



**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 - Democratic Services (07385401877)

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

NON-COMMITTEE MEMBERS AND MEMBERS OF THE PUBLIC MAY REQUEST THE FACILITY TO ADDRESS THE COMMITTEE AT THEIR MEETING ON THE BUSINESS LISTED. IT IS KINDLY ASKED THAT SUCH NOTIFICATION IS MADE TO **PLANNINGSERVICES@RCTCBC.GOV.UK** BY 5PM ON TUESDAY, 23 NOVEMBER 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 07.10.21**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 7<sup>th</sup> October 2021.

**5 - 14**

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

**5. APPLICATION NO: 20/1380**

Glamping pods for holiday let (amended plans rec. 26/01/2021) (Foul Drainage Arrangement Plan rec. 30/07/21)  
**Pencaedrain Farm, Dinas Terrace To Coed Wernhir, Rhigos, Aberdare, SA11 5NF**

**15 - 26**

**6. APPLICATION NO: 21/1108/10**

Proposed double storey extension to the rear.  
**45 Clos Brenin, Brynsadler, Pontyclun, CF72 9GA**

**27 - 32**

**7. APPLICATION NO: 21/1122/10**

Retention of decking and fence to rear garden.  
**86 The Ridings, Cwmdare, Aberdare, CF44 8AQ**

**33 - 38**

**APPLICATIONS RECOMMENDED FOR REFUSAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT**

**8. APPLICATION NO: 21/1208/10**

Proposed construction of new dwelling with attached garage.  
**Land Adjacent to Cartref Melys, Heol Llechau, Aberllechau, Porth, CF39 0PP**

**39 - 46**

## **SITE INSPECTION**

### **9. APPLICATION NO: 21/0591/10**

Stable Block and Manège (Revised Ownership Certificate 'B' received 7th July 2021. Revised plans with altered site layout - repositioning stable block and reducing its size - received 31st August 2021)

**Land to the South of 25 - 41, Kennard Street, Tonpentre, Pentre**

**47 - 64**

## **DEFERRED APPLICATIONS**

### **10. APPLICATION NO: 21/1088/10**

Raised platform at the rear of residential 3 storey home to be used as means of fire escape (Re-submission of 21/0442/10 - Plan detailing proposed screen fence received 13/09/2021).

**25 Thomas Street, Tonypandy, CF40 2AH**

**65 - 72**

## **INFORMATION REPORT**

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

To inform Members of the following, for the period 25/10/2021 – 12/11/2021

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

**73 - 88**

### **12. URGENT BUSINESS**

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

## **Service Director of Democratic Services & Communication**

### **Circulation:-**

#### **Members of the Planning & Development Committee**

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

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

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



**RHONDDA CYNON TAF COUNCIL PLANNING AND DEVELOPMENT COMMITTEE**  
Minutes of the virtual meeting of the Planning and Development Committee held on Thursday, 7  
October 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 D Grehan
Councillor G Hughes	Councillor J Williams
Councillor W Lewis	Councillor W Owen
Councillor D Williams	Councillor S Powderhill

**Officers in attendance:-**

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

**County Borough Councillors in attendance:-**

Councillor J Barton and Councillor J Brencher

**71 DECLARATION OF INTEREST**

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

- 1) County Borough Councillor D. Williams declared a personal and prejudicial interest in respect of Application 21/0720/15 - Continuation of quarrying and related operations without complying with conditions 1-4 inclusive and conditions 45 & 46 imposed on the Environment Act ROMP schedule of conditions issued by Rhondda Cynon Taf County Borough Council on 24th April 2013 (ref:08/1380/10), Craig Yr Hesg Quarry, Berw Road, Pontypridd.

"I am a Member of the Hanson Quarry Opposition Group."

- 2) County Borough Councillor P. Jarman declared a personal interest in respect of Application 21/0635/10 Detached 3 bed bungalow with parking for 3 cars (Affecting Public Right of Way PON/4/1). Bodwenarth Farm, Albion Court, Cilfynydd, CF37 4JA

"The applicant spoke to me following the meeting. I advised them to submit comments to all Members of the Committee and Planning department. I have not pre-determined the application."

- 3) County Borough Councillor D. Grehan declared a personal interest in respect of Application 20/1365/10 3 no. Detached 4 bed dwellings each with off road parking for 3 cars. (Resubmission of application 19/0449/10) (Ecology Report received 5th December 2020. Revised plans, reducing extent of site boundary and repositioning proposed dwellings, received 5th January 2021. Revised plan, introducing biodiversity/ecology strip received 14th April 2021). LAND ADJACENT TO BRYNLLAN, TREBANOG ROAD, TREBANOG, PORTH, CF39 9DU.

“I know the applicant through my capacity as Local Councillor as they are a resident in my ward.”

## **72 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.

## **73 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.

## **74 MINUTES 26.08.21**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 26<sup>th</sup> August 2021.

## **75 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.

## **76 APPLICATION NO: 20/1365**

**3 no. Detached 4 bed dwellings each with off road parking for 3 cars. (Resubmission of application 19/0449/10) (Ecology Report received 5th December 2020. Revised plans, reducing extent of site boundary and repositioning proposed dwellings, received 5th January 2021. Revised plan, introducing biodiversity/ecology strip received 14th April 2021). LAND ADJACENT TO BRYNLLAN, TREBANOG ROAD, TREBANOG, PORTH, CF39 9DU**

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 C Wilks (Agent)
- Mr K Lawrence (Objector)
- Ms M Morris (Objector)

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

The Head of Planning outlined the contents of a 'late' letter received from a local resident in objection of the application.

The Head of Planning presented the application to Committee and following consideration Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the proposed development would have a detrimental impact on local amenity and highways safety issues.

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

**(Note:** County Borough Councillor abstained from voting on this item.)

## 77 APPLICATION NO: 21/0635

**Detached 3 bed bungalow with parking for 3 cars (Affecting Public Right of Way PON/4/1). BODWENARTH FARM, ALBION COURT, CILFYNYDD, PONTYPRIDD, CF37 4JA**

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:

- Ms A Lloyd (Applicant)
- Objector 1 (Objector)

The applicant was offered the opportunity to respond to the Objector but declined to do so.

In accordance with Minute 53 of the Planning and Development Committee held on the 2<sup>nd</sup> September 2021, the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection which was held on the 21<sup>st</sup> September 2021 in respect of the application which was recommended for approval by the Service Director Planning.

It was noted that County Borough Councillor was listed as being in attendance in the report but he was not present at the site visit.

Following consideration it was **RESOLVED** to approve the application in

accordance with the recommendation of the Director, Prosperity and Development.

**(Note:** County Borough Councillor W. Owen left the meeting at this point and did not return.)

**78 APPLICATION NO: 21/0431**

**Variation of condition 2 (approved plans) to seek permission for amended building location, building height, forecourt and external cladding. (Original application 19/0791/10). (Amended Plans Received 02/08/21) STORAGE UNIT OFF HEOL Y BEDDAU, PONTYPRIDD, CF38 2AG**

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 J Pritchard (Applicant)
- Mr K Rees (Objector)

The applicant was offered the opportunity to respond to the Objector but declined to do so.

Non-Committee/ Local Member – County Borough Councillor J Barton spoke on the application and put forward her objections in respect of the proposed Development.

The Head of Major Development and Investment read out the contents of a 'late' letter received from a local resident in objection to the application.

In accordance with Minute 54 of the Planning and Development Committee held on the 2<sup>nd</sup> September 2021, the Committee considered the report of the Director, Legal & Democratic Services outlining the outcome of the site visit inspection which was held on the 21<sup>st</sup> September 2021 in respect of the application which was recommended for approval by the Service Director Planning.

Following consideration Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity & Development as Members were of the view that the building is an industrial type structure and an incongruous building out of keeping with the residential area. Members also felt that the increase in height and relocation of the building would have a detrimental impact on local and visual amenity and had concerns regarding substandard highways access. There were also concerns relating to business and commercial use of the development in future.

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

**79 APPLICATION NO: 20/0233**

**Proposed conversion of and 3 storey extension to existing office building**



**to provide 10 residential units and 1 commercial unit (coffee shop/cafe). (Bat survey report received 02/09/2021) THE FORMER RATES BUILDING, 42/43 HIGH STREET, ABERDARE, CF44 7AA**

The Head of Planning outlined the contents of two 'late' letters received from Local Members County Borough Councillors S. Bradwick and M. Forey in support of the application.

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 subject to the conditions outlined within the report and subject to an additional condition requiring the provision of a bin storage area in a location to be approved by the local planning authority.

**80 APPLICATION NO: 21/0809**

**Proposed rear dormer loft conversion, front porch & kitchen extension. 38 CLOS MYDDLIN, BEDDAU, PONTYPRIDD, CF38 2JS**

The Head of Major Development and Investment presented the application which was originally reported to Committee on 2<sup>nd</sup> September 2021, where Members were minded to refuse the application, contrary to the officer recommendation of the Service Director, Planning (Minute 55 refers).

Members gave consideration to the further report of the Service Director, Planning, highlighting the potential strengths and weaknesses contrary to the recommendation of an officer and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Service Director, Planning, because:

The proposed extensions, by virtue of their scale, overall resulting mass and location, would represent a visually incongruous and un-neighbourly form of development that would lead to overdevelopment of the site and an unacceptable level of direct overlooking of the surrounding properties, contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

**81 APPLICATION NO: 21/0058**

**Detached house with integral double garage. FORMER GLEN TRANSPORT SITE, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD**

The Head of Major Development and Investment presented the application which was originally reported to Committee on 2<sup>nd</sup> September 2021, where Members were minded to approve the application, contrary to the officer recommendation of the Service Director, Planning (Minute 57 refers).

The Head of Major Development and Investment reported orally on a correction to the condition 6 of the report on page 84 to remove the word 'not' from the condition so that it reads as follows:

6. No dwelling, hereby permitted, shall be occupied until the measures

approved in the scheme (referred to in Condition 5) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.

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

Members gave consideration to the further report, highlighting the potential strengths and weaknesses of approving contrary to officer recommendation and following discussions, it was **RESOLVED** to approve the application contrary to the recommendation of the Service Director, Planning as Members determined that the site would be acceptable in terms of its potential impacts upon the character and appearance of the area, amenity of neighbouring occupiers and highway safety subject to the following conditions:

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

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

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

- Drawing no. 2013 PL-01 Location plan
- Drawing no. 2013 PL-02 Proposed site plan
- Drawing no. 2013 PL-03 A Ground and first floor plans
- Drawing no. 2013 PL-04 Proposed roof plan
- Drawing no. 2013 PL-05 A Proposed west and south elevations
- Drawing no. 2013 PL-06 A Proposed East and North Elevations and documents received by the Local Planning Authority on 18/01/21, 08/02/21 and 15/02/21 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. The proposed driveway indicated on submitted drawing no. "2013.PL-02" shall be constructed in permanent materials and together with the proposed integral garage shall remain for the purpose of vehicular parking only.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety.

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

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

5. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless otherwise agreed in writing by the Local Planning Authority: 1. A desk-top study to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model. 2. A site investigation shall be carried out to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been agreed in writing with the Local Planning Authority. 3. A written method statement for the remediation of contamination affecting the site.

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

6. No dwelling, hereby permitted, shall be occupied until the measures approved in the scheme (referred to in Condition 5) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.

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

7. If during development works any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to the Local Planning Authority. The development shall not re-commence until the additional proposals have been agreed in writing by the Local Planning Authority.

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

8. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed by a competent person for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Subject to approval of the scheme of investigation, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken by a competent person in accordance with a scheme and timescale to be agreed in writing by the LPA. Only material approved by the Local Planning Authority shall be imported.

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

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

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and

adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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

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.

**82 APPLICATION NO: 21/0335**

**Change of use of vacant shop to self-contained flat, enlargement of rear dormer window and associated works (amended plans received 11/05/2021) 90 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RN**

The Head of Major Development and Investment presented the application which was originally reported to Committee on 2<sup>nd</sup> September 2021 where Members were minded to refuse the application, contrary to the officer recommendation of the Service Director, Planning (Minute 58 refers).

Members gave consideration to the further report of the Service Director, Planning, highlighting the potential strengths and weaknesses contrary to the recommendation of an officer and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Service Director, Planning, because:

1. The proposed development would generate a greater intensity of indiscriminate parking to the detriment of highway safety in the vicinity of the site. It would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
2. The proposed development would result in a loss of amenity and have an overbearing impact on nearby properties, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.
3. The proposal would result in the overdevelopment of the site, to the detriment of the character and appearance of the area and contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

**83 APPLICATION NO: 21/0720**

**Continuation of quarrying and related operations without complying with conditions 1-4 inclusive and conditions 45 & 46 imposed on the Environment Act ROMP schedule of conditions issued by Rhondda Cynon Taf County Borough Council on 24th April 2013 ref:08/1380/10 CRAIG YR HESG QUARRY, BERW ROAD, PONTYPRIDD, CF37 3BG**

(**Note:** Having earlier declared a prejudicial interest in the application (minute no. 71 refers), County Borough Councillor D. Williams left the meeting at this point.)

The Head of Planning outlined the contents of a 'late' letter received from a local resident in objection of the application.

The Head of Planning presented the application which was originally reported to Committee on 26th August 2021, where Members were minded to refuse the application, contrary to the officer recommendation of the Service Director, Planning (Minute 45 refers).

Members gave consideration to the further report of the Service Director, Planning, highlighting the potential strengths and weaknesses contrary to the recommendation of an officer and following discussions, it was **RESOLVED** to refuse the application contrary to the recommendation of the Service Director, Planning, because:

1. The additional period of 6 years proposed for the working of the quarry unacceptably extends the period of mineral operations within 200m of Page 114 sensitive development within Glyncoch. Glyncoch is a deprived community, and such communities are acknowledged as being disproportionately affected by health problems. The continuation of quarrying within 200m of that community extends the impacts of quarrying (especially in terms of noise, dust and air quality) to the detriment of the amenity and well-being of residents contrary to the well-being goal of a healthier Wales as set out in the Well-being of Future Generations (Wales) Act 2015. The need for the mineral does not outweigh the amenity and well-being impacts.

**84 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 06/09/2021 – 24/09/2021.

**This meeting closed at 5.10 pm**

**CLLR S REES  
CHAIR.**

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## **PLANNING & DEVELOPMENT COMMITTEE**

**25 NOVEMBER 2021**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/1380/10 (KL)  
**APPLICANT:** Staycations Cymru  
**DEVELOPMENT:** Glamping pods for holiday let (amended plans rec. 26/01/2021) (Foul Drainage Arrangement Plan rec. 30/07/21)  
**LOCATION:** PENCAEDRAIN FARM, DINAS TERRACE TO COED WERNHIR, RHIGOS, ABERDARE, SA11 5NF  
**DATE REGISTERED:** 17/12/2020  
**ELECTORAL DIVISION:** Rhigos

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**RECOMMENDATION:** Approve

**REASONS:** The proposal is in keeping with Policies CS1 and AW5 of the Rhondda Cynon Taf Local Development Plan and with National Policy in that the proposal to use the land for holiday leisure/tourism purposes by the siting of 10 glamping pods is considered to be acceptable and compatible with the surrounding countryside. Furthermore, the overall scheme is considered acceptable in terms of its impact upon the character and appearance of the area, residential amenity of the nearest dwellings, highway safety and upon the adjacent European designations, the Coedydd Nedd a Melte Special Area of Conservation (SAC) and the Dyffynnoed Nedd a Mellte a Moel Penderyn Site of Special Scientific Interest (SSSI).

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

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

#### **APPLICATION DETAILS**

Full planning permission is sought for the siting of 10 glamping pods for holiday let on a parcel of land at Pencaedrain Farm, Rhigos.

The glamping pods would be arranged in two linear rows across the site on either side of a new self-draining track from the proposed access point at the western side of the

site. Each pod would measure 4 metres in width by 4.8 metres in depth with a domed roof that would measure 2.5 metres in height. They would be accessed via double doors to their front elevations which would open out onto a small balcony area measuring 4 metres in width by 1.5 metres in depth. Externally, the pods would be finished with a Britmet slate roof (colour 'moss green') whilst the front and rear elevations would be finished with timber panelling.

The accommodation within each pod would consist of a living/sleeping area and a small WC/shower room. Each pod would be connected to a septic tank at the western end of the site.

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

- Planning Statement
- Fact file
- Septic Tank details
- Foul Drainage Plan

## **SITE APPRAISAL**

The application site is located approximately 0.86km to the north of Cefn Rhigos. It is positioned between a single-track road leading to Pencaedrain Farm and the A465, the trunk road between the villages of Hirwaun and Glynneath. The site itself is relatively flat in ground profile however, the topography of the surrounding area typically falls away from the A465 at the south of the site to the Afon Mellte some distance to the north.

The site is situated in a countryside location and it must be noted that the Coedydd Nedd a Melte Special Area of Conservation (SAC) is located immediately to the north. The SAC has been designated for the mixed woodland on base-rich soils associated with rocky slopes and for western acidic oak woodland. The site is underpinned by Dyffrynnoed Nedd a Mellta a Moel Penderyn Site of Special Scientific Interest (SSSI) which is notified for a range of biological and geological features, but it is the bulk of the oak and ash woodland which comprises the SAC interests.

The nearest neighbouring properties are Pencaedrain Farmhouse, approximately 300 metres to the east, Ynys-Cambwll, approximately 0.50km to the west, and Coed-y-Rhaidyr and Dinas Road, approximately 250m to the north (both streets outside of RCT's boundary).

## **PLANNING HISTORY**

The following applications are considered to be relevant to this application site:

17/1208	Pencaedrain Farm, Rhigos	Proposed use of land for the siting of glamping pods for holiday let	Granted 22/02/18
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## **PUBLICITY**

The application has been advertised by erecting site notices in the vicinity of the site. No representations have been received.

## **CONSULTATION**

**Countryside, Ecology and Landscape:** No objection, subject to condition to secure a management plan to control both the initial set up and the operation of the site.

**Flood Risk Management:** No objection or condition recommended.

**Highways and Transportation:** No objection, subject to condition to secure details of 3 no. passing bays along access lane.

**Natural Resources Wales:** No objection, subject to condition to secure a Construction Environmental Management Plan.

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

**Welsh Water:** Recommends consultation with NRW and Building Regulations due to the use of a septic tank. No other adverse comments received.

**Western Power Distribution:** Advises that a separate application to Western Power Distribution will be required for a new connection or service alteration.

No other consultation responses have been received.

## **POLICY CONTEXT**

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

The application site lies outside of the defined settlement boundary and close to the boundary with the Brecon Beacons National Park. The site is not allocated for any specific purpose and does not fall within any designation however, the Coed Nedd a Mellte Special Area of Conservation (SAC) and the Dyffrynnoed Nedd a Mellta a Moel Penderyn Site of Special Scientific Interest (SSSI) lies immediately to the north. The following policies are considered to be relevant in the determination of this application:

**Policy CS1 (Development in the North):** places an emphasis on building strong, sustainable communities. This will be achieved by encouraging a strong, diverse economy which supports traditional employment and promotes new forms of employment in the leisure and tourism sectors.

**Policy AW2 (Sustainable Locations):** promotes development in sustainable locations.

**Policy AW5 (New Development):** sets out criteria for new development in relation to amenity and accessibility.

**Policy AW6 (Design and Placemaking):** sets out the criteria for new development in terms of design and place-making.

**Policy AW8 (Protection and Enhancement of the Natural Environment):** requires Rhondda Cynon Taf's distinctive natural heritage be preserved and enhanced by protecting it from inappropriate development.

**Policy AW10 (Environmental Protection and Public Health):** states that development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and/or local amenity due to noise pollution or any other identified risk to the environment, local amenity and public health and safety.

## **Supplementary Planning Guidance**

Design and Placemaking

Nature Conservation

Access Circulation and Parking

## **National Guidance**

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

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

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

Furthermore, 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 5: Nature Conservation and Planning;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 13: Tourism;

PPW Technical Advice Note 18: Transport;

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

The proposal effectively consists of two elements, the first being the change of use of the land from agricultural woodland to holiday leisure/tourism and the second being the siting of 10 no. glamping pods.

With respect to the change of use of the land, the key consideration in determining this element of the application is the compatibility of the proposed use with surrounding land uses. The key considerations in determining the construction of the glamping pods are the impact of the development on the character and appearance of the site and surrounding area, the operation of the pods upon the adjacent woodland and Special Area of Conservation (SAC) site and the impact of the scheme upon highway safety in the vicinity of the site. The amenity of neighbouring residents is a further consideration.

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

The application site consists of a parcel of land that is located outside of the defined settlement boundary, in open countryside, and close to the boundary with Brecon Beacons National Park. Whilst development outside defined settlement boundaries would ordinarily be contrary to the sustainability objectives of Policy AW2, national policy does not hold this as a barrier to development associated with tourism, particularly as rural areas are typically associated with this kind of use. National policy is supportive of sustainable tourism proposals in rural areas on account of the fact that it contributes to a healthy, diverse economy. It notes that diversification of rural enterprises can strengthen the rural economy and bring additional employment and prosperity to rural communities. However, it does caution that proposals need to be sympathetic in nature and scale to the local environment. As such, careful consideration must be given to the layout of the proposal and design of the structures so as to ensure that they do not impinge on the character and appearance of the area/countryside, particularly its landscape, biodiversity and local amenity value. These matters are considered in greater detail in subsequent sections of the report.

It must also be noted that a similar proposal gained planning permission in 2018 (planning ref. 17/1208) which was also for a number of glamping pods to be erected at the site. The previously approved application was for a different layout with pods being arranged in a single linear row and only 9 of the 10 pods proposed providing holiday accommodation. The tenth pod provided a shared bathroom facility. The current application has been submitted following the Covid Pandemic to provide 10

no. self-contained units to ensure that, in the event that restrictions are imposed again, that the business will be able to continue to operate. As a result of the additional facilities, the pods are slightly larger in floor area (increase of 8 square metres). In light of the previous application, it is considered that the use of the site for tourism purposes has already been established. The previously approved application is still extant and so could provide a fall-back position, should the current application be refused.

It is considered that the proposal would be supported by Policy CS1 of the Rhondda Cynon Taf Local Development plan which encourages a strong, diverse economy and promotes new forms of employment in the leisure and tourism sectors and Chapter 5 of Planning Policy Wales (Edition 11). As such, there is no policy objection to the principle of tourism-related development in this location and the principle of the development is considered to be acceptable, subject to an assessment of other material planning considerations set out below.

### **Character and Appearance**

The glamping pods themselves are relatively modest structures with an overall height of 2.5 metres and an internal floor area of 19.2 square metres. They would have a domed roof structure with elevations clad in timber panelling. Whilst the pods would inevitably be a visible change to the site, it is not considered that they would affect the visual amenity of the surrounding area. Given their location and the topography of surrounding land, the pods would largely be screened from view of the nearest main road and distant views of the site would be obscured by the dense woodland that surrounds the site.

It is noted that the site is located in close proximity to the boundary of Brecon Beacons National Park however, due to the topography of the site and the surrounding woodland, it is not considered that the development would have an adverse impact upon the national park. No comments had been received from Brecon Beacons National Park following the consultation exercise.

As such, it is not considered that the design or siting of the proposed pods would result in a visual intrusion in the landscape that would be harmful to the application site, the wider setting of the surrounding woodland or the adjacent Brecon Beacons National Park. The proposal would therefore comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

### **Access and highway safety**

The application has been subject to assessment by the Council's Highways and Transportation section and no objection has been raised. The comments note that the application site is accessed via a single width access track and some concern is raised with regards to the narrow width of the track, the additional use of a bridge (maintained by RCT) along the access track and the lack of passing bays. It is considered that the proposal could result in up-to 20 additional trips per day, thereby increasing the potential for reversing movements along the access track which is not illuminated and lacking in positive surface water drainage. However, it is noted that there is potential for the applicant (who is in control of the land) to provide for a number of localised

passing bays at strategic locations to overcome this concern and, as such, a condition has been recommended in this regard.

In terms of parking, details submitted with the application indicate that 10 no. off-street car parking spaces would be provided within the site and whilst no details have been included to demonstrate the parking layout, it is considered that there is ample space within the site to provide the number of spaces proposed. The number of car parking spaces proposed is considered to be acceptable (1 space per pod).

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

### **Impact on SAC & SSSI**

The application site is located immediately adjacent to the Coedydd Nedd a Mellte Special Area of Conservation (SAC) and the Dyffynnoed Nedd a Mellte a Moel Penderyn Site of Special Scientific Interest (SSSI). The site is not served by a public sewer and the proposed pods would therefore be connected to a septic tank which would be located towards the western end of the site. Consultation with NRW and the Council's ecologist initially raised concerns with regards to the potential impact of the septic tank on the SAC/SSSI in that the details submitted with the application were insufficient to properly assess the impact. However, further information was submitted by the applicant which adequately addressed the initial concerns raised. The most recent comments from NRW note that in addition to the information submitted by the applicant, a permit application has been made to them, during which it was considered that the potential risks to the SAC/SSSI would be acceptable, should a permit be issued for the site. As such, the previous concerns and objections have been withdrawn however, a condition is recommended for a Construction Environmental Management Plan (CEMP) to be submitted prior to commencement of development to ensure that any construction that takes place on the site does not adversely affect the features of the SAC and SSSI. This approach is supported by the Council's Ecologist who recommends additional conditions for a landscaping scheme to remedy some of the habitat loss that has recently occurred on the site and for a site operational management plan to include issues such as site lighting, campfires, sewage, litter etc.).

Overall, given the response from NRW, it is not considered that the scheme would have an adverse impact upon the ecology at the site or the adjacent SAC/SSSI and the application would therefore comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

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

The site is situated in a typically rural location and the nearest neighbouring properties are located some distance away with properties in Dinas Road and Coed y Rhiadyr being located approximately 250 metres to the north. Given the separation distances involved and the topography of the intervening landscape and dense woodland, the development would broadly be screened from these properties.

As such, it is not considered that the development would result in any loss of amenity or privacy to neighbouring residents 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**

#### Surface Water Drainage

Consultation has been undertaken with the Council's Flood Risk Management team and the comments received indicate that no objection is raised to the proposal. It is commented that the proposal would encompass works of over 100m<sup>2</sup> and a separate application would need to be made for Sustainable Drainage Approval prior to commencement of works however, it is also recommended that a drainage condition be added to any grant of planning consent.

#### Foul Drainage

The application site is not served by the public foul sewer and the glamping pods would therefore be connected to a septic tank which would be located to the western end of the site. This would be subject to a separate Environmental Permit and it is noted that NRW have not raised any concern in this respect.

In light of the comments from Flood Risk Management and NRW, the application is considered to be comply with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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

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

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

### **Conclusion**

Having taken account of all of the issues outlined above, it is considered that the submission represents a holiday leisure/ tourism use that is compatible with the rural setting of the site. Furthermore, the scale and appearance of the glamping pods themselves are considered acceptable and it is not considered that the proposal would have an adverse impact upon the character and appearance of the site and surrounding area or upon residential amenity. The access to the site could also be

made acceptable through the provision of a series of passing bays along the access track (secured by condition) and the proposal is acceptable in terms of its impact upon highway safety. It is also considered that any impacts upon landscape and ecology, arising from the operation of the use could be adequately managed by the use of an appropriately worded condition. Therefore, the proposal is recommended for approval, subject to the conditions specified below.

**RECOMMENDATION: Grant**

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

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

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

- Site Location Plan (rec. 4<sup>th</sup> December 2020)
- Proposed Floor Plan (rec. 4<sup>th</sup> December 2020)
- Proposed Elevations (rec. 4<sup>th</sup> December 2020)
- Gravity Outlet Details (rec. 15<sup>th</sup> January 2021)
- Sewage Treat Plant Details (rec. 15<sup>th</sup> January 2021)
- Site Layout Plan (rec. 26<sup>th</sup> January 2021)
- Foul Drainage Plan (rec. 7<sup>th</sup> July 2021)

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

3. The proposed development shall only be occupied as holiday units and no unit shall be occupied by any individual, family or group for more than a continuous period of two months in any calendar year.

Reason: The site is unacceptable for general residential use by reason of its unsustainable location, outside of settlement limits in accordance with Policy AW2 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the details shown on the submitted plans, development shall not commence until details of 3no passing bays along the access lane 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 use.

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

5. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the drainage works have been completed in accordance with the approved plans.

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

6. Prior to commencement of development, details of a site operational management plan for the 'glamping facility' hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The management plan should include;

- A figure/plan which relates the location of the site to the adjacent Special Area of Conservation.
- Details of measures to ensure that construction and operation of the Glamping facility does not impact on the adjacent SAC; to include issues such as site lighting, drainage, camp fires, fire wood collection, sewage, litter and access and use of the adjacent SAC by campers using the Glamping facility (to include information provided to Glampers)
- Details of annual management plan progress reporting to the Local Planning Authority.

Thereafter, the development shall be constructed and operated in accordance with the approved management plan.

Reason: To enhance and afford protection to the adjacent designated Special Area of Conservation in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping for the site. This shall include details of:

- Remedial tree management works and tree protection measures within the Glamping site
- Landscaping details for the Glamping site to include measures to provide ecological compensation for the areas of woodland cleared to create the Glamping plateau.

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.

8. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation



of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

9. No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
- Construction methods: details of materials, how waste generated will be managed;
  - General Site Management: details of the construction programme including timetable, details of site clearance, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing area) and any watercourse or surface drain;
  - Biodiversity Management: details of tree and hedgerow protection, invasive species management, species and habitats protection, avoidance and mitigation measures;
  - CEMP Masterplan: details of the extent and phasing of development, location of landscape and environmental resources,
  - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works, details of dust control measures, measures to control light spill and the conservation of dark skies;
  - Resource Management: details of fuel and chemical storage and containment, details of waste generation and its management, details of water consumption, waste water and energy use;
  - Traffic Management: details of site deliveries, plant on site, wheel wash facilities;
  - Pollution Prevention: demonstrate how relevant Guidance for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
  - Details of the persons and bodies responsible for activities associated the CEMP and emergency contact details.

The development shall be constructed and operated in accordance with the approved management plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any construction on the site does not adversely affect the features of the SAC and SSSI, in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.



## **PLANNING & DEVELOPMENT COMMITTEE**

**25 NOVEMBER 2021**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/1108/10 (LJH)  
**APPLICANT:** Mr S Coombes  
**DEVELOPMENT:** Proposed double storey extension to the rear.  
**LOCATION:** 45 CLOS BRENNIN, BRYNSADLER, PONT-Y-CLUN,  
PONTYCLUN, CF72 9GA  
**DATE REGISTERED:** 12/08/2021  
**ELECTORAL DIVISION:** Pontyclun

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#### **RECOMMENDATION: GRANT SUBJECT TO CONDITIONS**

**REASONS:** The development is considered to be acceptable in respect of its visual impact and the impact it has upon the amenity and privacy of the neighbouring residential properties.

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

The application is reported to the Planning and Development Committee for final determination at the request of Councillor Margaret Griffiths so that Members can fully consider the impact of the proposed development upon the residential amenity and privacy of neighbouring properties.

#### **APPLICATION DETAILS**

Full planning permission is sought to construct a two storey extension to the north-west facing rear elevation of no. 45 Clos Brenin, Brynsadler, Pontyclun. The proposed extension would be sited in place of an existing single storey conservatory projection. The extension would measure 8.7 metres in width, the full width of the property, by 3.65 metres in depth. It would have a hipped roof design that would tie in with the existing roof, measuring a maximum of 7.4 metres in height from ground level with the eaves being reduced to 5.4 metres. The extension would accommodate an open plan kitchen/living area at ground floor level, and would enlarge the existing master bedroom, bathroom, and study at first floor level. All external materials proposed would match that of the main property.

## **SITE APPRAISAL**

The application property is a detached, two-storey dwelling located within a residential area of Brynsadler, Pontyclun. The dwelling is set within an irregular shaped plot and is set back from the highway by an open front garden which has been laid as driveway. A further enclosed garden is located to the rear of the property to a depth of approximately 30 metres.

The property adjoins the boundary of no. 46 to the south-west and the private shared driveway serving nos. 42-44 to the north-east. The rear boundary of the site adjoins open farmland to the north-west.

## **PLANNING HISTORY**

No relevant planning history at the site.

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification. Two letters of objection have been received, both from the same neighbouring property, they are summarised as follows:

- The extension will significantly reduce the amount of daylight to no. 46 and will overshadow the property.
- The proposed extension is overbearing, and the scale is inappropriate for its setting.
- The extension will impact upon the privacy of the occupants of no. 46 and will impose on the residential amenity of the property and garden.
- The featureless brick wall will give the appearance of living next to a warehouse.
- There is little precedent for two storey extensions in Clos Brenin. There is an extension at no. 57 (15/0428/10), although it is smaller in scale and more appropriate for its setting.
- Nothing has changed since the properties were constructed. The property is already a 4 bedroom property and the extension will not alter this.

## **CONSULTATION**

None undertaken.

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Pontyclun and is unallocated.

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

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

Supplementary Planning Guidance:

Design and Placemaking  
A Design Guide for Householder Development

**Planning Policy Wales**

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

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

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

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

- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 3 – Supporting Urban Growth – Council and /Placemaking/developers/regeneration/sustainable communities'/exemplar developments.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 12: Design

**REASONS FOR REACHING THE RECOMMENDATION**

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

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

## **Main Issues:**

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

The application relates to the extension of an existing residential dwelling to improve the living accommodation at the property. The principle of development is therefore considered acceptable subject to the criteria set out below.

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

Concern is raised by an objector that the scale of the proposed extension is unacceptable for its setting. Consideration has been given to the objector's concern however the extension as proposed is considered to be acceptable in terms of its scale, design and overall visual appearance for the following reasons.

Firstly, the extension would be sited on the rear elevation of the property and would not be a visible addition within the street scene at the front of the property, although it is acknowledged that the side of the extension would be visible from the fronts of the properties along the private shared driveway to the north-east. Secondly, the roof is proposed to be tied in with and matching the height of the original roof, and whilst it is acknowledged that the extension would span the full width of the property, its depth, being only 3.65 metres, is considered to be acceptable. Finally, all external materials proposed would match that of the existing property ensuring the addition would tie in with the host.

The proposed works are subsequently considered to be acceptable in terms of the impact they would have on the character and appearance of the main property and the wider area, complying with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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

The objector's concerns in this respect are appreciated, and it is acknowledged that the extension would have some impact upon the residential amenity of the occupants of no. 46. However, it is not considered the proposed development would have a significant enough impact upon the amenity and privacy standards currently enjoyed by the occupiers of the neighbouring property to warrant refusal of planning permission.

Being sited to the north-east of no. 46, the proposed extension would not result in any undue overshadowing of this property; and whilst it is accepted a degree of overbearing impact would occur, at only 3.65 metres in depth, it is considered that any potential impact would not be significant enough to warrant refusal of the application.

The extension would be sited to the north-western facing rear elevation of the host property, which is to the south-east of the neighbouring properties along the private shared driveway. As such, it is not considered the addition would result in any overshadowing of or overbearing impact to the properties to the north-east (nos. 42-44).

With respect to privacy, there are no windows proposed within either side elevation at first floor level and the windows and Juliet balconies proposed on the rear, north-west facing elevation would not result in any further overlooking of the neighbouring properties in comparison to that which already occurs from existing first floor windows. A condition is however considered necessary to ensure that the proposed bathroom window contains obscure glazing.

The application is therefore considered acceptable in this regard.

### **Neighbour Consultation Responses**

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

The objector states that there is little precedence for two storey extensions in Clos Brenin, with mention to application reference 15/0428/10 which relates to a two-storey rear extension at no. 57 which is of a smaller scale than that proposed. Whilst these comments are acknowledged, this application has to be considered on its own individual planning merits; and whilst larger than the extension detailed by the objector, as set out above, it is not considered the proposed extension would result in a significant impact to the character and appearance of the area or the amenities of surrounding neighbours.

It is also noted that no other letters of objection have been received from occupiers of any other surrounding properties at the time of writing this report.

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

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

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

### **Conclusion**

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

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

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

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

2. The development hereby approved shall be carried out in accordance with the approved plans: Location plan, Proposed plans, and documents received by the Local Planning Authority on 05/08/2021, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. The window in the rear elevation of the extension serving the bathroom shall at all times be obscure glazed to industry standard privacy level 3 or above.

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





## **PLANNING & DEVELOPMENT COMMITTEE**

**25 NOVEMBER 2021**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/1122/10 (GRD)  
**APPLICANT:** Mrs Davies  
**DEVELOPMENT:** Retention of decking and fence to rear garden.  
**LOCATION:** 86 THE RIDINGS, CWMDARE, ABERDARE, CF44 8AQ  
**DATE REGISTERED:** 17/09/2021  
**ELECTORAL DIVISION:** Aberdare West/Llwydcoed

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#### **RECOMMENDATION: GRANT, SUBJECT TO CONDITIONS**

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

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

- Three or more letters of objection have been received.

#### **APPLICATION DETAILS**

The application seeks consent for the retention of raised decking and fencing to the rear of 86 the Ridings, Cwmdare. Prior to the construction of the decking, the rear garden at the application site consisted of a small gravelled area and existing decking along with a sloping grassed lawn which fell approx. 1m from north to south.

A raised deck and fencing have since been erected to the rear of the dwelling. The decking is split into two levels, an upper decked area, and a lower decked area. The decking is however considered one structure with a small step splitting both levels.

The upper decked area is an extension of an existing decking at the rear garden and would extend the upper decked area from approx. 2.5m in width to 4.8m in width. In its entirety, the upper deck measures 5.8m in depth, 4.8m in width and a maximum 1m in height above the prevailing ground levels. The lower decked area measures 6m at its deepest point and 4.4m at its widest point and a maximum of 0.7m in height above ground level. The upper decked level sits 0.4m higher than the lower deck level.

The works also includes the erection of a fence around the edge of the decking. The fence measures at 1.9m in height along the northern boundary and approx. 1.65m in height along the eastern and southern boundary of the structure when measured from the decking itself. Due to the sloping nature of the ground at the application site and neighbouring gardens, the fence measures a maximum 2.9m in height from the prevailing ground levels reducing to approx. 2.4m in height towards the southern end of the decking.

## **SITE APPRAISAL**

The application property is a semi-detached house of late 20<sup>th</sup> century style and construction and is located within a large residential development to the south of Cwmdare.

The property is accessed via a wide driveway shared by three properties. The application property sits within a central position and is bounded by neighbouring properties to the north, east and south. The principal elevation faces west, and to the front the property benefits from a small garden, garage, and parking space. To the rear of the property, the decking is in situ. Due to the topography of the site, the dwelling is at an elevated position and the land falls down towards properties to the rear of the application site.

The surrounding area is predominantly residential with neighbouring properties being of a similar style and scale. The application property currently benefits from a rear conservatory. Alterations and extensions are visible at properties within the locality.

## **PLANNING HISTORY**

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

## **PUBLICITY**

The application has been advertised by direct notification to 9 neighbouring properties. 3 letters of objection have been received. The points raised have been summarised below:

- The height of the decking has caused loss of privacy to occupiers of neighbouring properties
- Loss of sunlight to neighbouring garden due to height of fence
- The visual impact of the fence, which is considered unsightly by objectors, when viewed from neighbouring properties
- Loss of access to repair and maintain neighbouring fences
- Objections with the fence being over permitted development of 2 metres
- Decking boards have been constructed over the applicants' site boundary

## **CONSULTATION**

No consultation has been undertaken.

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Aberdare and isn't allocated for a specific purpose.

**Policy CS1** – Development in the North of the County.

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

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

### **Supplementary Planning Guidance**

- A design guide for householder development

### **National Guidance**

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

Planning Policy Wales (Edition 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. Future Wales: The National Plan 2040 (FW2040) sets out guidance for development at both regional and national level within Wales, with the thrust and general context also aimed at sustainable development.

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

Furthermore, 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 policy guidance considered:

PPW Technical Advice Note 12 - Design

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

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

The application relates to the retention of an area of raised decking and fencing within the curtilage of an existing residential dwelling. The principle of development is therefore acceptable subject to the criteria set out below.

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

The decking and associated works are located to the rear of the property and is largely screened from view by the existing pattern of development within the vicinity. The area of decking and fencing does not form an overly prominent or incongruous addition that adversely impacts upon the character and appearance of the area.

Whilst objections have been raised regarding the visual appearance of the development, the decking and fence is of an acceptable scale and design which is consistent with its domestic setting. The area of decking is considered to form a sympathetic addition to the application property.

As such, it is considered that the proposals do not detract from the character or appearance of the area and are considered acceptable in this regard.

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

The application site is bordered by several properties to the North, east and south. When considering the relationship with the attached neighbouring property 85 the Ridings to the North, the fence erected along the boundary of the decking stands at 1.9m in height and is considered to screen the development and provide adequate privacy between the occupiers of both properties. As such, it is not considered that the structure results in any adverse impact upon the amenity of this property.

Regarding the impact upon 83 the Ridings to the east. The application property sits at a higher level with some elements of overlooking existing prior to the extension of the decking and fence. Whilst objections have been raised regarding loss of privacy to occupiers of neighbouring properties, it is not considered that the development would impact the amenity of neighbouring properties through loss of privacy. The works include a fence erected along the boundary of the decking which reaches a height of 1.65m along the eastern boundary when measured from the decking's floor level. This is considered to sufficiently screen the development and provide privacy for both the application property and neighbouring properties. It should be noted that existing levels of overlooking between both properties existed prior to the extension and

construction of the decking. The erection of a fence at this location would provide better screening between the application property and neighbouring properties.

Due to the sloping nature of the topography at the site, measured from the prevailing ground level the fence along the boundary with the neighbouring property of 83 the Ridings would vary between 2.4m to 2.9m in height. Whilst this is over the 2m allowed under permitted development rights, it is not considered to be so overbearing as to significantly detriment the amenities of neighbouring occupiers. Neighbouring properties benefit from rear gardens, and whilst the new fence would be visible from neighbouring properties is not considered to significantly impact upon their amenities.

Regarding the impact upon 81 the ridings to the south, the considerations are similar to ones which have already been discussed. The fence has provided further screening between both the application property and neighbouring properties, and as such is not considered to detrimentally impact the privacy of occupiers of 81 the Ridings. Additionally, the application site sits at an elevated position with levels of overlooking existing prior to the extension and construction of the decking. The erection of the fence along the southern boundary of the decking is not considered to be so overbearing as to detrimentally impact the amenities of occupiers at 81 the Ridings.

Objections were raised by third parties regarding loss of light experienced due to the erection of the decking and fence. However, any loss of light experienced would be minimal and only impact the rear gardens of properties.

As such, taking the above into account, the proposal is not considered to adversely impact upon residential amenity and is considered acceptable in this regard.

#### **Concerns raised by the objectors**

Some concerns were raised by objectors that parts of the decking have been constructed over the boundary line of a neighbouring property. However, the applicants have confirmed in their submission and in subsequent correspondence that no part of the decking/ associated works has been built on land belonging to neighbouring properties.

Objectors also raised concerns with regards to maintaining their own fences along the boundary. However, as the decking is contained within the applicants' land these concerns would be considered a civil matter between neighbouring properties rather than a material planning consideration.

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

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

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

#### **Conclusion**

It is considered the proposal does not have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding

neighbouring properties. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5 and AW6).

**RECOMMENDATION: Grant**

1. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

New Rear of Property Layout. Received by Local Planning Authority  
09/08/2021

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.



## **PLANNING & DEVELOPMENT COMMITTEE**

**25 NOVEMBER 2021**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/1208/10 (LJH)  
**APPLICANT:** Mr M Jones  
**DEVELOPMENT:** Proposed construction of new dwelling with attached garage.  
**LOCATION:** LAND ADJACENT TO CARTREF MELYS, HEOL LLECHAU, ABERLLECHAU, PORTH, CF39 0PP  
**DATE REGISTERED:** 06/09/2021  
**ELECTORAL DIVISION:** Tylorstown

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#### **RECOMMENDATION: REFUSE**

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

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

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

The application is reported to the Planning and Development Committee for final determination at the request of Councillor Julie Edwards so that Members can fully consider the principle of the proposed development.

#### **APPLICATION DETAILS**

Full planning permission is sought for the erection of a new detached dwelling on land adjacent to Cartref Melys, Heol Llechau, Aberllechau, Porth. The two-storey detached dwelling is proposed to be sited centrally within the plot and is proposed to measure 10 metres in depth by 20 metres in width, including the attached garage. The dwelling would have a hipped roof measuring a total height of 8.5 metres, sloping to 5 metres at the eaves. The main living areas would be laid out at ground floor level with five bedrooms and three bathrooms, including one en-suite, at first floor level.

The dwelling is proposed to be finished in render, stonework, artificial slate roof tiles, and uPVC. Access to the site is proposed from Heol Llechau and the private driveway serving Cartref Melys to the east of the site.

## **SITE APPRAISAL**

The application site is a rectangular shaped parcel of land measuring approximately 1600m<sup>2</sup>, located at the end of Heol Llechau, Aberllechau, Porth. Vehicular access to the site is gained via Heol Llechau. The front elevation of the property addresses a southerly direction. To the east the dwelling would be largely screened from the highway by the existing dwelling known as 'Cartref Melys', which is a detached property of modern design and construction. To the south of the dwelling lies vacant land, with dwellings along Pleasant View beyond.

## **PLANNING HISTORY**

**13/0269/10:** LAND TO THE WEST OF HEOL LLECHAU, WATTSTOWN.

One detached dwelling (Revised plans received 11/07/13)

Decision: 27/09/2013, Granted.

**17/0651/10:** LAND TO THE WEST OF HEOL LLECHAU, WATTSTOWN, PORTH

New detached dwelling and detached garage (Amended plans received 03/08/17).

Decision: 06/09/2017, Granted.

## **PUBLICITY**

The application has been advertised by means of site notices. No representations have been received.

## **CONSULTATION**

Highways and Transportation – No objection subject to conditions relating to surfacing of the private access road, surface water run-off, the use of the garage, HGV deliveries, traffic management, and wheel washing.

Flood Risk Management – No objection or recommendation for condition in relation to surface water flood risk for this application. The development's surface water flood risk will be adequately managed by the requirements of both the Building Regulations and Schedule 3 of the Flood and Water Management Act 2010.

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

Ecology – No objection subject to a condition relating to submission of suitable mitigation/enhancement measures.

Dwr Cymru Welsh Water - No objection in principle to the foul flows being discharged to the public sewer. A condition is suggested to ensure that no surface water is discharged via the public sewerage network. Further advice is provided.



Western Power – No objection or conditions suggested. It is advised that the Applicant is made aware that if they require a new connection or a service alteration they will need to make a separate application to WPD.

## **POLICY CONTEXT**

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

The site is located in the Northern Strategy Area, outside and detached from the defined settlement boundary.

**Policy CS 1** – The policy emphasis is on sustainable growth in the Northern Strategy Area, to be achieved by focusing development within settlement boundaries and promoting residential development which respects the character and context of the surrounding area.

**Policy AW 1** – The policy outlines the strategies used to meet housing land requirements. It does not include development of unallocated sites outside settlement boundaries as a strategy.

**Policy AW 2** – The policy ensures that development proposals are only supported when located in sustainable locations. Such locations: 1) are within a defined settlement boundary; 2) would not unacceptably conflict with surrounding uses; 3) have good accessibility by a range of sustainable transport options; and 4) have good access to key services and facilities.

**Policy AW 5** – The policy sets out criteria for appropriate amenity and accessibility on new development sites.

**Policy AW 6** – The policy requires that development proposals are of a high standard of design and are appropriate to the local context in terms of siting, appearance, scale, height, massing, elevational treatment, materials and detailing.

**Policy NSA 12** – The policy supports residential development proposals which are situated only within or adjacent to the defined settlement boundary.

**SPG** – Design and Placemaking

**SPG** – Delivering Design and Placemaking: Access, Circulation and Parking Requirements

### **National Guidance**

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

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

It is not considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also inconsistent with the Well-being of Future Generations (Wales) Act's sustainable development principles as set out below.

It is also considered the proposed development is not compliant with the NDF, with the following policies being relevant to the development proposed:

1. Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
2. Policy 3 – Supporting Urban Growth – Council and /Placemaking/developers/regeneration/sustainable communities'/exemplar developments.

Other national policy guidance considered:

PPW Technical Advice Note 5 – Nature Conservation and Planning  
PPW Technical Advice Note 12 – Design  
PPW Technical Advice Note 18 – Transport

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

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

The application relates to the erection of a new, detached dwelling outside the settlement boundaries identified in the Rhondda Cynon Taf Local Development Plan (LDP). Policy AW 1 and AW 2 of the LDP have a strong presumption against development of this kind outside defined settlement boundaries except in instances where the development could be considered to be necessary in the interests of agriculture, forestry, or rural enterprise.

The proposed site is considered an unsustainable location for new residential development as it is not within any defined settlement boundary, it has no accessibility

other than by car, it would not benefit from any sustainable transport options, it has no access to key services and facilities and it would not form part of a larger defined settlement.

The following is a list of some types of development that would be permissible within the countryside:

- justified rural enterprise needs;
- limited extension, alteration or replacement of existing dwellings; or
- small scale diversification within farm complexes where this is run as part of the farm business.

The proposal constitutes none of the above.

Planning Policy Wales only permits new residential dwellings within the countryside where it has been clearly demonstrated that there is no previously developed land or underutilised sites that could, instead, accommodate the proposal. The site would not be located within or adjoining any defined settlement and whilst only a single dwelling, would constitute an incremental erosion of the character of the area, which in time would result in its overall detriment. There are other means by which a proposal could mitigate its harm upon a rural area; however, no relevant justification for the proposal has been received.

It is acknowledged that planning permission was approved for a similar dwelling at the adjacent plot in 2013 (13/0269/10), which is also situated outside of settlement limits. However, that application was also recommended for refusal by officers for the same reasons set out above, but the decision overturned by Members at Committee who considered the house would not represent unjustified development in the countryside.

The subsequent approve for a dwelling at the adjacent plot in 2017 also details that the site is outside of the settlement boundary, but as this application simply proposed that the originally approved dwelling be re-located within the site and the previous 2013 consent was still live, this application was approved.

Taking into account the above, the principle of the development is considered to be contrary to Planning Policy Wales and the relevant Local Development Plan policies. The proposal would constitute an unjustified form of development within an unsustainable location.

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

With regards to the impact upon the character and appearance of the area, the site is well screened from the adjacent highway, Heol Llechau, by the existing detached dwelling, Cartref Melys, and it is therefore not considered that the dwelling itself would have a significant impact upon the character and appearance of the immediate area. It is accepted the dwelling would be visible from cross valley viewpoints, but it is not considered it would have any further impact than adjacent property.

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

Given the position and proximity of the nearest residential dwellings to the site, there is not likely to be an impact upon the residential amenities of adjacent occupiers in terms of loss of privacy, shadowing, or being overbearing.

It is also noted that no letters of objection have been received from nearby properties.

### **Impact on highway safety**

The Council's Transportation Section were consulted in order to provide comments on the suitability of the application in respect of highway safety. No objection has been raised subject to conditions relating to surfacing of the private access road, surface water run-off, the use of the garage, HGV deliveries, traffic management, and wheel washing.

### **Other Issues**

The following other considerations have been taken into account with regard to this application, though were not key determining factors in reaching the recommendation:

#### **Public Health**

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

#### **Drainage**

The Council's Flood Risk Management Section do not object and they state that the developments surface water flood risk will be adequately managed by both the Building Regulations and Schedule 3 of the Flood and Water Management Act 2010. No objection has been raised by Dŵr Cymru/Welsh Water.

#### **Ecology**

The Council's Ecologist has concluded that ecology issues associated with the site are likely to be minor given that it has already been cleared. However, if Members are minded to approve the application, it is recommended that a condition be appended in respect of submission of suitable mitigation/enhancement measures in line with PPW 11.

#### **Utilities**

Western Power Distribution - The applicant must be made aware that if they require a new connection or a service alteration they will need to make a separate application to WPD.

The request above can be satisfied by appending the appropriate informative note to any subsequent consent.

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

## **Conclusion**

The application site is located outside of the defined, fixed, settlement boundary within an unsustainable location. Consequently, the proposed development fails to comply with the key sustainable development objectives of Policies CS1, AW1, AW2 and NSA12 of the Rhondda Cynon Taff Local Development Plan.

## **RECOMMENDATION: Refuse**

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

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

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## **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

### **PLANNING & DEVELOPMENT COMMITTEE**

**9<sup>th</sup> November 2021**

#### **SITE MEETING**

**APPLICATION NO: 21/0591/10 - Stable Block and Manège (Revised Ownership Certificate 'B' received 7th July 2021. Revised plans with altered site layout - repositioning stable block and reducing its size - received 31st August 2021) LAND TO THE SOUTH OF 25 - 41, KENNARD STREET, TONPENTRE, PENTRE**

#### **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 91 (Planning and Development Committee – 21<sup>st</sup> October 2021) a site inspection was undertaken on Tuesday 9<sup>th</sup> November 2021 to consider the potential impact of approving a stable block in close proximity to residential dwellings.

- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Grehan, W. Lewis, J. Williams and G. Hughes.
- 3.3 Members met at the entrance to the proposed development site. The Planning Officer informed Members that the application seeks full planning permission to construct a stable block and manège for the keeping of horses, on land to the south and rear of 25-41 Kennard Street, Ton Pentre.
- 3.4 The Planning Officer advised the land in question has been acquired by the charity Valley Veterans to pursue their Equi-Grow project. Members were shown visual plans of the current proposal. The Planning Officer informed Members that the original plans, which comprised of a large U-shaped stable block to be constructed at the south-eastern end of the site, containing seven stables and separate tack and feed rooms, led to concerns about smells and residential amenity and that a site meeting was held with the Applicant, together with a representative from the Armed Forces and others, to discuss potential revisions.
- 3.5 The Planning Officer displayed visual material for Members displaying the revised plans which reduced the width of the stable to a maximum of 8.6m and reduced the number of stables from seven to five. The stable block has been repositioned to be at the furthest possible point from the properties on Kennard Street, and reoriented so that the stable entrances face south-west.
- 3.6 Members requested to walk to the most south-western point of the site to view the proposed location for the stable in accordance with the revised plans and queried the distance from the nearest residential properties. The Planning Officer pointed out that the amendment to the plans has increased the distance between the proposed block and the Kennard Street garden boundaries to 16.5m. The distance between the block and the nearest rear elevation would be in excess of 30m. Members acknowledged this distance and commented on the opening facing away from Kennard Street.
- 3.7 Members queried the ability for animals to graze on the site without Planning Consent and the Planning Officer confirmed this to be correct. Members also queried the drainage aspect of the application. The Planning Officer informed Members that the developed part of the site would require an application for Sustainable Drainage Systems (SuDS) to be approved by the Sustainable Drainage Approval Body (SAB).
- 3.8 The Planning Officer also acknowledged comments from residents regarding the clearance of vegetation that had already been undertaken on the wider part of the site and concerns that mud had washed down to



their properties following rainfall. Members were advised that Planning, Enforcement and Drainage Officers had visited the site and met to discuss the concerns that had been raised. It was confirmed that the clearance and the ground and minor levelling works did not constitute development. Furthermore, the clearance and reinstatement of a ditch drain along the back boundary of the site would capture water run-off from the hillside to the rear of the site and improve matters.

- 3.9 Members also queried whether there is a maximum number of horses that can be kept on the site as part of the application. The Planning Officer advised that this is not detailed as part of the application but should Members feel it is appropriate a condition could be added to any decision notice. It was also noted by the Planning Officer that the Committee Report recommended conditions relating to external lighting and boundary treatments, to protect neighbour amenity.
- 3.10 Local Member, County Borough Councillor M Weaver spoke on the application. She outlined her support for the work being done by Valleys Veterans but also acknowledged the concerns raised by residents living nearby. She demonstrated her support for the application providing regulations are adhered to and there are no adverse effects for nearby residents.
- 3.11 Non-Committee Member, County Borough Councillor M Webber also spoke on the application in her role as Armed Forces Champion. She provided information on the work being carried out by Valleys Veterans and the impact this has on Veterans attending the group. She also raised the therapeutic benefits that are aimed to be achieved through the continuation of the groups Equi-Grow project and highlighted the opportunity to work with the community to ensure it is a success.
- 3.12 The Chair thanked the officers for the report and closed the meeting.

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## **PLANNING & DEVELOPMENT COMMITTEE**

**21 OCTOBER 2021**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/0591/10 (GH)  
**APPLICANT:** Valley Veterans  
**DEVELOPMENT:** Stable Block and Manège (Revised Ownership Certificate 'B' received 7th July 2021. Revised plans with altered site layout - repositioning stable block and reducing its size - received 31st August 2021)  
**LOCATION:** LAND TO THE SOUTH OF 25 - 41, KENNARD STREET, TONPENTRE, PENTRE  
**DATE REGISTERED:** 07/07/2021  
**ELECTORAL DIVISION:** Pentre

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

**REASONS:** The development would provide an exciting opportunity for the Valley Veterans charity to provide equestrian related facilities for the benefit of its members and the wider community. The site occupies a sustainable location within the settlement boundary and would not result in a detrimental impact upon the amenity of the occupiers of the neighbouring dwellings, or harm to highway safety, subject to conditions. It is therefore considered that the application would comply with Local Development Plan Policies AW5, AW6, AW8 and AW10.

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

Three or more letters of objection have been received.

#### **APPLICATION DETAILS**

Full planning consent is sought to construct a stable block and manège for the keeping of horses, on land to the south and rear of 25-41 Kennard Street, Ton Pentre.

The land in question has been acquired by the charity Valley Veterans to pursue their Equi-Grow project. The charity was founded over ten years ago to support ex-servicemen suffering from PTSD and this scheme is intended to provide equestrian, horticultural, and social enterprise activities for the benefit of their members.

The current proposal represents the first phase of the project and the plans originally submitted comprised a large U-shaped stable block to be constructed at the south-eastern end of the site, containing seven stables and separate tack and feed rooms.

The block would have had a depth of 13.76m and a width of 20.9m, with rendered elevations to be enclosed by a 4m high roof of reconstituted slates, projecting forward of the stable entrances in the form of a veranda.

To the front of the stables the ground would have been levelled to form a manège, where its length of 20m and width of 15m would create a 300m<sup>2</sup> training area. The manège would be enclosed by a rail fence and its surface water drained to a tank below ground.

However, due to concerns about smells and residential amenity, and on receipt of a number of objections in this regard, a site meeting was held with the Applicant, together with a representative from the Armed Forces and others, to discuss potential revisions.

Subsequently, a revised plan was received which reduced the width of the stable to a maximum of 8.6m and reduced the number of stables from seven to five. The stable block has been repositioned to be at the furthest possible point from the properties on Kennard Street, and reoriented so that the stable entrances face south-west.

Access to the site would continue to be gained from an existing track across the adjoining land. This track connects with the unadopted, unmade lane to the north-west and then forms a junction with the highway adjacent to 41 Kennard Street.

## **SITE APPRAISAL**

The application property is a large piece of unallocated land located within the settlement boundary to the rear of Kennard Street in Ton Pentre. It is of a rectangular form and the part proposed for the stables and manège comprises a surface area of 0.116 hectares.

The site is accessed from the north-east via Parish Road, which connects directly with Kennard Street, and which also provides access to the rear of neighbouring properties and other landholdings.

The closest dwellings are numbers 25 to 41 Kennard Street whose rear gardens back on to the site. The land rises in level towards the south, so these gardens are at a lower level than that where the development would be located.

It is noted that the application site is part of a much larger area of the Rhondda Fawr which is designated as a Registered Landscape of Outstanding Historic Interest in Wales.

## **PLANNING HISTORY**

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

**06/0363/10:** Proposed development of semi and detached residential three bedroom dwellings at the rear of Kennard Street (revised layout and sections received 19/05/10). Decision: 13/07/2011, Withdrawn by Applicant.

**05/0763/10:** Construction of 10 detached 4 bedroom residential dwellings. Decision: 27/02/2006, Withdrawn by Applicant.

## **PUBLICITY**

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

A petition, in the form of a collection of identical signed statements, has been received from 9 households with 13 signatories. The statement reads "I confirm that I am happy for Valley Veterans to carry out any works necessary on the land at the rear of Kennard Street, Ton Pentre, to aid their vision for supporting veterans and the wider community in the future".

Nine objections have also been received, raising concerns about drainage, overlooking/loss of privacy, land stability, noise, waste management, inadequate access, smells from stables, site security and visual impact.

One of the respondents has both objected and signed a statement in support.

On receipt of the revised plans the aforementioned nineteen properties were reconsulted and new notices displayed on site.

Further letters of objection were received from three households reiterating the concerns mentioned above.

## **CONSULTATION**

### Highways and Transportation

No objection to phase 1 of the scheme, subject to conditions.

### Flood Risk Management

Due to the area falling within a high, medium and low surface water and ordinary watercourse flood risk, together with there being open watercourse channels within or within close proximity to the site, a drainage condition would be required to satisfy the requirements of TAN15.

### Public Health and Protection

No objections subject to conditions in respect of demolition, hours of construction, noise, dust, and waste. However, given that these matters can be controlled within existing Public Health legislation, it is considered that an informative note would be most appropriate.

### Natural Resources Wales

No comments to make since the development does not affect a matter of concern to NRW.

### Dwr Cymru Welsh Water

No comments since the proposal does not involve discharge to a public sewer.

### Western Power Distribution

A new connection or service alteration will require a separate application to WPD.

### Countryside – Ecologist

The site has been extensively cleared and little or no original vegetation is present. To provide necessary biodiversity enhancement the incorporation of a minimum of 3 nesting bird boxes on the new stable buildings would be required, with details to be sought and approved by condition.

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

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Ton Pentre

**Policy CS1** - The policy emphasis in the Northern Strategy Area (NSA) is on building strong and sustainable communities, including development which promotes the re-use of previously developed land and buildings.

**Policy AW2** - The policy provides for development in sustainable locations which are within the settlement boundary; would not unacceptably conflict with surrounding uses; and have good accessibility by a range of sustainable transport options.

**Policy AW5** – The policy identifies the appropriate amenity and accessibility criteria for new development proposals. It expressly states that the scale, form and design of the development should have no unacceptable effect on the character and appearance of the site and the surrounding area. There should also be no significant impact upon the amenities of neighbouring occupiers and should, where appropriate, retain existing features of natural environmental value. The development would also require safe access to the highway network and provide parking in accordance with the Council’s SPG.

**Policy AW6** - The policy supports development proposals that are of a high standard of design that reinforce attractive qualities and local distinctiveness. Additionally, proposals must be designed to protect and enhance landscape and biodiversity.

**Policy AW8** - Seeks to protect and enhance the natural environment from inappropriate development.

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

### **Supplementary Planning Guidance**

- Design and Place-making
- Access, Circulation and Parking Requirements

### **National Guidance**

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

Planning Policy Wales Edition 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), WG’s current position on planning policy at regional and national level.

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

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

- Policy 1 – Where Wales will grow – Employment / Housing / Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability / Placemaking

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 12: Design

PPW Technical Advice Note 15: Development and Flood Risk

PPW Technical Advice Note 16: Sport Recreation and Open Space

Manual for Streets

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

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

The proposal seeks planning permission for the construction of a stable block and associated manège for the use of Valley Veteran's members.

The application site is located to the rear of Kennard Street which represents the current limit of the developed residential area where it meets the adjoining open land, albeit that the application site is within the defined settlement boundary.

Whilst the keeping of horses for either leisure or farm diversification purposes is not acknowledged as an agricultural land use or activity, it is both appropriate and reasonable that both they and any related facilities, such as stabling and exercise areas, are located on undeveloped or unallocated sites where there is sufficient space and convenient links to other land and routes for horse riding.



In light of the above, and given its sustainable location, the development would be considered acceptable in principle, subject to consideration of the material matters below.

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

The proposed development is considered to be acceptable in terms of the design, siting, massing, scale, materials, and overall visual appearance. This view is taken for the following reasons:

The stables would be located in a logical position at the end of the site, providing direct access to the adjacent manège. The manège would not constitute a development of great mass, and any structures for this part of the scheme would relate only to the post and rail fence necessary for enclosing the training area.

The rectangular layout of the stable block, combined with the proposed render finish and slate roof, would provide an attractive and fit-for-purpose design. Furthermore, due to its location, scale and single storey height, relative to the closest other properties and set against the rising land levels to the south, it would not be visually intrusive or harmful to the Registered Landscape designation.

Therefore, the proposed development is considered to be acceptable in terms of its overall visual appearance and would not detract from the character or appearance of the site or surrounding area.

### **Impact on neighbouring occupiers**

Several objections were raised by the occupiers of the adjacent dwellings located along Kennard Street following the public consultation process. Other than those relating to drainage, land stability and access, which are considered elsewhere in the report, these concerns were largely in respect of amenity issues such as overlooking, noise, and nuisance smells from stables and animal waste storage.

It is acknowledged that the setting of the application site is on the very edge of the settlement and close to open countryside, and that this area could be used for a large number of animals to graze or exercise without the need for planning consent. However, the proximity of the nearest dwellings is a key consideration to ensure that the development would not cause an unacceptable detrimental impact to the amenity of the occupiers of those properties.

Originally, as outlined within the 'Application Details' section, the proposed stables and manège would have been around 7m from the rear garden boundaries and approximately 20m from the rear elevations of the closest adjacent properties at 27 and 28 Kennard Street to the north-east.

Although the physical presence of the stable block would not likely be harmful to the amenity of the neighbouring residents, there was a significant concern that the stabling of seven horses might result in a high degree of nuisance, primarily through the generation of odour generation from the animal's presence, the storage of waste on site and the comings and goings associated with their care.

Development Control Practice (DCP) notes that stable buildings which are near to residential properties often attract objections on the basis that smell and possibly health hazards such as rats and flies would occur, albeit that a key issue is whether there would be a sufficient distance between such buildings and residential properties to prevent such adverse conditions for neighbours.

However, by relocating the stables to the most south-western part of the site this has increased the distance between the block and the Kennard Street garden boundaries to 16.5m. Correspondingly, the distance between the block and the nearest rear elevation would be in excess of 30m. Furthermore, the stables would be arranged such that their entrance doors would face away from Kennard Street and towards open countryside

Having taken the above into account, it is considered that the revisions are sufficient to prevent the development having an unacceptable degree of harm to the amenity of the surrounding properties. Subject to conditions in respect of manure storage, external lighting, and boundary treatments, the latter two to address any concerns about light pollution and overlooking towards rear gardens, the application is therefore considered acceptable in this regard.

### **Access and highway safety**

#### Access

The development would be accessed via a private un-metalled sub-standard lane leading to the site from a junction with Kennard Street.

Kennard Street has a carriageway width of 7.5m, a footway width of 2m opposite the site access point, a footway width of 2.4m on the eastern side of the access, and no footway on the western side of the access.

#### Lane Access

The access lane leading off Kennard Street is sub-standard in terms of structural integrity, surface water drainage, and lacks width for safe two-way vehicular movement; all of which would lead to increased hazards to the detriment of safety of all highway users.

Although the proposed development would generate limited additional traffic, being for the stabling of 5 horses with exercise manège, there is potential for the increased

vehicular traffic to drag mud and debris onto the public highway and block the existing highway drainage system. Therefore, should the application be recommended for approval, the Highways and Transportation Section recommends a condition for the first 20m of the lane to be surfaced in permanent material, prior to beneficial use of the first stable.

#### Piecemeal Development

The submitted site drawing indicates that the proposed development would be for phase 1 only, although the Applicant indicates future plans for a garage workshop and accommodation building for phase 2.

The Transportation Section has commented that the lane width and condition would not accommodate the increase in vehicular and pedestrian movement for phase 2, unless it was widened to a minimum of 5.5m, surfaced in permanent material and drained, and segregated pedestrian facilities were provided.

Whilst the matter under consideration for the current proposal is just phase 1, phase 2 would be subject to a highway objection in terms of highway safety unless the aforementioned matters were able to be resolved.

#### Parking

It is noted that no off-street car parking has been specifically allocated for phase 1. Therefore a condition for the provision of 5 off-street spaces, large enough to accommodate a 4x4 and horse box, has been suggested.

#### Highway Safety Conclusion

Since the proposal would generate limited vehicular movements from and across the sub-standard access, phase 1 only would be acceptable subject to a number of conditions regarding the surfacing of the lane, parking provision and prevention of surface water discharge to the public highway.

#### **Surface Water Management**

The site location plan provided identifies that the existing site boundary is green field. The Flood Risk Management team has advised that NRW flood risk plans show the site has a high Q30 surface water flood risk along the current track situated to the rear of no's 32-37 Kennard Street. There is also a medium Q100 surface water flood risk within the same location as the Q30 area identified above but which also conveys towards and into the rear gardens of 36 & 37 Kennard Street. A low Q1000 surface water flood risk runs the entire length of the site covering most of its surface area.

NRW flood plans are also supported by Flood Risk Assessment Wales (FRAW) 2020 plans, which concur with the locations of the high surface water areas and ordinary

watercourse as well as showing a larger area of the land being affected by a medium surface water and ordinary watercourse flood risk than the NRW plans.

The applicant has stated that the method of disposing storm and surface water would be via a sustainable drainage system and a large holding tank has been incorporated into the plans. From the perspective of the Lead Local Flood Authority, the key element required to satisfy PPW TAN15 would be the surface water discharge rate and the applicant would be required to demonstrate the pre and post catchment discharge rates.

Furthermore, the proposed development will encompass works that have drainage implications for a construction area over 100m<sup>2</sup> and the requirements of Schedule 3 of the Flood and Water Management Act 2010 would apply. The development would therefore require an application for Sustainable Drainage Systems (SuDS) to be approved by the Sustainable Drainage Approval Body (SAB).

However, due to the site falling within high, medium, and low surface water areas and ordinary watercourse flood risk, in addition to the proximity of open watercourse channels, a condition for the submission of drainage details would also be considered necessary. Any proposals to modify the watercourse would also require separate Ordinary Watercourse Consent prior to works taking place.

In light of the above, and in the context of the complaints from neighbouring residents about drainage issues, the conveyance of surface water to their properties and concerns in respect of the stability of the site, it is likely that the measures identified above would result in a degree of betterment to the eastern part of the site where phase 1 would be located.

### **National Sustainable Placemaking Outcomes**

Chapter 2 of PPW11 emphasises that development proposals should demonstrate sustainable placemaking, to ensure that the right development is achieved in the right place, and states that development proposals should be assessed against the national sustainable placemaking outcomes.

PPW acknowledges that not every development proposal will be able to demonstrate that they can meet all of the outcomes, or that it can be proved that an attribute of a proposal will necessarily result in a particular outcome.

It is also recognised that the interpretation of the relevant criteria will depend upon the detail and context of the proposal and the application site, and in the planning balance, that greater material weight may be given to some attributes rather than others.

Therefore, in addition to consideration of the placemaking merits of the scheme within the preceding sections of the report, the proposed development is considered to align particularly well with the following national sustainable placemaking outcomes:

- **Creating and Sustaining Communities:** The development would provide community based facilities for both armed forces veterans and local residents.
- **Facilitating Accessible and Healthy Environments:** The application site is located close to a bus route with some services and facilities located within walking distance, and since it is within the settlement boundary, can be considered to be a sustainable location. It is not car-dependent and would promote physical and mental health and well-being for its users.
- **Growing Our Economy in a Sustainable Manner:** The development would have a small but positive effect in terms of construction jobs.

In respect of the other national outcomes listed, the development would not be considered to have a negative impact.

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

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

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

### **Conclusion**

The Valley Veterans charity provides an extremely valuable service and support to ex-servicemen and the proposal would be a superb development for this local charity, its members and wider community.

The revisions to the scheme, in order to set the stable block further away from the dwellings at Kennard Street, together with a reduction in size, is considered sufficient to allay concerns about the impact upon neighbouring residents regarding odour and from the use of the site.

Therefore, for the reasons stated within the report, it is considered the proposal would not have an unacceptable detrimental impact upon the residential amenity of the nearest neighbouring properties or be harmful to highway safety. The application would therefore be considered to comply with Policies AW5, AW6, AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

### **RECOMMENDATION: Grant**

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

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

2. The development hereby approved shall be completed in accordance with the approved drawing number 2774 NB 02 (dated 28<sup>th</sup> August 2021 and relating to Phase 1 only), and details and documents received on 20<sup>th</sup> April 2021, 30<sup>th</sup> April 2021 and 31<sup>st</sup> August 2021.

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

3. No development shall commence until details of a scheme for the provision of a minimum of three nesting bird boxes, to be fitted to the stable building prior to beneficial use, has been submitted to and approved by the Local Planning Authority. The boxes shall be retained and maintained in good order in accordance with the approved details thereafter.

Reason: In the interests of nature conservation and to deliver a net biodiversity gain in accordance with PPW11 and Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall commence until full site drainage details have been submitted to approved in writing by the Planning Authority. These details shall indicate how the development is to comply with the requirements of Section 8.3 of PPW Technical Advice Note 15. The scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

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

5. No development shall commence until details of a scheme for the surfacing of the first 20 metres of the lane access leading from Kennard Street in permanent materials, together with its tie in with the adopted highway, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial use of the first stable.

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

6. No development shall commence until details of a scheme for the provision of parking spaces for 5 vehicles/horse boxes have been submitted to and approved in writing by the Local Planning Authority. The spaces shall be laid

out prior to the beneficial use of the development and retained for the parking of vehicles thereafter.

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

7. Prior to the beneficial use of the development hereby approved, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected along the north-eastern site boundary of the Phase 1 area shall be submitted to and approved by the Local Planning Authority. The boundary treatment shall be completed as approved before the use is commenced.

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

8. Prior to the beneficial use of the development hereby approved, details of a scheme for the storage and management of manure and other waste shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated in accordance with the approved details thereafter.

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

9. With the exception of the south-west facing front elevation of the proposed stable block, no external lighting shall be erected or installed on site.

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

10. The stables and manège shall be used for the private stabling and use of horses associated with the members and beneficiaries of the Valley Veterans Charity and shall not be used for livery or any commercial purpose.

Reason: In the interests of residential amenity and to define the scope of the permission in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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

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





## RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

### MUNICIPAL YEAR 2021-2022:

**PLANNING AND  
DEVELOPMENT COMMITTEE  
4th NOVEMBER 2021**

**REPORT OF: DIRECTOR  
PROSPERITY AND  
DEVELOPMENT**

	Agenda Item No. ....
<b>APPLICATION NO: 21/1088 – Raised platform at the rear of residential 3 storey home to be used as means of fire escape (Re-submission of 21/0442/10 - Plan detailing proposed screen fence received 13/09/2021), 25 Thomas Street, Tonypanydy</b>	

#### 1. PURPOSE OF REPORT

Members are asked to consider the determination of the above planning application.

#### 2. RECOMMENDATION

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

#### 3. BACKGROUND

This application was originally reported to the Planning and Development Committee on 21st October 2021 with an officer recommendation of refusal. A copy of that report is attached at **Appendix A**. At that meeting Members resolved to approve the application against the recommendation of the Service Director Prosperity and Development as they did not consider the development would result in an unacceptable level of overlooking/overbearing impacts to the surrounding neighbours. As a consequence it was resolved to defer determination of the application for a further report to highlight the potential strengths and weaknesses of taking a decision contrary to officer recommendation.

Members are advised that it is considered the retention of the raised platform (without a screen fence) would have a detrimental impact on residential amenity from loss of privacy. Further, whilst the inclusion of the proposed screen fence is considered would overcome the loss of privacy, it is considered the screen and platform together would result in an overbearing impact to the surrounding properties.

It is acknowledged however that the properties in this area already overlook one another to a degree, and that some properties in the locality are affected by overbearing impacts from structures erected to the rear of neighbouring properties. Therefore, the impacts that would occur as a result of this development are not totally out of character for this location.

If, having considered the above, Members are minded to grant planning permission for the development proposed, the following conditions are suggested:

1. The development hereby approved shall be carried out in accordance with the approved plan no's:
  - Site Location Plan (Received 27th August 2021)
  - Block Plan (Received 27th August 2021)
  - Floor Plan (Received 27th August 2021)
  - Elevation Plan (Received 27th August 2021)
  - Screen Fence Detail (Received 13th September 2021)

and documents received by the Local Planning Authority on 2<sup>nd</sup> August 2021 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.

**PLANNING & DEVELOPMENT COMMITTEE****21 OCTOBER 2021****REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT****PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/1088/10 (GW)  
**APPLICANT:** Mr C Tyler  
**DEVELOPMENT:** Raised platform at the rear of residential 3 storey home to be used as means of fire escape (Re-submission of 21/0442/10 - Plan detailing proposed screen fence received 13/09/2021).  
**LOCATION:** 25 THOMAS STREET, TONYPANDY, CF40 2AH  
**DATE REGISTERED:** 27/08/2021  
**ELECTORAL DIVISION:** Tonypandy

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**RECOMMENDATION: REFUSE**

**REASONS:** The raised platform would have a detrimental impact on residential amenity from loss of privacy. The inclusion of the screen fence is considered would overcome the loss of privacy, however, the screen and platform together would have an overbearing impact.

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**REASON APPLICATION REPORTED TO COMMITTEE**

A request has been received from Councillor Hughes for the matter to come to Committee for the reason that Members can consider the scale of the development and whether it will lead to overbearing impacts and the overlooking of neighbouring properties.

**APPLICATION DETAILS**

Previously, an application for the raised platform at the site with the addition of a proposed 1.8m privacy fence was refused (Reference 21/0442). Whilst there were concerns with overlooking, it was considered they would, on balance, be overcome by the addition of a screen. However it was considered the platform structure and screen together would lead to an unacceptable overbearing impact and the application was refused for the following reason:

*“The proposal by virtue of its size, scale and design would result in a detrimental impact to the amenity of surrounding residents by overbearing. As such the proposal would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan”.*

Following the refusal, the applicant has re-submitted the application for the raised platform at the rear of the dwelling. Members are advised the platform has already been provided and the proposal is partly retrospective. The

platform covers the entire garden area and is raised 2.1m above the garden level of the property. A 1.1m high hand rail is provided along its side edge with the boundary of 24 Thomas Street. An enlarged opening in the rear elevation of the dwelling has been created as access to the platform. A set of steps is provided at the rear to provide access to and from Waun Road. It is detailed the raised platform would be used as a means of fire escape.

During the application process and in the interests of clarity, clarification has been sought from the applicant as to whether the 1.8m high screen (proposed in the previous application) was to be included or not in this application. The applicant subsequently submitted updated plans clarifying the 1.8m privacy screen was to be included in the current application. This would consist of a wooden panel painted white and would be provided on the edge of the platform adjacent the boundary with 24 Thomas Street. The application was then re-advertised to neighbours to make them aware of the amendment to the proposal.

### **SITE APPRAISAL**

The application property is a traditional terraced property on the corner of Thomas Street and Waun Road in Tonypany. The terrace is on sloping land and the adjoining properties are at a lower level. The dwelling is two storeys fronting Thomas Street and due to the sloping land is three storeys at the rear. A gate on Waun Road provides access to the rear and steps to the raised platform.

The raised platform is at the ground floor level of the dwelling adjacent to a part-width rear projection. An enlarged opening in the rear elevation of the dwelling has been created as access to the platform. The platform is raised above the garden level of the property and boundary treatment with the adjacent dwellings due to the sloping land.

### **PLANNING HISTORY**

**21/0442/10:** 25 THOMAS STREET, TONYPANDY, CF40 2AH

Raised platform at the rear of residential 3 storey home to be used as means of fire escape. (Amended Plan detailing screen fence received 21st May 2021). Decision: 29/06/2021, Refuse

### **PUBLICITY**

The application was originally advertised by direct notification. No letters of objection or representation were received.

Following updated plans being received that clarified a 1.8m privacy screen would be provided, the application was re-advertised by direct neighbour notification. One response from a neighbour was received and the comments relevant to the planning application are summarised below:

- A higher fence is not necessary as all the surrounding gardens have always been clearly visible from the kitchen and bedroom windows of the property.

### **CONSULTATION**

None undertaken

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary and isn't allocated for a specific purpose.

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

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

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

Supplementary Planning Guidance: A Design Guide for Householder Development

### **National Guidance**

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

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 not considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also inconsistent 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 national policy guidance consulted:  
PPW Technical Advice Note 12 - Design

## **REASONS FOR REACHING THE RECOMMENDATION**

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

made in accordance with the plan unless material considerations indicate otherwise.

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

### **Main Issues:**

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

The application relates to an extension to an existing residential dwelling. The principle of development could therefore be considered acceptable. However, in this case, it is considered the proposal would result in an unacceptable overbearing impact to the surrounding properties.

#### **Impact on residential amenity.**

The raised platform has been constructed adjacent the side of the rear projection of number 25 Thomas Street and is open on the side facing the neighbouring properties (albeit it has a low handrail). It is noted the dwelling's existing windows, on the side of the rear projection, already overlook neighbouring gardens to some extent. However, whilst the applicant states the platform would only be used as a fire escape, the platform has a relatively large area and could be used as amenity space. It would be closer to neighbouring properties than the existing windows on the dwelling and would allow greater views over neighbouring gardens and back in to the windows on the rear elevations of nearby dwellings. Therefore, it is considered the platform as constructed, would have a detrimental impact on the amenity of the occupiers of neighbouring dwellings from overlooking and loss of privacy.

The applicant has amended the current application and proposes to place a 1.8m high screen fence along the edge of the raised platform. An neighbour living nearby states the fence is not necessary as there is existing overlooking from the kitchen and lounge windows of the dwelling. As detailed above, the overlooking from the raised platform is however considered more significant than from the existing windows. Therefore, such a screen would prevent overlooking and would, in the main, protect the privacy of the occupiers of neighbouring properties.

In the previous application (21/0442) it was however argued that the 1.8m screen (and existing boundary treatment) would result in a tall elevation along the whole of the side boundary of number 24 Thomas Street and this would have an overbearing impact on the occupiers of that dwelling. Furthermore, it is noted the garden level of number 24 is at a lower level relevant to the application dwelling number 25, which would exacerbate the situation. It is recognised that local residents have not raised objections on the grounds of an overbearing impact. Members are advised this should however not outweigh the above consideration, as the amenity of potential future occupiers of nearby dwellings and others in the surrounding area should also be considered.

Therefore, taking into account the above assessment, the raised platform with the 1.8m screen is recommended for refusal due to the impact from overbearing. Furthermore, if a privacy screen fence was not provided, it

would overcome the overbearing issue, but would result in what is considered unacceptable overlooking and a loss of privacy.

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

The platform, as constructed, is raised above the top of the boundary treatment with number 24 Thomas Street. As a result, the platform and hand rail have a disjointed visual appearance from the existing boundary treatment and building. It is considered the addition of the 1.8m wooden screen fence would exacerbate the poor visual appearance, however, on balance, it is not considered this issue would justify a refusal reason.

**Community Infrastructure Levy (CIL) Liability**

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

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

**Conclusion**

It is considered the proposal would have a detrimental impact on the residential amenity of the surrounding neighbouring properties from overbearing. The application is therefore considered contrary to the relevant policy of the Local Development Plan (AW5).

**RECOMMENDATION: Refuse**

1. The proposal by virtue of its size, scale and design would result in a detrimental impact to the amenity of surrounding residents by way of significant overbearing. As such the proposal would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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## **PLANNING & DEVELOPMENT COMMITTEE**

**25 NOVEMBER 2021**

### **INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN**

#### **UNDER DELEGATED POWERS**

#### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

##### **1. PURPOSE OF THE REPORT**

To inform Members of the following, for the period 25/10/2021 – 12/11/2021

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

##### **2. RECOMMENDATION**

That Members note the information.

**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**PLANNING & DEVELOPMENT COMMITTEE**

**25 NOVEMBER 2021**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**REPORT**

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

**OFFICER TO CONTACT**

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

**See Relevant Application File**

**APPEALS RECEIVED**

**APPLICATION NO:** 21/0682  
**APPEAL REF:** CAS-01349-F5X3P4  
**APPLICANT:** Mr P Carey  
**DEVELOPMENT:** Loft conversion with front and rear dormers.  
**LOCATION:** 4 SYCAMORE DRIVE, TREALAW, TONYPANDY, CF40  
2PZ  
**APPEAL RECEIVED:** 03/11/2021  
**APPEAL START DATE:** 03/11/2021

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**Report for Development Control Planning Committee**

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**Aberdare West/Llwydcoed**

- 21/1274/15** Decision Date: 25/10/2021  
**Proposal:** Variation of condition 1, extend time limit of planning permission 18/0884/13.  
**Location:** HAZELMERE, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0TW
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**Aberdare East**

- 21/0981/10** Decision Date: 08/11/2021  
**Proposal:** Change of use from offices (previously residential) to 2no (2 bed) flats.  
**Location:** 23 CARDIFF STREET, ABERDARE, CF44 7DP
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- 21/1087/10** Decision Date: 08/11/2021  
**Proposal:** Detached dwelling with garage.  
**Location:** LAND ADJACENT TO CARTREF, MOSS PLACE, ABER-NANT, ABERDARE, CF44 0YU
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- 21/1184/10** Decision Date: 03/11/2021  
**Proposal:** Conversion of 1st and 2nd floor to 3 no. self-contained flats. Including new shopfront to provide separate accesses to ground floor shop and flats.  
**Location:** CORAL RACING LTD BETTING SHOP, 6 VICTORIA SQUARE, ABERDARE, CF44 7LA
- 
- 21/1236/10** Decision Date: 26/10/2021  
**Proposal:** Construction of a chimney stack to each of the gable ends of the property.  
**Location:** 68-69 GADLYS ROAD, GADLYS, ABERDARE, CF44 8AD
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**Cwmbach**

- 21/1040/10** Decision Date: 25/10/2021  
**Proposal:** Proposed single storey rear extension to existing bungalow.  
**Location:** 4 LARKFIELD AVENUE, CWM-BACH, ABERDARE, CF44 0JQ
- 
- 21/1307/10** Decision Date: 02/11/2021  
**Proposal:** Single storey extension.  
**Location:** 79 LLANGORSE ROAD, CWM-BACH, ABERDARE, CF44 0LD
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**Mountain Ash East**

- 21/1017/10** Decision Date: 03/11/2021  
**Proposal:** Proposed two storey extension and raise main house roof level.  
**Location:** 9 SEYMOUR STREET, MOUNTAIN ASH, CF45 4BL
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**Report for Development Control Planning Committee**

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**Penrhiwceiber**

- 20/0889/10** Decision Date: 28/10/2021  
**Proposal:** Street level extension to rear (Retrospective).  
**Location:** 3 PENRHIWCEIBER ROAD, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3SP
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**Abercynon**

- 21/1128/10** Decision Date: 25/10/2021  
**Proposal:** Change of use from a motor garage (Use Class B2) to a gym (Use Class D2).  
**Location:** UNIT 7 AND 8, PONTCYNON INDUSTRIAL ESTATE, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4EP
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- 21/1168/10** Decision Date: 02/11/2021  
**Proposal:** Raised decking area and fencing to front of property (Retrospective). (Amended Plans received 22/10/21)  
**Location:** SUNNY BANK, 6 EDWARD STREET, ABERCYNON, MOUNTAIN ASH, CF45 4RA
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**Ynysybwl**

- 21/0309/10** Decision Date: 01/11/2021  
**Proposal:** Semi independent supported annexe directly associated with main care facility.  
**Location:** SWANTON CARE LIMITED, TYN Y WERN, WINDSOR PLACE, YNYS-Y-BWL, PONTYPRIDD, CF37 3LY
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- 21/1188/10** Decision Date: 26/10/2021  
**Proposal:** Retention and completion of two storey domestic garage.  
**Location:** TY CLYD, 13 CLYDACH ROAD, YNYS-Y-BWL, PONTYPRIDD, CF37 3LX
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- 21/1306/10** Decision Date: 11/11/2021  
**Proposal:** First floor rear extension (Re-submission of 21/0652/10).  
**Location:** 6 ROCK TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3NU
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**Aberaman South**

- 21/1337/08** Decision Date: 03/11/2021  
**Proposal:** Removal of demountable steel changing room facility and replace with a new anti-vandal steel changing room.  
**Location:** ABERCWMBOI RECREATION GROUND, JOHN STREET, ABERCWMBOI, ABERDARE
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**Report for Development Control Planning Committee**

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**Treherbert**

- 21/1207/10** Decision Date: 03/11/2021  
**Proposal:** Proposed first floor extension and internal alterations.  
**Location:** 126 DUMFRIES STREET, TREHERBERT, TREORCHY, CF42 5RB
- 

**Treorchy**

- 21/1029/10** Decision Date: 12/11/2021  
**Proposal:** Raised front patio above existing car port and construction of shed on raised rear garden area (Amended plans received and description amended both 22/10/2021).  
**Location:** THE RISE BUNGALOW, CHURCH STREET, CWM-PARC, TREORCHY, CF42 6NB
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- 21/1255/10** Decision Date: 03/11/2021  
**Proposal:** Single storey rear extension.  
**Location:** 1 DRUIDS CLOSE, TREORCHY, CF42 6LJ
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- 21/1345/10** Decision Date: 03/11/2021  
**Proposal:** Single storey extension.  
**Location:** 36 CARDIFF STREET, TREORCHY, CF42 6BG
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**Pentre**

- 21/0846/10** Decision Date: 11/11/2021  
**Proposal:** 4 bedroom house at site of previously demolished houses. (Preliminary Ecological Appraisal received 8/10/2021)  
**Location:** LAND AT 24 & 25 PLEASANT VIEW, PENTRE, CF41 7JA
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- 21/1245/10** Decision Date: 05/11/2021  
**Proposal:** Single storey extension to rear and side of property.  
**Location:** 194 YNYSDDU, PONT-Y-CLUN, PONTYCLUN, CF72 9UD
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- 21/1319/15** Decision Date: 28/10/2021  
**Proposal:** Variation of condition 1 of planning permission 13/0903/15 to allow café to open Monday to Friday 08.00 to 23.00 hours, Saturday 08.00 to 23.00 hours and Sunday and Bank Holidays 10.00 to 23.00 hours (currently  
**Location:** CAFE, 25 GELLI ROAD, TONPENTRE, PENTRE, CF41 7LR
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**Ystrad**

- 21/1146/10** Decision Date: 11/11/2021  
**Proposal:** Multi use games area (Ground Level Tree Assessment for Roosting Bats received 1st November 2021)  
**Location:** GELLIGALD PARK, TYNTYLA ROAD, YSTRAD, PENTRE, CF41 7SE
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**Report for Development Control Planning Committee**

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**Cwm Clydach**

**21/1016/10** Decision Date: 25/10/2021  
**Proposal:** Addition of a shed to the side of the house and the replacement of a damaged raised deck to the front garden (Retrospective).  
**Location:** 1 BELLE VUE, CLYDACH, TONYPANDY, CF40 2DR

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**Tonypany**

**21/1172/09** Decision Date: 03/11/2021  
**Proposal:** Upgrade an existing single storey ground floor extension to turn into a habitable space.  
**Location:** 67 KENRY STREET, TONYPANDY, CF40 1DG

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**Trealaw**

**21/0556/10** Decision Date: 03/11/2021  
**Proposal:** Proposed new dwelling with parking and amenity space (Amended plans received 4th and 11th October 2021)  
**Location:** 60 YNYSCYNON ROAD, TREALAW, TONYPANDY, CF40 2LN

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**Penygraig**

**21/1085/10** Decision Date: 01/11/2021  
**Proposal:** Installation of a timber deck above ground floor kitchen.  
**Location:** 22 THOMAS STREET, PEN-Y-GRAIG, TONYPANDY, CF40 1EU

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**Porth**

**21/1247/10** Decision Date: 26/10/2021  
**Proposal:** Side and rear extension.  
**Location:** 8 VICARAGE ROAD, PORTH, CF39 0NG

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**21/1266/10** Decision Date: 09/11/2021  
**Proposal:** Installation of 2 Keylite roof windows.  
**Location:** CITADEL, FLAT 1, CYMMER ROAD, PORTH, CF39 9BE

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**Tylorstown**

**20/1042/09** Decision Date: 01/11/2021  
**Proposal:** Certificate of existing use for four separate flats.  
**Location:** 183, 183A, 183B & 183C EAST ROAD, TYLORSTOWN, FERNDAL, CF43 3BY

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**Report for Development Control Planning Committee**

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**Glyncoch**

- 21/0577/19** Decision Date: 26/10/2021  
**Proposal:** 30% crown reduction of Oak tree in the front garden.  
**Location:** 11 THE GROVE, GLYN-COCH, PONTYPRIDD, CF37 3BQ
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**Town (Pontypridd)**

- 21/0970/11** Decision Date: 02/11/2021  
**Proposal:** Trial repair works to representative portions of the Berw Road Bridge (Application for Listed Building Consent).  
**Location:** THE BERW ROAD WHITE BRIDGE, BERW ROAD, PONTYPRIDD
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- 21/1261/10** Decision Date: 12/11/2021  
**Proposal:** Proposed rear, side & front extensions with new dormers & new external fireplace, proposed dropped kerb and demolition of existing garage.  
**Location:** 9 NUNS CRESCENT, GRAIG-WEN, PONTYPRIDD, CF37 2EW
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- 21/1284/10** Decision Date: 11/11/2021  
**Proposal:** Proposed retention of existing decking area.  
**Location:** 6 HEOL-Y-DERI, GRAIG-WEN, PONTYPRIDD, CF37 2ED
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**Trallwn**

- 21/1332/01** Decision Date: 04/11/2021  
**Proposal:** Installation of 1 Econoflex Face Sign (internally illuminated), 3 Econoflex Face Signs (non illuminated) and 1 Flat ACM Panel.  
**Location:** UNIT 3B PC WORLD, BROWN LENNOX RETAIL PARK, YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA
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**Rhondda**

- 21/1163/10** Decision Date: 08/11/2021  
**Proposal:** Relocation of semi independent supported annexe (21/0364/10 not yet built) which will remain directly associated with the main care facility to new position and original area to become an extension to the existing  
**Location:** MAES Y RHYDDID, HAFOD LANE, PANT-Y-GRAIG-WEN, PONTYPRIDD, CF37 2PF
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- 21/1292/10** Decision Date: 11/11/2021  
**Proposal:** Proposed first floor rear extension with internal modifications.  
**Location:** 30 HURFORD STREET, MAES-Y-COED, PONTYPRIDD, CF37 1EW
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**Treforest**

- 21/1130/10** Decision Date: 26/10/2021  
**Proposal:** Rear single storey extension (Re-submission of 21/0562/10).  
**Location:** 3 WINDSOR ROAD, TREForest, PONTYPRIDD, CF37 1BX
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**Report for Development Control Planning Committee**

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**Rhydyfelin Central**

**21/1289/10** Decision Date: 28/10/2021  
**Proposal:** Two storey extension and loft conversion.  
**Location:** 130 MORIEN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5PT

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**Hawthorn**

**21/0896/10** Decision Date: 08/11/2021  
**Proposal:** Demolition of Unit C; continued use of Units A and B within Class A1 along with associated building refurbishment, rear extension, alterations to site layout including creation of external display area and  
**Location:** UNITS A, B AND C, MIDWAY PARK, UPPER BOAT, PONTYPRIDD.

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**Ffynon Taf**

**21/1210/10** Decision Date: 04/11/2021  
**Proposal:** Vehicular crossover, dropped curb, reconfiguration of garden wall for opening leading to a hard standing / parking area.  
**Location:** NEWHOLME, CARDIFF ROAD, GLAN-Y-LLYN, TAFF'S WELL, CARDIFF, CF15 7QD

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**21/1233/10** Decision Date: 10/11/2021  
**Proposal:** Revision to garage design approved under existing planning consent (14/1562/10)  
**Location:** 99 OXFORD STREET, NANTGARW, TAFF'S WELL, CARDIFF, CF15 7SU

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**21/1248/10** Decision Date: 28/10/2021  
**Proposal:** Single storey rear extension, relocation of retaining wall.  
**Location:** 18 CARDIFF ROAD, GLAN-Y-LLYN, TAFF'S WELL, CARDIFF, CF15 7QD

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**Llantwit Fardre**

**21/0848/10** Decision Date: 12/11/2021  
**Proposal:** Detached garage. (Amended Plans received 12/10/21)  
**Location:** LEABANK, 1 RAILWAY TERRACE, LLANTRISANT ROAD, LLANTWIT FARDRE, PONTYPRIDD, CF38 2EU

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**21/1200/10** Decision Date: 04/11/2021  
**Proposal:** Proposed roof conversion to form additional bedroom and hip to gable roof conversion.  
**Location:** 38 TUDOR WAY, LLANTWIT FARDRE, PONTYPRIDD, CF38 2NH

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**Tonteg**

**21/0741/10** Decision Date: 11/11/2021  
**Proposal:** Single storey side extension and raised rear decking.(Amended Plans received 11/10/21)  
**Location:** 72 TONTEG CLOSE, TONTEG, PONTYPRIDD, CF38 1LT

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**Report for Development Control Planning Committee**

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**Gilfach Goch**

**21/1177/10** Decision Date: 11/11/2021  
**Proposal:** Single storey side extension and single storey rear extension with balcony above (Amended plan received 18/10/2021).  
**Location:** 4 HENDREFORGAN CRESCENT, HENDREFORGAN, GILFACH-GOCH, PORTH, CF39 8UL

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**Tonyrefail East**

**21/0868/10** Decision Date: 04/11/2021  
**Proposal:** The extension of an existing agricultural building. The existing building is currently used as a livery yard and storage facility. The proposed extension would be for additional storage of hay/ farm machinery and stables.  
**Location:** YNYSCRUG FARM/LIVERY YARD, PANT-Y-BRAD, TONYREFAIL, PORTH CF39 8HX

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**Beddau**

**21/1061/10** Decision Date: 28/10/2021  
**Proposal:** Replacement decking (Retrospective).  
**Location:** 58 CLOS MYDDLIN, BEDDAU, PONTYPRIDD, CF38 2JT

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**Town (Llantrisant)**

**21/1166/10** Decision Date: 25/10/2021  
**Proposal:** Construction of stables & yard (4 stables and tack room) for personal livery.  
**Location:** PANTGLAS FARM, CAE PANTGLAS, YNYSMAERDY, PONT-Y-CLUN, PONTYCLUN, CF72 8GX

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**Pontyclun**

**21/1107/10** Decision Date: 03/11/2021  
**Proposal:** Erection of a 2 metre high fence to the side of the dwelling.  
**Location:** 1 RIVER'S EDGE, PONT-Y-CLUN, PONTYCLUN, CF72 9DN

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**21/1317/10** Decision Date: 02/11/2021  
**Proposal:** Two storey rear extension and dormer roof conversion.  
**Location:** 28 MAES-Y-WENNOL, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8SB

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Report for Development Control Planning Committee

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**Llanharry**

**21/1197/10** Decision Date: 27/10/2021  
**Proposal:** Roof redesign to include the replacement of the existing flat roof with a new pitched roof.  
**Location:** WOODLAND VILLA, COEDCAE LANE, TALBOT GREEN, PONTYCLUN, CF72 9HB

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**21/1297/10** Decision Date: 27/10/2021  
**Proposal:** Double side extension and single rear extension.  
**Location:** 11 BIRCH GROVE, LLANHARRY, PONTYCLUN, CF72 9HZ

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**Llanharan**

**21/1299/10** Decision Date: 28/10/2021  
**Proposal:** Proposed two storey rear extension.  
**Location:** GRAIG LWYD FARM, LANELAY LANE, TALBOT GREEN, PONTYCLUN, CF72 9LE

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**Brynna**

**21/1293/10** Decision Date: 03/11/2021  
**Proposal:** Two storey side extension with front porch and detached garage, parking bays to the front and replacement of hedge with perimeter fence. Additional skylight to roof at rear.  
**Location:** 37 HEOL DEWI, BRYNNA, PONTYCLUN, CF72 9SQ

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Total Number of Delegated decisions is 56

**Aberaman South**

21/1218/13

Decision Date: 11/11/2021

**Proposal:** Proposed two storey 4 bedroom dwelling and a detached annexe.

**Location:** LAND EAST OF B4275, ABERAMAN, ABERDARE.

**Reason: 1** There is a lack of information regarding the proposed access, circulation, parking, surface water drainage and vision splays for a full highway safety assessment to be undertaken. The proposal is therefore contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 2** Access to the proposed development would be provided solely via a principal road. There is a general presumption against further individual accesses to principal roads, which would create additional further hazards, to the detriment of highway safety and the free flow of traffic, contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 3** The proposed development is unacceptable in principle given its location partially within a C2 Flood Zone, whereby residential development is classed as highly vulnerable development. As such, the proposal is contrary to national planning policy as set out in Planning Policy Wales (Edition 11, 2021) and TAN 15. In addition, it is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan (2011).

**Reason: 4** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species to be undertaken. The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan (2011).

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Report for Development Control Planning Committee

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**Cilfynydd**

**21/1221/10**

Decision Date: 28/10/2021

**Proposal:** Completion of replacement domestic garage and retention of gabion basket walls. (Resubmission of 21/0797/10).

**Location:** LAND WEST OF 2 SILVERHILL CLOSE, CILFYNYDD, PONTYPRIDD, CF37 4HU

- Reason: 1**
1. The application has not demonstrated that the gabion retaining walls have been acceptably constructed and may pose a risk to public safety because of land instability. As such the development would not accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.
  2. The application has not demonstrated that the proposed development, as a result of its position in relation to a culverted watercourse, would not result in a form of development that would unacceptably increase flood risk. As such, the development is contrary to Policy AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales Technical Advice Note 15 (Development and Flood Risk 2004).
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**Treforest**

**21/0975/10**

Decision Date: 25/10/2021

**Proposal:** Change of use from five bedroom HMO to 2 no. one bedroom flats and 1 no. two bedroom flat and construction of rear three storey extension.

**Location:** 23 WOOD ROAD, TREFOREST, PONTYPRIDD, CF37 1RQ

- Reason: 1**
- The proposed three storey extension, by virtue of its siting, height and mass would result in poor outlook from the living room windows of the proposed flats. As such, the proposal would have a significant detrimental impact upon the level of residential amenity of future occupiers of the proposed development. Accordingly, the proposal is contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.
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Llantwit Fardre

21/1119/10

Decision Date: 03/11/2021

**Proposal:** Demolition of garage and swimming pool and development of a two storey detached dwelling.

**Location:** ECLIPSE, DEHEWYDD LANE, LLANTWIT FARDRE, PONTYPRIDD, CF38 2LU

**Reason: 1** The means of access to the proposed development is severely sub-standard and the intensification of its use would result in additional hazards to the detriment of highway safety and the free flow of traffic, contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 2** The proposal would result in the overdevelopment of the existing residential plot and be poorly related to existing development, to the detriment of the character and appearance of the area and contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

**Reason: 3** Insufficient information has been submitted to enable a full assessment of the impact of the proposal on protected species to be undertaken. The proposal is therefore contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan (2011).

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Report for Development Control Planning Committee

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Tonyrefail East

21/0878/13

Decision Date: 05/11/2021

**Proposal:** Bungalow with dormer and lower level garage.

**Location:** LAND TO THE REAR OF 22 MILL STREET, TONYREFAIL, PORTH, CF39 8AA

**Reason: 1** The development would be highly vulnerable development within a C2 Flood Risk Zone and Flood Zone 3. The development is therefore contrary to Policies AW 2 and AW 10 of the Rhondda Cynon Taf Local Development Plan and the provisions of Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004) and Technical Advice Note 15: Development, flooding and coastal erosion (TAN15) (December 2021).

**Reason: 2** The application is considered to be contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan for the following reasons:

i. The proposed additional use of the sub-standard lane as a principal means of access will create increased traffic hazards to the detriment of highway and pedestrian safety and free flow of traffic.

ii. Improvements required to create safe and satisfactory access for vehicular and pedestrian movements would impact on third party land delivery of which cannot be guaranteed.

iii. In the absence of continuous pedestrian facilities leading to the site, the proposed development would create hazards to the safety of all highway users.

iv. The access lacks adequate visibility, junction radii and therefore further intensification of use by the proposed development would create traffic hazards to the detriment of highway safety.

**Reason: 3** The proposed dwelling would be contrary to the existing pattern of development and would represent an incongruous feature, poorly related to the character and appearance of the area and detrimental to its visual amenity contrary to Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan

**Reason: 4** A lack of information has been submitted to demonstrate the proposal would have an acceptable impact on ecology and would provide a net biodiversity gain contrary to Policy AW 8 of the Rhondda Cynon Taf Local Development Plan and Section 6.4.5 of Planning Policy Wales.

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Total Number of Delegated decisions is 5