreasonable in scale in terms of 3 dwellings in addition to retaining the existing dwelling that sits centrally within the plot.

- The development would have an urbanising effect on the immediate residential land, wider setting and highway.
- It is a fair assumption that future occupiers of the proposed dwellings would expect ancillary accommodation including garages which would exacerbate the already cramped arrangement.
- Concern is raised that the development would not relate well to local character which includes bungalows to the site boundary.
- The housing layout shows limited space between dwellings emphasising how cramped the development would be.
- The internal road layout is unneighbourly.
- The scheme is not sympathetic and does not relate well to the natural and built environment.
- It would erode the pleasant garden space.
- The houses offer no enhancement to the built form.

Amenity

- In dissecting/removing lawned area in place of a roadway, there would be clear detrimental impact upon the adjacent bungalows by virtue of traffic movements in proximity to the shared boundary.
- Noise, light spill from cars and fumes would be presented with only a hedgerow separating the internal road from adjacent existing homes'
- The cramped form of residential development creates a substandard living environment for future occupiers.
- The amenity enjoyed by the occupiers of the main house would be greatly diminished by Plot 1.
- The enjoyment of existing properties would be significantly and detrimentally affected by the overdevelopment of the garden land beyond the boundary'.
- Concern is raised that the cramped appearance of the new dwellings would result in no one wanting to live in the original house due to loss of outlook and privacy.
- The development would not create a pleasant living environment for existing or future occupiers.
- No consideration is given to neighbouring homes to the rear boundary of Birchwood.
- No visit has been made to neighbours and a full assessment of neighbour impact can be reached.
- Noise disturbance and fumes generated from vehicles manoeuvring within the turning area would irreversibly change the living arrangement of neighbouring properties which includes patio areas.
- It is wholly unacceptable for vehicles to be manoeuvring, starting up, for car doors to be opening and closing throughout the course of the day and the night and it would severely detract from the living conditions of established homes.

Highways Impacts

- The traffic generation created by the proposal raises significant highways concerns for pedestrians and motorists on the lane and at the main road junction.

- The plans show alterations to land outside of the application site/applicant's control and it is considered that the proposed works beyond the red line boundary may not be deliverable.
- The proposed access is unacceptable.
- The development would have a direct impact on a right of way and the local junctions.
- The development would exacerbate highway safety concerns for pedestrians and drivers, noting that the topography of the land drops to the south from the main road, reducing clear visibility from properties, including Birchwood.
- The development would be served off a narrow lane which also serves shops and the addition of more traffic would jeopardise pedestrian and traffic safety at the entrance to Birchwood.
- The parking layout is contrived.
- It is understood that the Council's Highways department has raised concerns/objections on these grounds.
- The hammer head and internal road running along the shared boundary adjacent to my client's property presents an awkward and unacceptable layout.
- Headlights shining directly into neighbouring properties windows would be unneighbourly and unacceptable.
- As the road would be privately owned, there will be no control over parking and it is anticipated that visitors to the new homes would park on the boundary and within the turning area.

Shallow Mine Workings

- It is not accepted that there would be no impact in terms of the conclusions made in the Coal Mining Risk Assessment.
- There appears to be coal workings cutting across the corner of the site which would affect the new homes from a health and safety perspective.
- No investigative work appears to have been presented by the applicant and a query is raised on how the Council can conclude that the site is developable without key technical confirmation.

Public Right of Way

- The development would cause conflict between vehicles and pedestrians on the narrow lane due to increased levels of traffic movement.
- The garages opposite Birchwood's access serve commercial properties and are in daily use with at least 3 lorries loading and un-loading.
- There is no pavement or vehicle passing bays located on the single-track lane.

Impact on Trees

- It is unclear as to whether the building envelope of the new homes and drives impose on the root protection areas of established boundary trees.

Sustainable Drainage and Surface Water Flood Risk

- It is unclear whether the applicant has engaged in SAB pre-application consultation. If this matter has not been addressed, then it is fair to assume that amendments to layout could result.
- The Council's FRM officer identifies that the site is within a high surface water flood risk area which has the potential to impact on neighbouring property and land. Without SAB confirmation, the planning authority are potentially endorsing a residential development proposal for significant additional hardstand which may have an impact in terms of surface water run off beyond the boundary of the site.

Other

- In planning policy terms, the garden is not designated for housing within the Local Development Plan.
- The lane to the east of the site provides access to Casa Mia and to the land to the south. The lane is not under the ownership of a single person and we are concerned that the shared access road would be realigned with a public right of way onto private property owned by the applicant.
- Our right of access has been ignored during this application and is unacceptable.
- A query is raised with regards to the legal owners of the road and liability.
- Title deeds have been provided to indicate that the lane to the south of the application site is owned by the objector (this does not include the lane to the east).

CONSULTATION

The following consultation responses have been received:

Coal Authority: No objection. An informative note is recommended.

Flood Risk Management: Objection raised in relation to the drainage information submitted however, it is considered that a condition could be added to any grant of planning consent to overcome the concerns raised.

Natural Resources Wales: No objection.

Public Health and Protection: No objection subject to conditions.

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

RCT Highways and Transportation: No objection, subject to conditions

RCT PROW Officer: Advises that no part of the development shall interfere with or obstruct the public right of way until the right of way has been formally stopped-up or diverted.

RCT TPO Officer: No objection, subject to conditions

Welsh Water: No objection subject to condition and advisory notes.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

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

Policy CS1: the emphasis is on building strong, sustainable communities which will be achieved by providing high quality, affordable accommodation that promotes diversity in the residential market.

Policy AW1: outlines how the housing land requirement will be met which includes development of unallocated land within the defined settlement boundaries.

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

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

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

Policy AW8: ensures that developments have no unacceptable impact upon features of importance to landscape or nature conservation, including ecological networks.

Policy AW10: development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and/or local amenity because of land instability, flooding, contamination etc.

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

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

Supplementary Planning Guidance

Design and Placemaking

Nature Conservation

Planning Obligations

Access Circulation and Parking

National Guidance

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

Planning Policy Wales Edition 11 (PPW) was issued on 24th 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 1 – Where Wales will grow – Employment/Housing/Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking

Other relevant national policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

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

Principle of the proposed development

Full planning permission is sought for the construction of 3 detached dwellings within what is currently the garden curtilage of an existing residential property. The site is unallocated and located within a well-established residential settlement of Llwydcoed, which is inside the defined settlement boundary prescribed by the Rhondda Cynon Taf

Local Development Plan. The proposal therefore meets the criteria set out in Policies AW1 and AW2 of the Local Development Plan (LDP) which both aim to support residential development on unallocated land within settlement boundaries.

Policy AW2 also seeks to direct development within sustainable locations by supporting development that would have good access to key services and facilities, good accessibility by a range of sustainable transport options and that would not unacceptably conflict with surrounding land uses. In the case of this proposal, the area has good access to key local services and amenities, such as schools and shops, and is accessible by a range of sustainable modes of transport with bus services to the nearby Principal Town of Aberdare and Merthyr Town Centre which both provide onward travel to the wider area. The area is also conducive to travel on foot and bicycle and the site is therefore considered to be a sustainable location. Furthermore, given that the surrounding area is predominantly residential in character, it is not considered that the use of the site for additional residential dwellings would conflict with surrounding land uses.

The proposal provides a net residential density of 15 dwellings per hectare which is far below the minimum requirement of 30 dwellings per hectare set out in Policy NSA10 (Housing Density). However, the policy states that lower densities will be permitted where they are necessary to protect the character of the site and/or the surrounding area; to protect the amenity of existing or future residents; and where they still make adequately efficient use of the site. In the case of this proposal, it is considered that an acceptable balance between the key issues has been achieved and as such, there would be no objection in respect of Policy NSA10.

It is noted that the vacant parcel of land to the south of the application site is allocated for housing within the Local Development Plan (NSA9) however, it is not considered that the proposed development would prejudice or prevent any future proposal at that site. The allocated site forms part of the Tan-y-Bryn Gardens development and access can be provided through that development.

One letter of objection notes that the garden is not designated for housing within the Local Development Plan. Whilst that may be the case, it does not necessarily mean that it cannot be developed for housing.

In light of the above, the principle of developing the site for residential purposes is considered to be acceptable, subject to compliance with other relevant material considerations as discussed further in the sections below.

Impact on the character and appearance of the area

The current scheme proposes the construction of 3 dwellings on a parcel of land which currently forms part of the residential garden curtilage of an existing residential dwelling. Plot 1 would be sited immediately adjacent to the existing dwelling whilst Plots 2 & 3 would be sited to the rear and would address the proposed new turning head.

It is noted that one letter of objection raises concerns that the proposal would lead to overdevelopment of the plot however, the number of dwellings have been reduced

since the previous refusal of 4 dwellings and this is considered to be acceptable. The scale of the proposed dwellings is relatively modest and set within reasonable sized plots with the removal of plot 4 allowing for a better overall layout which reduces the previous concern raised in relation to the cramped appearance of the development. The additional space created within the site would allow for more soft landscaping to be incorporated which would help soften its visual appearance and ensure that the site retains its attractive appearance. The proposal includes a soft landscaping scheme which indicates that a large number of existing trees and hedges would be retained on the boundaries of the site whilst additional trees and hedges would be planted within the site.

The surrounding area is not characterised by one particular house style or type and whilst properties in the immediate vicinity of the site on the southern side of Llwydcoed Road are predominantly set within larger-than-average plots, there are properties in the wider area that are set within similar sized and smaller plots to those proposed and it is not considered that the development would have an urbanising effect on the wider setting. The proposal would undoubtedly provide two different house types at the site (in addition to the existing dwelling) however, this would provide further visual interest to the existing urban form. Furthermore, it is indicated that the dwellings would be finished with appropriate materials that would match/complement materials found at the existing site and in the surrounding area and it is not considered that the proposed development would appear overly prominent or out of character with the area.

An objector also raises concern that future occupiers of the proposed dwellings would possibly seek ancillary accommodation in the form of garages etc. Whilst it is likely that planning permission would be required for such structures with the impacts of those proposed structures being considered at that time, it would be prudent to include a condition to any grant of planning consent to remove the permitted development rights of the plots to ensure that no ancillary structures could be constructed without planning permission.

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

Impact on residential amenity and privacy

Existing residents

As indicated above, a number of letters of objection have been received on behalf of one local resident that lives in property immediately adjacent to the application site. The letters raise concern with regards to the impact of the development on the amenity and privacy of existing properties to the north-west of the site with particular reference being made to the density of the development and the likely impacts of the proposed driveway which would be sited alongside the common boundary.

In terms of the density of the development, the net residential density of the development is far below the requirement of Policy NSA 10 (as indicated in the

Principle of the Proposed Development section above). This policy makes allowances for lower density levels where they are necessary to protect the amenity of existing or future residents and where they still make adequately efficient use of the site. In the case of this application, the proposal is considered to strike an acceptable balance between the requirements of Policy NSA10 and Policy AW5. Indeed, the scheme has been amended since the refusal of a previous planning application for 4 dwellings with the closest dwelling to Casa Mia and Beverly being removed. Whilst the impact of the siting of the previous 'plot 4' on Casa Mia and Beverly was not considered to have a detrimental impact upon existing dwellings in the previous application, its removal has inevitably further reduced the impact with the siting of plots 2 and 3 towards the eastern boundary of the site creating an even greater separation distance than the previous scheme. Whilst plots 2 & 3 would face towards Casa Mia and Beverly, they would be sited 30 metres away and at a similar ground level. As such, it is not considered that they would result in an adverse overbearing, overshadowing or overlooking impact.

Whilst it is noted that the construction of additional dwellings at the site may increase the level of noise and disturbance experienced by adjacent occupiers, this would be of a residential nature which is considered to be acceptable.

In terms of the location of the shared access driveway adjacent to the common boundary with Casa Mia and Beverly, the vehicular movements along the driveway would be limited given that only two of the proposed dwellings (plots 2 & 3) would utilise the full length of the lane. The access to the existing dwelling and plot 1 would be situated much closer to Llwydcoed Road and adjacent to the existing driveway of Beverly. Vehicles would therefore not need to venture any further into the site to access these properties. As such, it is considered that the comings and goings of 2 residential dwellings would be relatively low and the vehicular movements and the noise, light spill and fumes associated with the vehicles of these properties would therefore be unlikely to adversely affect the living conditions of adjacent properties.

Future Occupiers of the Site

Residents have also raised concern that the development would result in a substandard living environment for future occupiers of the existing and proposed dwellings. Whilst these concerns are noted, the proposed dwellings are sited such that they would not result in any significant levels of overlooking or a detrimental loss of outlook.

Plot 1 would be sited to the side elevation of the existing property with it being set back from its principal elevation. This would result in the rear of the dwelling extending beyond the rear elevation of the existing dwelling however, this would be marginal and would not give rise to any significant overbearing, overshadowing or overlooking impact. Whilst it is noted that the first floor rear windows of plot 1 would have views towards the rear garden of the existing dwelling, these views would be oblique rather than direct and the situation is not significantly different to the relationship between other properties in the surrounding area.

Plots 2 & 3 would be sited towards the rear of the site and would inevitably be visible from the rear windows and rear gardens of the existing dwelling and Plot 1. The relationship between these properties would be close with a separation distance of 10

metres between the rear elevations of the existing property and Plot 1 and the side elevation of Plot 2 and there is some concern that Plot 2 would have an overbearing impact upon the rear aspect of the existing property and Plot 1. There is also some concern that the southern position of Plot 2 would result in some overshadowing upon the existing property and Plot 1.

However, the position of Plot 2 is such that it does not extend across the full rear boundaries of either the existing dwelling or Plot 1 and this, together with its apex roof design, would ensure the rear aspects of the existing dwelling and Plot 1 would still experience a reasonable level of natural sunlight and a reasonable outlook. As such, it is not considered that the resulting impact would be so detrimental to future occupiers that it would warrant the refusal of the application.

The rear elevation of Plot 1 would directly face the side aspect of Plot 2 which could give rise to some direct overlooking however, the master bedroom would be served by a Velux window within the roof slope rather than a standard window and the level of overlooking achieved from this window would therefore be low. The other bedroom window in this elevation would face the blank side elevation of Plot 2 and would only have oblique views of its rear garden. Any views from the ground floor windows would be screened by boundary fences between plots.

One letter of objection raises concern that no consideration has been given to neighbouring homes to the rear boundary of the application site. Properties to the rear of the site (Tan-y-Bryn Gardens) are situated at least 80 metres away from the rear boundary of the site and are separated from the site by a vacant parcel of land that contains numerous trees and vegetation. Given the separation distances involved and that the access to the identified dwellings is through Tan-y-Bryn Gardens rather than the lane adjacent to the application site, the dwellings to the south would not be affected by the proposed development.

In light of the above, the proposal is considered to be acceptable in terms of the impact it would have upon the amenity and privacy of existing properties surrounding the site and that of any future occupiers of the proposed dwellings and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Access and highway safety

It is noted that a number of objections have been received from local residents/adjacent landowners in respect of the impact of the proposal upon highway safety. The Council's Highways and Transportation section originally raised an objection to the proposal which was primarily in relation to the access to Plot 1, off the sub-standard lane to the east of the site. This concern was discussed with the applicant's agent and an amended plan was submitted which indicates that access to Plot 1 could be achieved off the proposed private driveway with no access off the sub-standard lane. These plans were further assessed by the Highways and Transportation section and the objection was subsequently withdrawn (subject to conditions). The comments received are summarised as follows:

Access

The existing and proposed dwellings would be served off Llwydcoed Road (B4276) which has a speed limit of 30mph, a weight restriction of 7t for deliveries only and continuous pedestrian links leading to the site. Llwydcoed Road is acceptable for safe and satisfactory access for vehicles and pedestrians.

Private Shared Access

The existing junction leading to Birchwood is sub-standard in terms of structural integrity, junction radii, acute angle junction, steep gradient at its junction with Llwydcoed Road. It is also located opposite the junction to Scales Houses which has potential to result in vehicular conflict to the detriment of all highway users and free flow of traffic.

The proposal would result in the improvement of the access onto Llwydcoed Road by provision of a standard junction with 5.5m carriageway, 6.0m junction radii, 2.0m footway for part of its length and vision splays of 2.4m x 40m which is in accordance with the Rhondda Cynon Taf Design Guide and is therefore acceptable.

There is some concern with the potential conflict with the junction to Scales Houses opposite however, taking into account the proposed junction improvements, limited additional movements generated by 3 additional dwellings and fairly low speeds due to the location of a nearby speed camera, the proposal is considered to be acceptable.

An amended plan has been submitted which indicates that the existing dwelling and all three dwellings proposed would be served off the new proposed private shared access which provides for safe vehicular and pedestrian access as a shared use. The submitted plan does not provide a direct pedestrian access to Plot 1, should all the car parking spaces be occupied however, there is potential for this issue to be overcome through the imposition of a suitably worded condition requiring an unobstructed segregated footway to the primary access/front door of Plot 1.

Vision Splays

As indicated above, the site is located on a classified road, Llwydcoed Road (B4276) which has a speed limit of 30Mph. This requires a visibility splay of 2.4m x 40m which has been provided within the proposal and is therefore acceptable.

Public Right of Way

The existing shared access and junction is also used as a PROW which raises cause for concern with regards to increased vehicular movement off a sub-standard junction. The proposal includes an amendment to the route of the PROW which is acceptable to the Highway Authority.

Parking

The proposed dwellings require up-to a maximum of 3 spaces per dwelling and 1 visitor space, in accordance with the SGP: Access, Circulation and Parking 2011. The proposal provides 3 spaces per dwelling and is therefore considered to be acceptable. The does not appear to be any visitor space provided however, taking into account the

width of the shared access driveway, this short- term space could be accommodated there.

In light of the comments received from the Highways and Transportation section, the proposal is considered to be acceptable in terms of the impact it would have upon highway and pedestrian safety in the vicinity of the site and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Other Issues:

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

Drainage

The application site is located within a high flood risk area which is subject to significant flood depths. Whilst the Council's Flood Risk Management team have recommended that a drainage condition be added to any grant of planning consent, the development would be above the 100 square metre threshold and separate Sustainable Drainage Approval will therefore be required. As such, issue of surface water drainage would be adequately dealt with in the Sustainable Drainage application process and the condition is not considered to be necessary in this case.

It is noted that one letter of objection queries whether SAB pre-application consultation has been undertaken as this could result in changes being made to the layout of the site. The SAB process is entirely separate to the planning process and whether the SAB process has been considered by the applicant/developer would have no bearing on the outcome of a planning application. It is accepted that this may result in amendments being made to the proposed development following its approval however, any amendments required would need to be applied for through the submission of either a further full planning application or a Section 73 (variation of condition) application in which the amendments would be considered accordingly.

Ecology

The application is accompanied by a Preliminary Ecological Survey which was undertaken by Ecological Services (dated March 2020). The report identifies moderate to high bat roost potential in the existing house.

The proposal includes the provision of a new dwelling in close proximity to the side elevation of the existing dwelling and concern was raised by the Council's Ecologist that this would affect flight lines. As a result of these concerns, the applicant consulted with their own Ecologist and subsequently submitted amended plans to set the proposed dwelling further away from the side elevation of the existing dwelling. The proposed dwelling has also been re-designed and is of a reduced scale. The Council's Ecologist considers the amended scheme to be acceptable however, conditions are recommended to secure bat sensitive lighting and for details of all ecological recommendations and mitigation outlined in the Preliminary Ecological Survey.

In light of the comments received from the Council's Ecologist, the proposal is considered to be acceptable in terms of its impact upon protected species and biodiversity and the application would therefore comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Impact on Trees

The application is accompanied by a Tree Survey (undertaken by Treescene Arboricultural Consultants, dated January 2020) which has been assessed by the Council's Tree and Allotments Officer who has raised no objection to the proposal. It is indicated that the tree species appear to be low importance small trees of fair to poor condition with the rest being hedgerow species. As these are mostly growing around the perimeter boundary line, it is considered that there will be little impact on the trees from the proposed development. However, it will be necessary to ensure that the trees are suitably protected during construction and a condition is recommended to ensure that protection is provided in accordance with the details contained within the Tree Survey. A further condition is recommended for nesting birds.

None of the trees within the site are identified as being protected.

Whilst the Tree Survey indicates that some trees and hedgerows need to be removed due to their health/condition, the loss would be compensated through the implementation of a landscaping scheme.

Public Right of Way

Policy AW7 of the Local Development Plan indicates that development proposals that would affect a public right of way will only be permitted where it can be demonstrated that there is a surplus of such facilities in the locality, where the loss can be replaced with an equivalent or greater provision in the immediate locality or where the development enhances the existing facility.

In the case of this proposal, the public right of way would be altered and retained as a result of the proposal rather than it being permanently stopped-up. The proposal includes the provision of a pedestrian footpath at and in the vicinity of the junction off Llwydcoed Road and the layout of the junction would also be improved in comparison to the current situation. As such, it is considered the proposal would provide safer access to the site and the public right of way for all highway users.

The concerns raised by the objectors are noted however, the alteration of the public right of way would not be a reason to refuse planning permission. Planning permission does not authorise the interference with or the obstruction, diversion or stopping-up of a public right of way and the alteration will need to be applied for via a separate diversion order.

As such, it is considered that the proposal would enhance the existing public right of way and the application would therefore comply with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

Historic Coal Mining

The most south-eastern corner of the site falls within a High Coal Risk Area and a Coal Mining Risk Assessment undertaken by W. M. Clarke Ltd - Consulting Engineers, dated November 2020) has been submitted to support the application. The report has been reviewed by the Coal Authority who raises no objection to the proposed development. The comments received indicate that concerns were raised in relation to the previous proposal (ref. 20/0409) however, the current scheme presents an amended layout which results in plot 3 only marginally intersecting the defined Development High Risk Area. This is confirmed by the Coal Mining Risk Assessment which concludes that there is no risk to the proposed development from past mining activity and that no special measures are required. The report recommends that in the event that coal seams are found as part of the excavation works, these should be inspected by an Engineer and that the Coal Authority must be notified. The Coal Authority agrees with the recommendation set out in the report and have recommended that an informative note be added to any grant of planning permission to ensure that information outlining how the former mining activities affect the proposed development, along with any mitigation measure required, be submitted alongside any subsequent application for Building Regulations approval.

Whilst the concerns raised in the objection letters are noted, no evidence has been submitted to the contrary and the Coal Mining Risk Assessment submitted with the application is therefore considered to be acceptable (as confirmed by the Coal Authority). The proposal would therefore comply with Policy AW10 of the Rhondda Cynon Taf Local Development Plan in this regard.

Public Health

The Council's Public Health & Protection Section have raised no objections to the proposal however, a number of conditions have been suggested in relation to hours of operation, noise, waste and dust. Whilst these comments are appreciated, it is considered that these issues can be controlled more effectively by other legislation and the suggested conditions are not considered necessary in this case.

Welsh Water

The application has been assessed by Welsh Water who have advised that the site is crossed by a public sewer, in the approximate location of Plot 1. The comments state that no works will be permitted 3m either side of the centreline however, it is advised that the sewer could be diverted if the developer applies under Section 185 of the Water Industry Act. This issue has been raised with the applicant who has confirmed that a separate application will be made to Welsh Water for the diversion of the sewer.

Other issues raised by objectors

The following comments are offered for issues raised by objectors that are not addressed in the sections above:

Land Ownership

The objectors raise concern with the realignment of the lane to the side of the application and questions are raised over its ownership. One of the letters of objection is accompanied by title deeds which indicates the extent of their ownership which includes the land to the south of the site and the lane between that and the application

site; it does not include the lane to the eastern side of the application site. Indeed, it was suggested that no one owns the lane.

Landownership is not a material planning consideration however, the applicant is required to ensure that appropriate notice has been served on the landowner(s). The issues raised by the objectors was raised with the applicant who subsequently advertised the application in a local newspaper and submitted an amended landownership certificate accordingly (Certificate C). It is considered that the applicant has undertaken all reasonable steps to determine the ownership of the lane and has completed the relevant landownership certificate.

Any right of access over the land is a private matter that cannot be taken into consideration in the determination of the planning application. It is noted that access to both Casa Mia and the adjacent parcel of land would be altered rather than prevented by the proposal Furthermore, the Council's Highways and Transportation section have determined that the alteration would present an improvement to the current road and junction layout.

One letter of objection also suggests that the narrow lane serves the shops to the east. Public access to the shops is directly from Llwydcoed Road with only a secondary access provided at the rear. Given that the vehicles associated with the proposed development would not need to enter the lane, the number of vehicles requiring access to the lane would be reduced in comparison to the current situation.

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 application site is located inside the defined settlement boundary and within a predominantly residential area. The construction of an additional 3 dwellings at the site is therefore considered to be acceptable in principle.

Furthermore, the site is capable of accommodating 3 additional dwellings along with adequate off-street car parking provision and outdoor amenity space without resulting in a significant impact upon the character and appearance of the surrounding area or the amenity and privacy of surrounding residential properties. It is also considered that the proposed development would have no undue impact upon highway safety in the vicinity of the site.

The application would therefore comply with relevant local and national planning policies and is considered to be acceptable.

RECOMMENDATION: Approve subject to conditions

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents received on 15th March 2021 unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing No. T2436-1-PA-01: Site Location Plan (Rec. 25/11/2020)
- Drawing No. T2436-1-PA-03B: Proposed Site Layout Plan (Rec. 12/02/2021)
- Drawing No. T2436-1-PA-04B: Proposed Floor Plans – Plot 1 (Rec. 03/06/2021)
- Drawing No. T2436-1-PA-05B: Proposed Elevations – Plot 1 (Rec. 03/06/2021)
- Drawing No. T2436-1-PA-06: Proposed Floor Plans – Plots 2 & 3 (Rec. 25/11/2021)
- Drawing No. T2436-1-PA-07: Proposed Elevation Plans – Plots 2 & 3 (Rec. 25/11/2021)
- Drawing No. T2436-1-PA-12b: Proposed Soft/hardscape Landscaping (Rec. 12/02/2021)
- Drawing No. T2436-1-PA-14: Typical External Wall (Rec. 25/11/2020)
- Drawing No. T2436-1-PA-15: Typical Boundary Fence (Rec. 25/11/2020)
- Drawing No. T2436-PA-16: Proposed New Hedging (Rec. 25/11/2020)
- Drawing No. T2536 -PA-17 (Rec. 25/11/2020)

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no private car garages, extensions, garden sheds, gates, fences, walls, other means of enclosure, satellite antennae or structures of any kind (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. Before the development is brought into use the means of access, together with the parking, vision splays, un-controlled crossing points and turning

facilities, shall be laid out in accordance with the submitted plan T2436-1-PA-03B and approved by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

5. Notwithstanding the submitted plans, development shall not commence until full engineering design and details of the private shared access including its tie in with Llwydcoed Road B4276, un-controlled pedestrian crossing points together with sections and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the private shared access and turning implemented to the satisfaction of the LPA prior to construction of the first dwelling.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

6. Notwithstanding the submitted plans, development shall not commence until details of the pedestrian access to plot 1 with no obstruction have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation of plot 1.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

7. Notwithstanding the submitted plans, development shall not commence until details of the pedestrian access to plot 1 with no obstruction have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation of plot 1.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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

- a) the means of access into the site for all construction traffic,
- b) the parking of vehicles of site operatives and visitors,
- c) the management of vehicular and pedestrian traffic,
- d) loading and unloading of plant and materials,
- e) storage of plant and materials used in constructing the development,

- f) wheel cleansing facilities,
- g) the sheeting of lorries leaving the site.

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

Reason: In the interests of the safety and free flow of traffic in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

9. Notwithstanding the submitted details, prior to above ground works, a scheme for biodiversity mitigation and enhancement, shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall include details of on-site bat sensitive lighting and bat roost provision with development design, reptile mitigation, nesting bird method statement and bird nest box/brick provisions, retained habitat areas and consideration of ecological treatments within SuDs provision. The approved details thereafter shall be implemented, retained and maintained for the designed purpose in accordance with the approved scheme. The scheme shall include, but not be limited to, the following details:

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

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

10. The development shall be carried out in accordance with the recommendations set out in the Arboricultural Impact Assessment (undertaken by Tender Leaf, dated 26/10/2020).

Reasons: In order to protect existing trees on site, in the interests of the visual amenity of the site and in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

11. The proposed works shall be carried out outside of the nesting bird season (between September and February).

Reason: To protect the biodiversity of the site in accordance with Policy AW6 of the Rhondda Cynon Taf Local Development Plan.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

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PLANNING & DEVELOPMENT COMMITTEE

22 JULY 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 14/06/2021 – 09/07/2021

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

22 JULY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

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

OFFICER TO CONTACT

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

See Relevant Application File

APPEALS RECEIVED

APPLICATION NO: 20/0826
APPEAL REF: A/21/3277245
APPLICANT: Mr Woolridge
DEVELOPMENT: Alteration and extension to existing dwelling and change of use of the detached stables to create four dwellings.
LOCATION: GELLI WEN FARM, PENDOYLAN ROAD, MISKIN, PONTYCLUN, CF72 8NF
APPEAL RECEIVED: 17/06/2021
APPEAL START DATE: 05/07/2021

APPLICATION NO: 20/1020
APPEAL REF: A/21/3277149
APPLICANT: Mr S Inkpen
DEVELOPMENT: Two bedroom detached bungalow
LOCATION: LAND REAR OF TURBERVILLE TERRACE, PENYGRAIG, TONYPANDY, CF40 1LG
APPEAL RECEIVED: 16/06/2021
APPEAL START DATE: 08/07/2021

APPEAL DECISIONS RECEIVED

APPLICATION NO: 19/1245
APPEAL REF: V/20/3261651
APPLICANT: Hafod Housing Association
DEVELOPMENT: Development of 25 affordable dwellings and associated works (Planning Policy Tech Note; Transport Assessment Addendum; Site Investigation; Ecological Management Plan; Revised Boundary Detail; and other revised plans to reflect changes to traffic calming/site entrance; received 30th January 2020)
LOCATION: LAND TO THE NORTH OF BRYNNA ROAD, BRYNNA
DECIDED: 16/07/2020
DECISION: Granted
APPEAL RECEIVED: 28/10/2020
APPEAL DECIDED: 01/07/2021
APPEAL DECISION: Dismissed

APPLICATION NO: 20/1448
APPEAL REF: D/21/3274619
APPLICANT: Mr N Marchant
DEVELOPMENT: Proposed single storey front extension and off road parking including new vehicle access.
LOCATION: 3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW
DECIDED: 01/03/2021
DECISION: Refused
APPEAL RECEIVED: 10/05/2021
APPEAL DECIDED: 30/06/2021
APPEAL DECISION: Dismissed

APPLICATION NO: 21/0163
APPEAL REF: D/21/3273607
APPLICANT: Mr I Hopkins
DEVELOPMENT: Remove duo pitched roof to rear and create a flat roof dormer extension.
LOCATION: MURRAYS TAXIS, 57 NORTH ROAD, PORTH, CF39 9SG
DECIDED: 20/04/2021
DECISION: Refused
APPEAL RECEIVED: 22/04/2021

APPEAL DECIDED: 21/06/2021
APPEAL DECISION: Dismissed

APPLICATION NO: 21/0243
APPEAL REF: D/21/3275087
APPLICANT: Mr P John
DEVELOPMENT: Provide additional bedrooms and a bathroom in loft by raising height of the roof.
LOCATION: 8 BLUEBELL DRIVE, LLANHARAN, PONTYCLUN, CF72 9UN
DECIDED: 21/04/2021
DECISION: Refused
APPEAL RECEIVED: 14/05/2021
APPEAL DECIDED: 29/06/2021
APPEAL DECISION: Dismissed

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Report for Development Control Planning Committee

Rhigos

21/0375/12 Decision Date: 15/06/2021
Proposal: Change of use of land for erection of a structure for use by coaster karts, alterations to existing lamp room, above ground land reprofiling, creation of vehicular access and closure of existing vehicular access (Listed)
Location: LAND AT RHIGOS MOUNTAIN AND FORMER TOWER COLLIERY SITE, RHIGOS ROAD, HIRWAUN, ABERDARE

21/0600/10 Decision Date: 17/06/2021
Proposal: Detached two storey garage.
Location: GWRANGON ISAF FARM, CWM ISAAC, RHIGOS, ABERDARE, CF44 9AX

Hirwaun

21/0508/10 Decision Date: 16/06/2021
Proposal: Single storey rear and side extension.
Location: 47 FAIRVIEW, HIRWAUN, ABERDARE, CF44 9SA

21/0679/09 Decision Date: 17/06/2021
Proposal: Certificate of lawful development for a proposed single storey rear extension.
Location: 84 MAESCYNON, HIRWAUN, ABERDARE, CF44 9PH

Aberdare West/Llwydcoed

20/1142/10 Decision Date: 16/06/2021
Proposal: Proposed detached garage.
Location: 85 TREFELIN, TRECYNON, ABERDARE, CF44 8LG

21/0147/10 Decision Date: 16/06/2021
Proposal: Single storey extension.
Location: PENTRE BACH BARN, MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0UY

21/0585/10 Decision Date: 15/06/2021
Proposal: Two storey rear extension.
Location: 23 MINERS ROW, LLWYDCOED, ABERDARE, CF44 0TP

21/0646/10 Decision Date: 17/06/2021
Proposal: Single storey rear extension, internal alterations.
Location: 17 MERTHYR ROAD, LLWYDCOED, ABERDARE, CF44 0YE

Report for Development Control Planning Committee

Cwmbach

21/0542/10 Decision Date: 05/07/2021
Proposal: Proposed two-storey side extension to existing dwelling.
Location: 48 LLANGORSE ROAD, CWM-BACH, ABERDARE, CF44 0HR

21/0599/10 Decision Date: 17/06/2021
Proposal: Single storey extension.
Location: 24 PINECROFT AVENUE, CWMBACH, ABERDAR, CF44 0HY

Mountain Ash East

21/0406/09 Decision Date: 15/06/2021
Proposal: Single storey extension.
Location: 14 SEYMOUR STREET, MOUNTAIN ASH, CF45 4BL

21/0487/16 Decision Date: 02/07/2021
Proposal: Development of two detached dwellings (approval of reserved matters pursuant of Outline Application 20/0618/13).
Location: LAND ADJACENT OAKRIDGE, GREENFIELD TERRACE, MOUNTIAN ASH

21/0601/10 Decision Date: 21/06/2021
Proposal: Change of use from a Church (Use Class D1) to a Dance Studio (Use Class D2).
Location: 31 ALLEN STREET, MOUNTAIN ASH, CF45 4BD

21/0637/10 Decision Date: 24/06/2021
Proposal: Single storey extension.
Location: 46 PHILLIP STREET, MOUNTAIN ASH, CF45 4BG

Mountain Ash West

21/0183/10 Decision Date: 07/07/2021
Proposal: Single storey extension to front of the property.
Location: LLETHRAU, 5 CWM ALARCH CLOSE, MOUNTAIN ASH, CF45 3DT

21/0605/10 Decision Date: 15/06/2021
Proposal: Single storey extension.
Location: 30 FOREST VIEW, GLENBOI, MOUNTAIN ASH, CF45 3DU

Report for Development Control Planning Committee

Penrhiwceiber

21/0588/10 Decision Date: 07/07/2021

Proposal: First floor extension.

Location: 26 CLARENCE STREET, MOUNTAIN ASH, CF45 3BB

21/0638/10 Decision Date: 23/06/2021

Proposal: Two storey extension.

Location: 7 MOUNT PLEASANT COTTAGES, MOUNTAIN ASH, CF45 3AH

Abercynon

21/0627/10 Decision Date: 07/07/2021

Proposal: Proposed first floor extension.

Location: 32 WALSH STREET, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YS

21/0678/10 Decision Date: 01/07/2021

Proposal: Two-storey rear extension and garden building.

Location: 13 MARTINS TERRACE, ABERCYNON, MOUNTAIN ASH, CF45 4SB

Aberaman North

21/0530/10 Decision Date: 15/06/2021

Proposal: Proposed garage.

Location: 26 PLEASANT VIEW STREET, GODREAMAN, ABERDARE, CF44 6ED

Report for Development Control Planning Committee

Treherbert

21/0109/10

Decision Date: 17/06/2021

Proposal:

Controlled Agricultural Environment Unit shipping container, welfare unit, polytunnel, storage container and rear fence, with associated soft landscaping for an agricultural use.

Location:

LAND FORMALLY TAPPERS GARAGE, ADJACENT TO 110 BUTE STREET, TREHERBERT, CF42 5NY

21/0381/10

Decision Date: 17/06/2021

Proposal:

Building of detached garage (Amended Plan Received 7th June 2021).

Location:

LAND OPP 22 & 23 YNYSFEIO AVENUE TREORCHY CF42 5HE

21/0641/10

Decision Date: 24/06/2021

Proposal:

Proposed garden store / office.

Location:

22 BUTE STREET, TREHERBERT, TREORCHY, CF42 5NP

Report for Development Control Planning Committee

Treorchy

21/0421/10 Decision Date: 14/06/2021
Proposal: Proposed new dwelling with garage under.
Location: LAND ADJACENT TO 57 VICARAGE TERRACE, CWM-PARC, TREORCHY, CF42 6NA

21/0608/10 Decision Date: 09/07/2021
Proposal: Two storey rear extension.
Location: 130 DUMFRIES STREET, TREORCHY, CF42 6TR

21/0639/10 Decision Date: 24/06/2021
Proposal: Rear first floor extension.
Location: 179 BUTE STREET, TREORCHY, CF42 6DA

21/0666/10 Decision Date: 02/07/2021
Proposal: Extension to the existing car park serving Treorchy Train Station.
Location: TREORCHY TRAIN STATION, CAR PARK. TREORCI

21/0694/10 Decision Date: 06/07/2021
Proposal: First floor extension.
Location: 100 REGENT STREET, TREORCHY, CF42 6PR

21/0695/23 Decision Date: 18/06/2021
Proposal: Proposed demolition.
Location: FORMER YNYSWEN INFANTS SCHOOL, YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6ED

21/0710/10 Decision Date: 09/07/2021
Proposal: Two storey rear extension.
Location: 47 HIGH STREET, TREORCHY, CF42 6NR

Pentre

21/0543/10 Decision Date: 05/07/2021
Proposal: Conversion of property to create five one bedroom flats.
Location: 202 YSTRAD ROAD, PENTRE, CF41 7PE

21/0621/10 Decision Date: 05/07/2021
Proposal: Part ground floor, part two-storey rear/side extension.
Location: 9 CLARENCE STREET, TONPENTRE, PENTRE, CF41 7LP

Report for Development Control Planning Committee

Ystrad

21/0217/10 Decision Date: 01/07/2021
Proposal: Two storey extension.
Location: 141 TYNTYLA ROAD, LLWYN-Y-PIA, TONYPANDY, CF40 2SX

21/0603/10 Decision Date: 08/07/2021
Proposal: Two storey extension & garden shed.
Location: 26 UNION STREET, GELLI, PENTRE, CF41 7TY

21/0673/10 Decision Date: 06/07/2021
Proposal: Garage with new fence to existing boundary wall.
Location: 29 STANLEY ROAD, GELLI, PENTRE, CF41 7NJ

21/0707/10 Decision Date: 09/07/2021
Proposal: Proposed first floor extension.
Location: 1 CROSS STREET, YSTRAD, PENTRE, CF41 7RF

Llwynypia

21/0610/10 Decision Date: 16/06/2021
Proposal: Garden room.
Location: HILLSIDE COTTAGE, HILLSIDE TERRACE, LLWYN-Y-PIA, TONYPANDY, CF40 2GX

21/0633/01 Decision Date: 23/06/2021
Proposal: 1No. Totem sign with building name and tenant boards, 2No. bolt fixed fascia building name signs, 3No. flagpoles.
Location: THE HUB, LLWYNYPIA ROAD, LLWYNYPIA, TONYPANDY, CF40 2HZ

Cwm Clydach

20/1236/15 Decision Date: 28/06/2021
Proposal: Variation of condition 2 (Plans) and Discharge of conditions - 3 (Landscaping), 4 (Retaining Walls), 5 (Boundary Treatments), 6 (Drainage), 7 (Footway widening) and 9 (Vehicular footway crossing) of planning
Location: LAND ADJACENT TO 35 HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP

Tonypandy

21/0672/15 Decision Date: 07/07/2021
Proposal: Variation of condition 3 - to extend opening hours agreed under application no.20/0854/10.
Location: 6 DUNRAVEN STREET, DUNRAVEN STREET, TONYPANDY, CF40 1QE

Report for Development Control Planning Committee

Trealaw

21/0620/10 Decision Date: 24/06/2021
Proposal: Proposed two storey extension.
Location: 87 TREALAW ROAD, TREALAW, TONYPANDY, CF40 2NR

21/0685/10 Decision Date: 07/07/2021
Proposal: Two storey extension with detached garage to rear.
Location: 30 CHARLES STREET, TREALAW, TONYPANDY, CF40 2UN

Penygraig

21/0527/10 Decision Date: 14/06/2021
Proposal: Ground floor rear extension.
Location: 34 TYLACELYN ROAD, PEN-Y-GRAIG, TONYPANDY, CF40 1JS

Porth

21/0051/10 Decision Date: 09/07/2021
Proposal: Change of use from a car showroom to a gym/personal fitness and well-being facility.
Location: UNIT 1, STORES, WILLIAMS PLACE, PORTH, CF39 9RY

21/0238/10 Decision Date: 14/06/2021
Proposal: Double extension to the rear
Location: 15 JOHN STREET, PORTH, CF39 9SD

21/0513/10 Decision Date: 06/07/2021
Proposal: First floor rear extension.
Location: 76 PRIMROSE TERRACE, PORTH, CF39 9TF

21/0572/10 Decision Date: 16/06/2021
Proposal: Retrospective permission for outbuilding to rear.
Location: 15 CHARLES STREET, PORTH, CF39 9YG

Cymmer

21/0727/23 Decision Date: 14/06/2021
Proposal: Demolition of former care home.
Location: DAN Y MYNYDD CARE HOME, BRONWYDD AVENUE, CYMER, PORTH, CF39 9AQ

Ynyshir

21/0471/10 Decision Date: 16/06/2021

Proposal: Single domestic garage to rear.

Location: 83 YNYSHIR ROAD, YNYS-HIR, PORTH, CF39 0EN

Report for Development Control Planning Committee

Cilfynydd

21/0571/10 Decision Date: 21/06/2021
Proposal: Proposed single storey side extension.
Location: 9 FFORDD TRYWERYN, CILFYNYDD, PONTYPRIDD, CF37 4JE

Town (Pontypridd)

21/0653/10 Decision Date: 09/07/2021
Proposal: Proposed two storey side extension.
Location: PEN Y BRYN, 6A LANWOOD ROAD, GRAIG-WEN, PONTYPRIDD, CF37 2EP

Rhondda

21/0449/10 Decision Date: 14/06/2021
Proposal: Two storey side extension with dormers and detached garage with studio.
Location: MOUNT PLEASANT, LLANDRAW WOODS, MAES-Y-COED, PONTYPRIDD, CF37 1EX

21/0595/10 Decision Date: 15/06/2021
Proposal: Extension above garage.
Location: 32 LANDRAW ROAD, MAESYCOED, PONTYPRIDD, CF37 1EU

21/0624/10 Decision Date: 24/06/2021
Proposal: Two storey rear extension.
Location: 1 THOMPSON STREET, HOPKINSTOWN, PONTYPRIDD, CF37 2RE

21/0671/10 Decision Date: 24/06/2021
Proposal: Dormer conversion to front and rear.
Location: HILLSIDE, 11 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL

Graig

21/0555/10 Decision Date: 29/06/2021
Proposal: First floor extension.
Location: WOODLANDS COTTAGE, PENRHIW ROAD, GRAIG, PONTYPRIDD, CF37 1PF

Hawthorn

21/0538/10 Decision Date: 30/06/2021
Proposal: Two storey side extension.
Location: 3 GLYN-DWR AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5PD

Report for Development Control Planning Committee

Ffynon Taf

20/1372/12 Decision Date: 15/06/2021
Proposal: Amendment to the project covered under planning permission - 20/0631/08
Renewable energy scheme using a heat recovery system to provide heating to Ffynnon Taf Primary School
Location: TAFFS WELL SPRING HEAT NETWORK , CARDIFF, CF15 7PF

21/0560/10 Decision Date: 30/06/2021
Proposal: Single storey lean-to extension.
Location: 64 RHIW'R DDAR, TAFF'S WELL, CARDIFF, CF15 7PB

Llantwit Fardre

21/0629/15 Decision Date: 28/06/2021
Proposal: Variation of conditions - 3 (time restriction) and 21 (decommissioning).
Location: MAES BACH, WILLOWFORD ROAD, TONTEG, PONTYPRIDD, CF38 1SL

Church Village

21/0507/10 Decision Date: 24/06/2021
Proposal: Construction of single storey rear extension and retaining wall.
Location: 17 LLYS GARTH, LLANTWIT FARDRE, PONTYPRIDD, CF38 2JA

21/0557/09 Decision Date: 16/06/2021
Proposal: Single storey rear extension.
Location: 25 MAES-YR-EGLWYS, CHURCH VILLAGE, PONTYPRIDD, CF38 1EJ

21/0630/10 Decision Date: 18/06/2021
Proposal: Rear single storey extension.
Location: 25 BUTTERFLY CLOSE, CHURCH VILLAGE, PONTYPRIDD, CF38 1AZ

21/0689/10 Decision Date: 06/07/2021
Proposal: First floor extension.
Location: 4 THE PADDOCKS, CHURCH VILLAGE, PONTYPRIDD, CF38 1TL

21/0718/10 Decision Date: 14/06/2021
Proposal: Rear extension and garage conversion.
Location: 2 NIGHTINGALE GARDENS, CHURCH VILLAGE, PONTYPRIDD, CF38 1GB

Report for Development Control Planning Committee

Tonteg

21/0719/10 Decision Date: 06/07/2021
Proposal: Two storey side and ground floor rear extensions and detached garage.
Location: 56 CHURCH ROAD, TONTEG, PONTYPRIDD, CF38 1EL

Tonyrefail West

21/0539/10 Decision Date: 15/06/2021
Proposal: Demolition of existing conservatory and infill extension.
Location: 44 GRAIG Y MYNYDD, TRETOMAS, TONYREFAIL, PORTH, CF39 8FD

21/0579/10 Decision Date: 23/06/2021
Proposal: Construction of Two Storey Rear and Single Storey Side Extension.
Location: 91 MEYLER STREET, THOMASTOWN, TONYREFAIL, PORTH, CF39 8DY

21/0594/10 Decision Date: 17/06/2021
Proposal: Replacement single storey rear extension.
Location: 4 OAKDALE TERRACE, PENRHIWFER ROAD, PENRHIW-FER, TONYPANDY, CF40 1RN

21/0654/10 Decision Date: 07/07/2021
Proposal: Side and rear extension.
Location: 8 BRYN EGLWYS, PENRHIW-FER, TONYPANDY, CF40 1RQ

Tonyrefail East

21/0660/10 Decision Date: 06/07/2021
Proposal: First floor side & rear extension.
Location: 145 HIGH STREET, TONYREFAIL, PORTH, CF39 8PL

Beddau

21/0596/10 Decision Date: 17/06/2021
Proposal: Side extension and garage, rear extension, loft conversion, dormer windows.
Location: 29 HEOL CLWYDDAU, BEDDAU, PONTYPRIDD, CF38 2LW

Report for Development Control Planning Committee

Ty'n y Nant

21/0495/10 Decision Date: 22/06/2021
Proposal: Demolition of attached garage, construction of two storey side extension.
Location: 7 CLAVERTON CLOSE, BEDDAU, PONTYPRIDD, CF38 2SB

21/0702/10 Decision Date: 08/07/2021
Proposal: Double storey side extension and single storey rear and front extensions.
Location: 28 CASTLEFORD CLOSE, BEDDAU, PONTYPRIDD, CF38 2RW

Town (Llantrisant)

21/0457/10 Decision Date: 01/07/2021
Proposal: Single storey extension.
Location: BULL RING FARM, NEWBRIDGE ROAD, LLANTRISANT, PONTYCLUN, CF72 8EY

21/0548/10 Decision Date: 14/06/2021
Proposal: Part two storey and single storey rear extension.
Location: 21 GRAFTON DRIVE, CROSS INN, LLANTRISANT, PONTYCLUN, CF72 8BH

Talbot Green

21/0683/10 Decision Date: 17/06/2021
Proposal: Single storey side extension.
Location: 17 ASH WALK, TALBOT GREEN, PONTYCLUN, CF72 8RE

Report for Development Control Planning Committee

Pontyclun

21/0477/10 Decision Date: 02/07/2021

Proposal: Erection of 3.5m x 3.5m garden office.

Location: BUTE COTTAGE, NEW MILL CORNER, MISKIN, PONT-Y-CLUN, CF72 8JQ

21/0584/10 Decision Date: 16/06/2021

Proposal: Construction of two storey rear extension.

Location: 112 YNYSDDU, PONT-Y-CLUN, PONTYCLUN, CF72 9UB

21/0614/10 Decision Date: 23/06/2021

Proposal: Double and single storey rear extensions.

Location: 6 CRYSTAL WOOD DRIVE, MISKIN, PONTYCLUN, CF72 8TH

21/0650/10 Decision Date: 09/07/2021

Proposal: Proposed single storey rear & side extension.

Location: 2 GLAN-YR-AFON, PONTYCLUN, CF72 9BJ

21/0669/10 Decision Date: 05/07/2021

Proposal: Demolition of existing utility and conservatory. Construction of 2 storey rear extension, new raised roof to create extended 1st floor and other alterations to property.

Location: HIGHLANDS, LLANTRISANT ROAD, GROES-FAEN, PONT-Y-CLUN, PONTYCLUN, CF72 8NJ

21/0692/19 Decision Date: 06/07/2021

Proposal: Oak tree, crown raise to 5m.

Location: 25 MILLFIELD, PONT-Y-CLUN, PONTYCLUN, CF72 9DG

Report for Development Control Planning Committee

Llanharry

21/0432/10 Decision Date: 17/06/2021
Proposal: Two storey extension to rear of existing dwelling, and construction of new rear boundary wall.
Location: 31 MEADOW DRIVE, TYLA GARW, PONT-Y-CLUN, PONTYCLUN, CF72 9FR

21/0535/10 Decision Date: 07/07/2021
Proposal: Erection of 1 no. assisted-living unit (Use Class C2) and associated works.
Location: PANTGWYN, 9 ELM ROAD, LLANHARRY, PONTYCLUN, CF72 9HR

21/0545/09 Decision Date: 15/06/2021
Proposal: Rear single storey extension.
Location: 26 HEOL MIAREN, LLANHARRY, PONTYCLUN, CF72 9WL

21/0609/10 Decision Date: 23/06/2021
Proposal: Single storey extension to rear.
Location: 5 MEADOW VIEW, TYLE GARW, PONTYCLUN, CF72 9FP

21/0618/10 Decision Date: 22/06/2021
Proposal: Change of use of former public house into a four bedroom residence.
Location: THE BEAR INN PUBLIC HOUSE, TYLACOCH, LLANHARRY, PONTYCLUN, CF72 9LH

21/0619/20 Decision Date: 22/06/2021
Proposal: Change of use of former public house into a four bedroom residence in a conservation area.
Location: THE BEAR INN PUBLIC HOUSE, TYLACOCH, LLANHARRY, PONTYCLUN, CF72 9LH

21/0655/10 Decision Date: 09/07/2021
Proposal: Two storey rear extension.
Location: 23 MEADOW DRIVE, TYLE GARW, PONTYCLUN, CF72 9FR

21/0688/10 Decision Date: 06/07/2021
Proposal: New build 3 bedroom house with parking.
Location: 1 ALDER ROAD, LLANHARRY, PONTYCLUN, CF72 9HQ

Llanharan

21/0580/10 Decision Date: 17/06/2021
Proposal: Conversion of 2no. dwellings to form 1no. dwelling house and associated works.
Location: 1 & 2 FOREST VIEW, ROAD TO FOREST VIEW, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 9JZ

Report for Development Control Planning Committee

Bryнна

21/0428/10 Decision Date: 16/06/2021

Proposal: Rear two storey extension.

Location: 4 HEATHFIELD CRESCENT, LLANHARAN, PONTYCLUN, CF72 9RU

21/0703/10 Decision Date: 08/07/2021

Proposal: Dormer extension to existing bungalow.

Location: 5 LLANBRYN GARDENS, BRYNNA, PONTYCLUN, CF72 9TR

Total Number of Delegated decisions is 95

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Report for Development Control Planning Committee

Cwmbach

21/0517/10 Decision Date: 24/06/2021

Proposal: Raising of garden level to provide a patio area.

Location: 13 CENARTH DRIVE, CWM-BACH, ABERDARE, CF44 0NH

Reason: 1 By virtue of its elevated height, scale and proximity to neighbouring properties, the proposal is considered to have a significant detrimental impact upon the residential amenity of neighbouring occupiers. It is considered that the proposal would result in a material loss of privacy, an increase in overlooking and an unacceptable overbearing impact. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance contained within the Design Guide for Householder Development (2011).

Abercynon

21/0659/10 Decision Date: 01/07/2021

Proposal: Demolition of existing single storey rear extension and construction of a two storey extension.

Location: 61 LOCK STREET, ABERCYNON, MOUNTAIN ASH, CF45 4UH

Reason: 1 The proposed extension, by virtue of its scale, is considered to be overly dominant and unsympathetic to the character and appearance of the host dwelling. As such, the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan (2011) and Supplementary Planning Guidance contained within the Design Guide for Householder Development (2011).

Reason: 2 The proposed extension, by virtue of its siting, height and mass would result in an unacceptable loss of amenity to No. 63 Lock Street as well as an overbearing impact upon both adjoining dwellings. As such, the proposal would have a significant detrimental impact upon the level of residential amenity currently enjoyed by those occupiers. Accordingly, the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance contained within the Design Guide for Householder Development (2011).

Pentre

20/1368/10

Decision Date: 14/06/2021

Proposal: Proposed erection of a house.

Location: LAND ADJACENT TO 10 HODDINOTTS HOUSES, PENTRE, CF41 7DW

- Reason: 1** The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access cannot be improved to provide a safe and satisfactory access. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 2** The proposed additional use of the sub-standard access Catherine Street that lacks width, segregated footway facilities, turning facilities, vision splays, acute angled junction will create increased traffic hazards to the detriment of highway and pedestrian safety. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** In the absence of turning facilities the proposed will result in increased reversing movements for considerable distance along the sub-standard highway by all types of vehicles including service and delivery vehicles creating hazards to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 4** In the absence of adequate off-street car parking facilities, the proposed development will lead to increase on-street car parking demand in an area where there is already considerable demand to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 and Policy NSA 12 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 5** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and biodiversity. As such the development would be contrary to Policies AW 5 and AW 8 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 6** Insufficient information has been submitted to enable a full assessment of the impact of the proposal from former coal mining works. As such the development would be contrary to Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.
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Report for Development Control Planning Committee

Trealaw

21/0682/10 Decision Date: 06/07/2021

Proposal: Loft conversion with front and rear dormers.

Location: 4 SYCAMORE DRIVE, TREALAW, TONYPANDY, CF40 2PZ

Reason: 1

The proposed dormer extensions would represent a visually incongruous form of development which would have a detrimental impact on the character and appearance of the surrounding area. This is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance (SPG): A Design Guide for Householder Development.

Penygraig

21/0435/10 Decision Date: 14/06/2021

Proposal: Two-storey rear extension

Location: 5 VICARAGE ROAD, PEN-Y-GRAIG, TONYPANDY, CF40 1HN

Reason: 1 By virtue of its scale, mass and design, the proposed extension would form an obtrusive and overbearing addition, which would serve to create a development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of its surroundings.

By virtue of its scale and proximity to the common boundary, the proposal would have an unacceptable detrimental impact to the residential amenity of the adjoining and adjacent occupiers of No.4 & No.6 Vicarage Road by way of loss of light and outlook. The proposal is therefore considered overbearing, excessive and unneighbourly.

The proposed development is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'A Design Guide for Householder Development (2011)'.

Report for Development Control Planning Committee

Cymmer

21/0514/10

Decision Date: 06/07/2021

Proposal: Two storey extension.

Location: 91 HENLLYS, TREBANOG, PORTH, CF39 9PJ

Reason: 1 By virtue of its scale, design and elevated height, the proposed balcony would have a detrimental impact upon the character and appearance of the rear of the host dwelling and wider area, resulting in an obtrusive and overbearing addition which would appear incongruous within its setting. The proposal is therefore contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the relevant guidance set out in SPG 'A Design Guide for Householder Development (2011)' in this respect.

Reason: 2 The proposed balcony, by virtue of its elevated height, prominent location and relationship with adjacent properties, would result in an overbearing impact to and direct overlooking of the neighbouring properties, adversely affecting the privacy and amenity standards currently enjoyed by occupiers. The proposal is therefore unneighbourly and excessive and contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the relevant guidance set out in SPG 'A Design Guide for Householder Development (2011)' in this respect.

Tonyrefail East

21/0176/10

Decision Date: 15/06/2021

Proposal: Erection of a permanent rural workers dwelling.

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

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

Talbot Green

21/0554/10

Decision Date: 06/07/2021

Proposal: Proposed single storey front extension and off road parking including new vehicle access (Re-submission of 20/1448/10).

Location: 3 BRONHAUL, TALBOT GREEN, PONTYCLUN, CF72 8HW

Reason: 1 The development, by virtue of its scale, design and siting, represents an incongruous development that would be out-of-keeping with the character of the local area and detrimental to the visual amenity of the street scene. The proposal would therefore be contrary to Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance 'Design Guide for Householder Development (2011)'.

Pontyclun

21/0284/10

Decision Date: 14/06/2021

Proposal: Build 2 executive houses.

Location: LAND TO THE REAR OF ST ANNES CHURCH, COWBRIDGE ROAD, TALYGARN

- Reason: 1** The proposal would not represent sustainable development given its location outside the settlement boundary, low density and with poor connectivity and accessibility to services and facilities using sustainable transport options. As such the proposal would amount to unjustifiable residential development into the countryside conflicting with Policies AW 1, AW 2, AW 5 and SSA 11 of the Rhondda Cynon Taf Local Development Plan
- Reason: 2** The un-named lane leading to the proposed is sub-standard in terms of width for safe two-way vehicular movement, visibility, sub-standard forward vision, lack of segregated footway facilities, sub-standard surface water drainage, street lighting, no formal turning area, surfacing and structural integrity to serve the increase in vehicular and pedestrian traffic generated by the proposed development. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 3** In the absence of turning facilities the proposed will result in increased reversing movements for considerable distance along the sub-standard highway by all types of vehicles including service and delivery vehicles creating hazards to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 4** The applicant has no control over the existing sub-standard access leading to the proposed development site and therefore the existing access lane cannot be improved to provide a safe and satisfactory access. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 5** In the absence of adequate pedestrian connectivity that relates to adjacent residential development, the proposed development would be contrary to national advice and policy on transport in terms of sustainable development and reliance on private cars as primary modes of transport. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 6** The private shared access as proposed is sub-standard in terms of width for safe two-way vehicular movement, lacking in turning facilities and visibility at the access increasing hazards to the detriment of safety of all highway users and free flow of traffic. As such the development would be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 7** The proposal due to its siting would result in a detrimental visual impact on the character of the area and it has not been demonstrated that the development would have an acceptable impact on the setting of the nearby Scheduled Ancient Monument. As such the development would be contrary to Policies AW 5, AW 7 and SSA 23 of the Rhondda Cynon Taf Local Development Plan.
- Reason: 8** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on archaeology and a Scheduled Ancient Monument. As such the development would be contrary to Policy AW 7 of the Rhondda Cynon Taf Local Development Plan.

Pontyclun

Reason: 9 Insufficient information has been submitted to enable a full assessment of the impact of the proposal on ecology and biodiversity. As such the development would be contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

21/0628/10

Decision Date: 08/07/2021

Proposal: Second and first floor side and single storey rear and side extensions with external alterations.

Location: BRYNSADLER MILL, COWBRIDGE ROAD, PONTYCLUN, CF72 9BS

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

Reason: 2 The development, as a result of its scale, design and resulting mass and bulk would have a detrimental impact upon the residential amenity and privacy of the immediate neighbouring property arising from overbearing and a loss of privacy. As such, the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Total Number of Delegated decisions is 10

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