



**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: Kate Spence, Democratic Services (07747485566)

A virtual meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 27TH JANUARY, 2022** 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, 25 JANUARY 2022, 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 02.12.21**

To approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on 2<sup>nd</sup> December 2021.

5 - 10

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

### **5. APPLICATION NO: 21/0874**

Re-grading of land to provide a flat area for the schooling of the Applicant's horses

**Land to the rear of 8 Brynderwen, Cilfynydd, Pontypridd**

11 - 24

### **6. APPLICATION NO: 21/1198**

Construction of 4 detached dwellings and associated works (Amended red line boundary plan received 14/12/21)

**Land adjacent to Park Surgery, Windsor Street, Trecynon, Aberdare**

25 - 42

### **7. APPLICATION NO: 21/1453**

Change of use from office to veterinary clinic.

**Rhondda Labour Party, Oxford House, Dunraven Street, Tonypany**

43 - 48

**8. APPLICATION NO: 21/1480**

Installation of a demountable classroom unit.

**Ysgol Ty Coch, Buarth-Y-Capel, Ynys-Y-Bwl, Pontypridd Bwl,  
Pontypridd**

**49 - 58**

**INFORMATION REPORT**

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

To inform Members of the following, for the period 03/01/2022 –  
14/01/2022

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

**59 - 70**

**10. 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 R Williams respectively)

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

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

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

Minutes of the hybrid meeting of the Planning and Development Committee held on Thursday, 2 December 2021 at 3.00 pm

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

#### **Council Chamber**

Councillor S Rees (Chair)

Councillor G Caple    Councillor G Hughes  
Councillor W Lewis

#### **Zoom**

Councillor P Jarman    Councillor D Grehan  
Councillor J Williams    Councillor W Owen  
Councillor D Williams    Councillor S Powderhill  
Councillor J Bonetto

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

#### **Council Chamber**

Mr C Hanagan, Service Director of Democratic Services & Communication  
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: -**

#### **Zoom**

Councillor S Bradwick, Councillor R Williams and Councillor G Thomas

## **128 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.

## **129 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.

**130 DECLARATION OF INTEREST**

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

**131 MINUTES 21.10.21**

It was **RESOLVED** to approve as an accurate record, the minutes of the meeting of the Planning and Development Committee held on the 21<sup>st</sup> October 2021.

**132 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.

**133 APPLICATION NO: 20/1381**

**Conversion of existing first floor into six bedsits with en-suite facilities and creation of associated car parking area. (Amended site plan received 27/03/2021). TYNTE HOTEL PUBLIC HOUSE, MAIN ROAD, TYNTETOWN, ABERCYNON, MOUNTAIN ASH**

The Committee noted that Ms Marcia Rees-Jones (Objector) who had requested to address Members on the Application was not present to do so.

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

**134 APPLICATION NO: 21/1179**

**Demolition of The Dragon (formerly The Bridge Inn) and No. 1 Saron Street, and erection of 5 no. units of purpose built student accommodation (sui generis). Amended plans received 19/10/21. THE DRAGON INN AND 1 SARON STREET, TREFOREST, PONTYPRIDD**

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

The Head of Major Development and Investment presented the application to Committee and following lengthy consideration, Members were minded to refuse the above-mentioned application contrary to the recommendation of the Director, Prosperity and Development because of the overbearing impact of the development on the street scene and the unsympathetic nature of the development in relation to the conservation area.

Therefore, the matter would be deferred to the next appropriate meeting of the Planning and Development Committee for a report of the Director, Prosperity and 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.

**135 APPLICATION NO: 21/1308**

**Replacement of fire damaged building with single storey industrial unit (for B1, B2 or B8 class use). UNITS 1 & 2, ENTERPRISE HOUSE, CANAL ROAD, CWMBACH, ABERDARE**

The Committee noted that Mr Nick Heard (Agent) had withdrawn the request to address Members on the Application and therefore was not present at the Meeting.

The Head of Major Development and Investment presented the application to Committee and reported orally to Members on the suggested removal of Condition 4 in the report.

Following Members consideration, it was **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the removal of Condition 4:

Condition 4: The industrial units hereby approved shall not operate other than between the hours of: Monday – Sundays: 08.00am to 7.00pm” because:

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Members were content that the proximity of the proposed development to nearby residential properties was sufficient to eliminate disturbance, also to mirror the conditions attached to adjacent industrial units, and to the re-numbering of conditions 1-5 outlined in the report to 1-4.

**136 APPLICATION NO: 21/0798**

**Proposed two storey detached guest accommodation block (amended red line boundary plan received 16/09/21). THE NEW INN PUBLIC HOUSE, SMITHS AVENUE, RHIGOS, ABERDARE**

Non-Committee/ Local Member County Borough Councillor G Thomas spoke on the application and put forward his support in respect of the proposed Development.

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.

**137 APPLICATION NO: 21/0805**

**Variation of condition 1(c) to allow a further year for the submission of**

**reserved matters and extension of condition 1(d) by one year for the commencement of development. Condition 11 to be reworded to allow for a phased approach to the development of the site (Amended description received 17/09/2021) BLAKE STREET, MAERDY, FERNDALE**

The Head of Planning outlined the contents of a 'late' letter received from Non-Committee/ Local Member County Borough Councillor J Harries in objection of the application. He summarised the contents of 2 further letters contained with the letter of Non-Committee / Local Member County Borough Councillor J Harries on behalf of local residents noting that the contents of these had previously been received and considered at the time the report was written.

The Head of Planning continued to present the application to Committee and following lengthy consideration, Members **RESOLVED** to approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the conditions outlined in the report and a deed of variation to the original Section 106 agreement to maintain the following provisions:

- 10% affordable housing contribution;
- Details, provision and delivery of a long term Biodiversity Management Plan and Post Construction Tree Monitoring and Management Plan;
- A commuted sum contribution towards off site play provision and maintenance costs commensurate with the current Planning Obligations Supplementary Planning Guidance; and
- Provision of an employment and skills plan.

**(Note:** County Borough Councillor J Williams wished to have recorded that she voted against the motion of the above-mentioned application)

**138 APPLICATION NO: 21/1165**

**Change of use from travellers' site to caravan storage. STABLE VIEW, HALT ROAD, RHIGOS, ABERDARE**

The Head of Planning presented the application to Committee and following consideration Members **RESOLVED to** approve the application in accordance with the recommendation of the Director, Prosperity and Development subject to the conditions as outlined in the report.

**139 APPLICATION NO: 21/1190**

**Change of use of a former office building (Use Class A2) to 12 no. flats (Use Class C3a) and associated works. MERCHANT HARRIS AND CO, BUTE CHAMBERS, 54-55 BUTE STREET, ABERDARE**

Non-Committee/ Local Member County Borough Councillor S Bradwick spoke on the application and put forward his objection in respect of the proposed Development.



The Head of Major Development and Investment presented the application to Committee and following lengthy consideration it was **RESOLVED** to refuse the application in accordance with the recommendation of the Director, Prosperity and Development because:

The proposed development is considered to represent in an over intensive use of the building, resulting in a cramped and inadequate standard of accommodation. As such, the proposal is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan

**140 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 15/11/2021 and 19/11/2021.

**This meeting closed at 4.30 pm**

**CLLR S REES  
CHAIR.**

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## PLANNING & DEVELOPMENT COMMITTEE

27 JANUARY 2022

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/0874/10 (KL)  
**APPLICANT:** Brynawelon,  
**DEVELOPMENT:** Re-grading of land to provide a flat area for the schooling of the Applicant's horses.  
**LOCATION:** LAND TO THE REAR OF 8 BRYNDERWEN,  
CILFYNYDD, PONTYPRIDD, CF37 4EX  
**DATE REGISTERED:** 17/06/2021  
**ELECTORAL DIVISION:** Cilfynydd

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**RECOMMENDATION:** Approve

**REASONS:** The proposal would provide a large flat plateau for the schooling of horses. Whilst it would form a visible alteration to the site, some degree of landscaping has been incorporated to the western boundary with further landscaping proposed to the eastern boundary. It is considered that this would help to screen the site from the surrounding and wider area and it is considered to be acceptable in terms of the impact it would have on the character and appearance of the site and the wider special landscape area.

Furthermore, the reasons for the refusal of the previous application (ref. 18/0984) have been overcome and the application is considered to be acceptable in terms of its impact upon highway safety in the vicinity of the site, ecology and coal mining risk.

The proposal would also have no adverse impact on nearby residents in that the development would not result in any overbearing or overshadowing impact that would be detrimental to the amenity currently enjoyed by those nearest. The level of overlooking would also not be significantly increased over the current situation.

The application is therefore considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

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#### REASON APPLICATION REPORTED TO COMMITTEE

- Three or more letters of objection have been received;

## **APPLICATION DETAILS**

Full planning permission is sought for the re-grading of an area of land at the rear of no. 8 Brynderwen, Cilfynydd in order to provide a flat area for the schooling of horses.

The works would involve the re-profiling of the land across a depth of 19 metres. A new stockproof fence would be installed at the lower section of the site to a linear distance of 42 metres with the material from the upper section of the sloping site being cut and used to fill in the lower section adjacent to the stockproof fence. The result would be the formation of a level plateau (1 in 50 gradient) measuring 43 metres in width by 19.5 metres in depth. The area which would then sit above the flat plateau would be re-graded to provide two smaller plateau areas or 'terraces' which would incorporate buffer planting in order to soften the appearance of the resulting terraced banks. The areas to the north and south would be re-graded into the existing ground profile.

The menage (lowest) level would be raised between 1.2 and 1.9 metres above the original ground level (at the western part of the site). This would be made up from material taken from the central and eastern end of the site which would result in a reduction in the original ground levels of up to 2.7 metres (at the steepest part of the site). Further ground would be cut to create a terrace which would sit at 2.7 metres above the lower level with the material being used to create a further terrace above which would sit 2.5 metres above the terrace below (overall change in level of approximately 5.2 metres).

The applicant has indicated that the site is used to keep and exercise their own horses and whilst the sloping land is suitable for the general welfare and fitness of the horses, it is also important to have a reasonably sized flat area of land for stabling and schooling.

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

- Planning Statement;
- Coal Mining Risk Assessment

## **SITE APPRAISAL**

The application site consists of a parcel of land that extends to approximately 0.15 hectares. The land rests in the ownership of the occupiers of no. 8 Brynderwen which, along with the access to the site, lies to the south-west. A stable block, which is also in the applicant's ownership, lies to the south (approved under planning ref. 17/0267).

The wider site is currently used for the grazing of horses and the keeping of pigs.

To the west of the site is an open area of recreational ground with a number of residential properties beyond, which front Brynderwen Road. Further residential properties are located to the south-west in Brynderwen. The application site and wider hillside forms part of a special landscape area, that being Taff Vale Eastern Slopes.

## **PLANNING HISTORY**

The following applications are on record for the application site:

18/0984	Land rear of 8 Brynderwen, Cilfynydd	Earthworks/regrading for the provision of equine safety	Refused 18/10/18
17/0267	Land rear of 8 Brynderwen, Cilfynydd	Retention of stable block	Granted 14/06/17

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and through the erection of site notices in the vicinity of the site. A total of 6 letters of objection have been received and are summarised as follows:

### Visual appearance

- The proposal would be more visually prominent than the 2018 application.

### Drainage

- Concern is raised with regards to the disruption to water levels behind existing dwellings through the shifting of land.
- More and more water has been running off the mountain into the lane alongside no. 1 Brynderwen Road and the area at the rear of the houses has become extremely wet and boggy.
- If the drainage is sorted, there would be no objection to the provision of a flat area for horse use.
- Previous works carried out on the land have increased the amount of water coming off the mountain, which regularly filters through into gardens.
- The culvert directly behind Brynderwyn Road fills to capacity during heavy and long periods of rain.

### Ecology

- The site has always been a very green area and there have been many biodiversity species present.

### Coal Mining

- No risk assessment has been made of the impact of the proposals on disused mineshafts/adits that could increase flood risk to the community.

### Stability

- The impact on slope stability has not been assessed, neither has the suitability of excavated material for re-use been determined.

### Other

- Creating a flat area is practically impossible.
- The owner has previously been refused planning permission but has continued to work on the land, attempting to level part of the ground which is changing the topography.
- The owner has been working on the land at all times of the day and on the weekend which has caused major disturbance to residents.
- A pigsty has been erected right behind nos. 1 & 6 Brynderwen, approximately 100m away from their gardens. This causes awful smells.
- The owner also burns materials on site which means we are unable to sit in our gardens, hang washing out or keep windows open.
- The applicant has created an access onto the adjacent playing field where they school their horse which is causing damage.
- It is requested that works be carried out within reasonable working hours.
- It would be better suited to find grazing land elsewhere that is already flat and suitable for horses.

## **CONSULTATION**

The following consultation responses have been received:

**Coal Authority:** No objection, subject to condition.

**Countryside and Ecology:** No objection or ecological assessment requested.

**Flood Risk Management:** No objection.

**Highways and Transportation:** No objection or condition recommended.

**Public Health and Protection:** No objection, subject to conditions

## **POLICY CONTEXT**

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

The application site is located outside of the defined settlement boundary and forms part of a Special Landscape Area. The following policies are considered to be relevant in the determination of this application:

**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 placemaking.

**Policy AW10 (Environmental Protection and Public Health):** states that developments will not be permitted where they would cause or result in a risk of unacceptable harm to health and/or local amenity.

**Policy SSA13 (Development within Settlement Boundaries):** sets out the criteria for development within settlement boundaries.

**Policy SSA23 (Special Landscape Areas):** identifies a number of special landscape area and identifies the site as being within the Taff Vale Eastern Slopes.

### **Supplementary Planning Guidance**

Design and Placemaking  
Access Circulation and Parking

### **National Guidance**

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

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

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through

its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

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 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:**

The application proposes a series of engineering operations on a parcel of land to the rear of 8 Brynderwen, Cilfynydd. The aim of the works is to enable the creation of a plateau to be used for keeping/grazing horses. The applicant states that the works are required 'in the interests of equine safety'.

### **Background**

As indicated previously in this report, an application for a similar development at the site has previously been refused (planning ref. 18/0984). The refused application proposed the re-grading of the land to provide a flat area measuring 19.5 metres deep and 53.0 metres wide, resulting in a plateau of over 1000m<sup>2</sup>. The application was refused for the following reasons:

1. The proposed works would result in the formation of a visually prominent engineered plateau at the foot of the hillside that would be out of keeping with the immediate character of the site and harmful to setting of the wider special landscape area. As such the proposal is contrary to the provisions of Policies



AW5 and SSA23 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

2. The proposal is contrary to the provisions of Policies AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales as there is insufficient information and detail of the proposed development to enable an accurate assessment of highway safety considerations to be made.
3. Insufficient information has been submitted to demonstrate that the proposed development would not be impacted by historic mining activities on and around the site. As such the proposal is contrary to the provisions of Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.
4. Insufficient information has been provided to accurately assess the potential impacts of the development upon matters of ecology at the site. As such, the proposals are contrary to the requirements of policy AW8 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

The current application has been submitted in an attempt to overcome the previous reasons for refusal. Each of the issues will be considered in subsequent sections below.

### **Principle of Development**

The application site is located outside of the defined settlement boundary where development would usually be restricted however, equestrian uses and activities are typically located in rural locations. The proposal would result in the re-grading of the land to provide a flat plateau for the schooling of the applicant's own horses. It would not be used for business purposes.

As such, the principle of the proposed development is considered to be acceptable.

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

The application site is located outside settlement and also forms part of the wider special landscape area defined as Taff Vale Eastern Slopes. Policy SSA23 states that Special Landscape Areas (SLAs) have been designated to protect areas of fine landscape quality within Rhondda Cynon Taf. It is noted that in the Southern Strategy Area SLAs have been identified to protect the distinctive landscape of the area. Particular consideration has been given to the protection of the unspoilt low lying farmland, common land and gentle valley slopes which form a visual backdrop to the settlements of the area. As such policy SSA23 requires that in order to protect the visual qualities of each SLA, development proposals within these areas are required to conform to the highest possible design standards.

The previous application was refused as it was considered that the development would result in the provision of a visually prominent engineered plateau at the foot of a hillside which would be out of keeping with the character and appearance of the site and harmful to the setting of the wider special landscape area. The scheme has been revised since the refusal of the previous application in that the plateau has been reduced in width and the gabion baskets removed. Some degree of planting has already been introduced at the western boundary of the site and further planting is also proposed to the proposed terraces at the eastern boundary. Whilst the proposal would still provide a large and engineered platform at the foot of a hillside, the removal of the gabion baskets and the introduction of a planting scheme would help to screen the development and, on balance, it is considered that the previous reason for refusal in this regard has been overcome.

Whilst it is noted that the development would be most visible from the rear of properties in Brynderwen Road and Brynderwen to the west, the site is separated from these properties by a recreational area, which is a relatively flat plateau in itself, and it is therefore not considered that the proposal would have such an adverse visual impact that it would warrant the refusal of the application.

### **Access and highway safety**

The previous application was refused on highways grounds in that insufficient information was submitted to enable an accurate assessment of highways considerations to be made. The current application is supported by a Planning Statement which states that no off-site traffic would be generated, other than the initial arrival of the required machinery to undertake the re-grading work and its subsequent removal following completion of the work. It confirms that no material will need to be imported to or exported from the site. It also confirms that the site will be used for the schooling of the applicant's own horses.

The Council's Highways and Transportation section have assessed the information and consider the proposal to be acceptable. The current proposal is therefore considered to overcome the previous reason for refusal and is considered to be acceptable in terms of the impact it would have upon highway safety in the vicinity of the site.

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

The application site is located some distance away from the nearest residential properties and it is unlikely that the re-grading of the land will have any impact in terms of overshadowing and/or loss of outlook. Whilst there may be some views from the site towards these properties, the separation distance would ensure that any overlooking would be acceptable and not significantly different to that currently experienced as a result of the current site levels or the use of the land. It is also noted that trees have been planted along the western boundary of the site which would, in time, help to screen the site from view.

It is noted that one letter of objection refers to the siting of a pig sty on the land. This does not form part of the proposal and it is understood that it would be removed to enable the use of the plateau as a menage for the applicant's own horses. The horses would be stabled within the existing stables to the south of the site (approved under planning ref. 17/0246), and the impact of keeping horses at this location has therefore been previously considered.

### **Other Issues:**

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

### **Drainage**

The proposal has been assessed by the Council's Flood Risk Management team who have indicated that the site is not in an area of surface water flood risk (as per Natural Resources Wales' Surface Water Flood Risk maps). The proposal would result in a construction area which is greater than 100m<sup>2</sup> and the applicant is therefore required to comply with Schedule 3 of the Flood and Water Management Act 2010 and submit a separate application to the Sustainable Drainage System Approval Body (SAB). They would also be required to comply with Part H of the Building Regulations. Whilst a condition is also recommended, it is not considered necessary as the Sustainable Drainage Systems process would ensure that no drainage/flood risk issues would arise.

It is noted that a number of objections have been received from local residents which raise concern with regards to the drainage of the site and the surrounding area. It is commented that since works commenced on site, more water has been running off the mountainside and into the gardens of nearby residential properties. As SuDs is not available retrospectively, it was considered prudent to investigate what works have already been carried out to determine whether they could then comply with SuDs. Following a visit to the site, it was evident that some ground works have been carried out towards the southern end however, the applicant's agent has confirmed that these were required for the investigation into the test shaft for the Coal Mining Risk Assessment that was required to support the application (discussed further in the *Coal Mining Risk* section below). It was confirmed that no further works relating to this proposal have been undertaken at the site and so the separate SuDs approval would still be relevant.

### **Ecology**

The previous application was refused on ecology grounds in that insufficient information was submitted to enable an accurate assessment of the potential impacts of the proposal upon matters of ecology. Since the refusal of the previous application,

it is clear that the site has been used for the keeping of horses and pigs which has removed the previous grassland cover. The Council's Ecologist has assessed the proposal and considers that any extant ecological value would be very low. No ecological assessment has therefore been requested and no objection has been raised to the proposal.

Whilst no additional information has been submitted to address reason 4 of the previous refusal, there has been a change of circumstances at the site which would mean that any ecological value has been removed. Whilst this is regrettable, the proposal is considered to be acceptable in this regard.

### **Coal Mining Risk**

The previous application was refused due to a lack of information in respect of the risk of past coal mining activity in the vicinity of the site. The Coal Authority confirms that the site falls within the defined Development High Risk Area and that there are coal mining features and hazards within the site and surrounding area that need to be considered. Specifically, it is stated that there are two recorded mine entries (shaft and adit) within the site or within 20 metres of the site boundary.

The current application is supported by a Coal Mining Risk Assessment which has been informed by appropriate and up-to-date geological and mining information, as well as information obtained from the results of site investigations. The report identifies the two recorded mine entries (shaft and adit); the latter of which the report confirms poses no undue risk to ground stability at the site, specifically due to its location. The report also confirms that the shaft corresponds with the proposed development area however, based on it representing a trial pit and that the backfill has settled over a period of 150 years, it is confirmed that it also poses no risk to ground stability at the site. On this basis, the report advises that some limited mitigation measures will be necessary and so the Coal Authority recommends the use of a planning condition to ensure that the measure outlined in the report are undertaken prior to the commencement of development.

### **Public Health**

The proposal has been assessed by the Council's Public Health and Protection team who have indicated that the site was formerly occupied by Albion Lower Tip. It is therefore considered that there is potential for hazards associated with land contamination to exist on site. The comments received state that due to the nature of the proposed development, the applicant should be advised of the past use(s) of the site and the potential for contamination to exist. It is suggested that the applicant may wish to undertake their own site investigations to allow further assessment of the potential hazards and to comply with their duty of care.

The comments also note that the site is situated near to a number of residential properties and that no details have been submitted for a lighting scheme. A condition

is recommended to secure details of the type, position and angle of glare of any external lighting scheme to be implemented at the site. This condition is considered to be reasonable and necessary.

Further conditions have been recommended in relation to hours of construction, noise, dust and waste however, given that these issues are more effectively dealt with by separate Public Health legislation, it is not considered necessary to duplicate the issues through the imposition of planning conditions.

### **Land Stability**

The site would result in the re-grading of the land to provide a flat plateau for the schooling of horses. Two 'terraces' would also be created along the highest section of the land (adjacent to the eastern boundary). One letter of objection quite understandably raises concern with regards to the stability of the site however, no details have been submitted with the application to enable a full assessment in this regard. A condition is therefore recommended for full engineering details (including surface water drainage details) to be submitted to ensure that the development would not result in any issues of land instability.

### **Other issues raised by residents**

A number of objections have been received in relation to the proposal which raise concern that works have continued on site, despite permission being refused in 2018. Whilst it is regrettable that works have been carried out without permission, the development is now being applied for retrospectively and must be considered accordingly.

Residents also raise concern with regards to works being carried out at all times of the day and on the weekend, and that the applicant appears to be burning waste on site, both of which are causing disturbance to residents. Whilst it is requested that hours of construction be restricted, these are not usually imposed on small-scale developments such as this with issues surrounding unacceptable noise and disturbance being more appropriately dealt with by separate Public Health legislation. It is therefore not considered necessary to duplicate these issues through the imposition of planning conditions.

One resident also suggests that the applicant has created an access onto the Council playing field immediately to the west of the site in order to school their horse which has caused damage. Whilst no evidence has been provided to demonstrate this, the proposal would, if successful, provide a flat area for the schooling of the applicant's horse(s) and any use of the adjacent playing field would therefore cease.

Whilst one objector suggests that it would be better for the applicant to find grazing land elsewhere that is already flat and suitable for horses, the applicant owns this site and would, understandably, seek to utilise this area first, particularly given that

permission has already been granted for the stables immediately adjacent. In any case, the Local Planning Authority must consider the details put forward in the application.

### **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 proposal would provide a large flat plateau for the schooling of horses. Whilst it would form a visible alteration to the site, some degree of landscaping has been incorporated to the western boundary with further landscaping proposed to the eastern boundary. It is considered that this, along with the removal of gabion baskets previously proposed (refused application ref. 18/0984), would help to screen the site from the surrounding and wider area and it is considered to be acceptable in terms of the impact it would have on the character and appearance of the site and the wider special landscape area.

Furthermore, the reasons for the refusal of the previous application (ref. 18/0984) have been overcome and the application is considered to be acceptable in terms of its impact upon highway safety in the vicinity of the site, ecology and coal mining risk.

The proposal would also have no adverse impact on nearby residents in that it would not result in any overbearing or overshadowing impact that would be detrimental to the amenity currently enjoyed by those nearest. The level of overlooking would also not be significantly increased over the current situation.

### **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 unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Site Plan (Rec. 17 June 2021)

- Drawing No. GA 2: Proposed General Arrangement (Rec. 17 June 2021)
- Drawing No. GA4: Proposed Cross-section A-A (Rec. 17 June 2021)
- Drawing No. GA6: Proposed Cross-section B-B (Rec. 17 June 2021)
- Drawing Ni. GA7: Proposed Cross-section C-C (Rec. 17 June 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 a scheme of landscaping has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development. The development shall be carried out in accordance with the agreed details.

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

4. Notwithstanding the submitted plans, no works other than site clearance and preparation works shall commence until full engineering design and details of the terraces hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include longitudinal and cross sections and details of surface water drainage. The works shall be implemented in accordance with the approved details.

Reason: In the interests of land stability and drainage, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall commence until a scheme for external lighting, including of the type, position and angle of glare, has been submitted and approved in writing by the Local Planning Authority. The development shall be implemented and retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring residential properties immediately adjacent to the site and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. The development shall be carried out in accordance with the recommendations set out in Section 4 of the Coal Mining Risk Assessment (prepared by Rhondda Geotechnical Services and dated 2 September 2021).

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

7. The development hereby permitted shall only be used for the private keeping of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides, without the prior written consent of the Local Planning Authority.

Reason: In the interests of highway safety and to protect the living conditions of nearby residents, in accordance with Policies AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

8. There shall be no burning of horse waste (manure/straw/bedding) on the site.

Reason: In the interests of public safety and amenity in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.



## PLANNING & DEVELOPMENT COMMITTEE

27 JANUARY 2022

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/1198/10 (KL)  
**APPLICANT:** CJC Estates Ltd  
**DEVELOPMENT:** Construction of 4 detached dwellings and associated works (Amended red line boundary plan received 14/12/21).  
**LOCATION:** LAND ADJACENT TO PARK SURGERY, WINDSOR STREET, TRECYNON, ABERDARE, CF44 8LL  
**DATE REGISTERED:** 14/12/2021 13:03:44  
**ELECTORAL DIVISION:** Aberdare West/Llwydcoed

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**RECOMMENDATION:** Approve, subject to conditions

**REASONS:** The application proposes the development of four residential dwellings within an established residential area of Trecynon, Aberdare. The site is situated within the defined settlement boundary and within a highly sustainable location.

The dwellings are considered to be acceptable in terms of their overall, scale, design and visual appearance and it is not considered that they would have an adverse impact upon the character and appearance of the site or surrounding area or upon the amenity and privacy standards currently enjoyed by the nearest residential properties.

Whilst concerns have been raised by residents in relation to the proposed access and the resulting impact of the development upon parking and highway safety in the vicinity of the site, no objections have been received from the Council's Highways and Transportation section in this regard.

As such, the application is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

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#### REASON APPLICATION REPORTED TO COMMITTEE

- Three or more letters of objection have been received;

- A request has been received from Councillor Crimmings for the matter to come to Committee in order to consider the impact of the proposal on highway safety.

## **APPLICATION DETAILS**

Full planning permission is sought for the construction of 4 no. detached dwellings on a parcel of land that is situated to the rear of Park Surgery on Windsor Street, Trecynon.

The proposed dwellings would be arranged in a staggered line across the site with front elevations that would address a new private shared driveway to the south-west. The private shared driveway would be served via an existing access point off Windsor Street to the south-east which currently provides access to the existing doctor's surgery.

The proposed dwellings would be of an identical scale, measuring 6.2 metres in width by 11.9 metres in depth, each with a pitched roof design measuring 8 metres in height to the ridge and 5.4 metres to the eaves. They would be finished with white render and grey brick detailing, blue-black slate roof tiles and anthracite grey windows and doors. Each dwelling would have an enclosed garden to the rear.

A total of 10 off-street car parking spaces would be provided off the shared access driveway for use by the residents with a further 2 spaces being provided alongside the doctor's surgery which would be for shared use with the doctor's surgery.

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

- Cover Letter
- Preliminary Ecological Assessment
- Reptile Survey Report
- Aboricultural Survey

## **SITE APPRAISAL**

The site relates to an irregular shaped parcel of land which is situated at the rear of properties on Windsor Street, Llewelyn Street and Trefelin. It measures approximately 0.15 hectares and currently comprises of an area of scrubland. Access is provided off Windsor Street to the south-east and this currently appears to form part of the parking/turning area of Park Surgery.

The surrounding area is predominantly characterised by residential properties which vary in terms of their scale and design, although the majority of properties appear to be of a traditional character. Immediately surrounding the site on Llewelyn Street and

Trefelin are single and two-storey semi-detached and detached properties. Park Surgery, a part single and part two-storey building, and another two-storey property (use currently unknown) are located either side of the site entrance on Windsor Street.

The north-eastern boundary of the site lies immediately adjacent to the grounds of two Grade II Listed Buildings: St. Fagan's Church (CADW ref. 10892) and its associated Vicarage (CADW ref. 10893). The boundary between the two sites is defined by existing trees. A footpath appears to run alongside the north-western boundary of the site, providing a pedestrian link between Llewellyn Street and the Church grounds.

## **PLANNING HISTORY**

No planning applications on record within the last 10 years.

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and through the erection of site notices in the vicinity of the site. A total of 10 letters of objection have been received and are summarised as follows:

### Highways

- The development will increase traffic in the vicinity of Windsor Street and have a detrimental impact on both the environment and on road safety.
- There is only room for one car along Windsor Street due to parked cars on either side.
- There has been a dramatic and worrying rise in the amount and speed of traffic along Windsor Street.
- The area of the proposed access is already a difficult and congested part of the road.
- There are a number of community facilities within 100 yards of the proposed site access, including a hairdresser's, a Chinese takeaway, a grocery store, a scout hall, a doctor's surgery, a community church hall, a church and a residential home.
- The street is extremely busy, not just with traffic but also with pedestrians.
- There is limited pavement space with cars parking on them and the pavement is non-existent directly opposite the proposed entrance.
- There are no speed restrictions on the road and traffic hurtle up and down.
- We have off street car parking but are unable to use this as other car users park across our driveway, blocking us in.
- There has been damage done to cars parked on the road.
- Concern is raised with regards to the heavy works traffic during construction and the ability for large vehicles to safely negotiate onto the site.
- It will cause danger to children attending the scout hall and patients visiting the surgery.

- The roadway adjacent to the scout hall for passing cars should not be against the exterior wall but a kerb should be installed at a specified distance.
- The additional two car parking areas adjacent to the boundary and surgery should take into account that there may be a boundary wall built then egress would be difficult for one side of car.
- Poor visibility for cars parked in new area by scout hall when reversing out.
- Queries how visitors to the surgery would be prevented from using new car parking spaces.
- A number of photographs have also been submitted to demonstrate parking inside the surgery and along the highway.
- Many children walk home unattended and allowing such a new road could be treacherous.
- No pedestrian access pavement alongside road for safe pedestrian access to site.
- Windsor Street is a nightmare for pushchairs/wheelchair users as cars are parked on pavements and on double yellow lines.
- Queries raised in respect of parking for the existing doctor's surgery (staff, visitors).
- Some form of traffic calming on Llewellyn Street junction or a one-way system would be helpful to avoid an inevitable accident.
- A suggestion is made that access should be provided off Llewellyn Street rather than Windsor Street as well as providing residents of Windsor Street with parking permit bays to only allow permit holders to park in front of houses.
- The proposed access is in a dangerous position – on a bend and at a narrow position of the road.
- Windsor Street is used as a cut-through or shortcut.
- Concerns raised with regards to noise and air pollution due to the volume of traffic.
- It is already impossible to access our driveway without using the entrance to the Park Surgery in order to execute a three-point turn and with the anticipated increase in traffic it will no longer be safe to carry on using the access to access our driveway.
- Cars are already double parked making it impossible for emergency services to access the surgery and properties along this section of the street.

#### Residential Amenity & Privacy

- Plot 1 would have windows that would result in direct overlooking which would diminish privacy and enjoyment of my home.

#### Other

- A 1 metre strip of land has not been sold to the developer and a query is raised with regards to whether any assurances can be given that the 1 metre strip will remain undisturbed by vehicles and will not be dangerous.

- No indication of make-up of right of way or fencing/barriers or maintenance.
- Queries whether the best use of the site would be for parking for the surgery staff and visitors.
- Queries what the future plans are for the surgery building (i.e. whether it would be phase 2 in a few years' time).

The red line boundary has been amended since the application was originally submitted. The amendment has resulted in the removal a narrow strip along the access, adjacent to the Scouts Hall building, which was initially included in error. Further consultation (direct neighbour notification to all properties previously consulted and to all those who previously submitted letters of objection) has been undertaken with two additional letters of objection being received from the original objectors. The letters do not introduce any new objections to those summarised above.

## **CONSULTATION**

The following consultation responses have been received:

**Flood Risk Management:** No objection, subject to condition

**Highways and Transportation:** No objection, subject to conditions

**Natural Resources Wales:** No objection. Advice provided in respect of European Protected Species.

**Public Health and Protection:** No objection, subject to conditions.

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

**Western Power Distribution:** Advises that a separate application will be required to be made to WPD if a new connection or a service alteration is required

No other comments have been received.

## **POLICY CONTEXT**

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

The application site is located inside the defined settlement boundary and is not allocated for any specific purpose.

#### **Core Policies**

**Policy CS1 (Development in the North)** – the emphasis is on building strong, sustainable communities by promoting residential development in locations which will support and reinforce the roles of Principal Towns and Key Settlements. It seeks to

provide high-quality, affordable accommodation that promotes diversity in the residential market.

### Area Wide Policies

**Policy AW1 (Supply of New Housing)** – states that the housing land requirement will be met by the development of unallocated land within the defined settlement boundaries of the Principal Towns, Key Settlements and Smaller Settlements.

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

**Policy AW 4 (Community Infrastructure & Planning Obligations)** – details the types of planning obligations that may be sought in order to make the proposal acceptable in land use planning terms and that Community Infrastructure Levy contributions might apply.

**Policy AW 5 (New Development)** – sets out criteria for appropriate amenity and accessibility on new development sites.

**Policy AW 6 (Design and Placemaking)** – encourages proposals which are of a high standard of design, and are appropriate in terms of siting, appearance, scale, height, etc.

**Policy AW7 (Protection and Enhancement of the Built Environment)** – states that development proposals will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

**Policy AW8 (Protection and Enhancement of the Natural Environment)** – seeks to preserve and enhance the natural environment, including protected and priority species.

**Policy AW10 (Environmental Protection and Public Health)** – sets out criteria for environmental protection and public health, including pollution (air, noise, light, water), contamination, flooding and land instability.

### Northern Strategy Area Policies

**Policy NSA10 (Housing Density)** – requires development proposals to have a net residential density of at least 30 dwellings per hectare.

**Policy NSA 12 (Housing Development Within and Adjacent to Settlement Boundaries)** – identifies the criteria for the assessment of development proposals within and adjacent to settlement boundaries in the Northern Strategy Area.

### **Supplementary Planning Guidance**

Design and Placemaking  
The Historic Built Environment  
Nature Conservation  
Planning Obligations  
Access Circulation and Parking

### **National Guidance**

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

Planning Policy Wales Edition 11 (PPW) was issued on 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 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**

Policies AW1, AW2 and NSA12 of the Rhondda Cynon Taf Local Development Plan all seek to ensure that development is appropriately sited within the defined settlement boundaries with Policy AW2 further emphasising that development should be encouraged in sustainable locations. Policy AW2 defines sustainable locations as sites that are located within the defined settlement boundary, that are accessible by a range of sustainable transport options and that have good access to key services and facilities. This policy further seeks to ensure that developments do not unacceptably conflict with surrounding land uses and that highly vulnerable development (i.e. residential dwellings) are not located within Zone C2 floodplain.

In the case of this proposal, the site is situated inside the defined settlement boundary and in an established built-up area of Trecynon, Aberdare. The Principal Town of Aberdare is located approximately 1km to the south-east of the site in which there are a vast number of shops and services as well as bus and/or train services to Merthyr, Pontypridd and Cardiff. The site is therefore considered to be situated within a highly sustainable location. Furthermore, the surrounding area is predominantly residential in character with some community uses located in proximity to the site. It is therefore not considered that the residential use of the site would unacceptably conflict with surrounding land uses. Although the proposal would comprise of highly vulnerable development, the site is not situated within Zone C2 floodplain.

Policy NSA12 permits development within the defined settlement boundary providing that the development would not adversely affect the highway network and is accessible by a range of modes of transport, on foot or bicycle. As indicated above, the site is accessible by both bus and train and the surrounding area is also conducive to travel on foot and bicycle. Furthermore, whilst concerns have been raised by local residents in relation to the highway impact of the proposal, the Council's Highways and Transportation team have not raised any objections in this regard. This issue is considered in greater detail in the *Access and Highway Safety* section below.



Policy AW1 also supports residential development on unallocated sites within the defined settlement boundaries however, a further requirement of this policy is that the development of land accords with the density level requirements set out in Policy NSA 10. Policy NSA10 seeks to ensure that proposals for residential development in the Northern Strategy Area have a net residential density of at least 30 dwellings per hectare. In this case, the construction of 4 dwellings on a site measuring 0.15 hectares would result in a net residential density of approximately 33 dwellings per hectare and the proposal would therefore comply with the requirement of Policy NSA10. However, it will be important to consider whether this density can be provided without having a detrimental impact upon the character and appearance of the surrounding area or upon the amenity and privacy of existing properties surrounding the site. These issues will be considered more fully in the *Character and Appearance* and *Amenity and Privacy* sections below.

In light of the above, the proposal is considered to comply with Policies AW1, AW2, NSA10 and NSA12 of the Rhondda Cynon Taf Local Development Plan and the principle of developing the site for residential purposes is considered to be acceptable, subject to an assessment of other material planning considerations as set out in the subsequent sections below:

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

Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan primarily seek to ensure that development does not have unacceptable effects on an area's character and appearance and this is to be achieved by ensuring that the scale, form and design of developments are appropriate and that they are of a high standard of design that reinforce attractive qualities and local distinctiveness and that they are appropriate to the local context in terms of siting, scale, height, massing, materials and detailing.

The application site forms a vacant parcel of land at the rear of an existing doctor's surgery. The surrounding area is predominantly residential in character with existing properties being a mixture of terraced, semi-detached and detached design. The density of dwellings in the immediate vicinity are in excess of 45 dwellings per hectare and whilst there is concern that the proposed dwellings may have a cramped appearance, given the close relationship of the vast majority of properties in the vicinity of the site, it is not considered that the proposal would have such an adverse impact upon the character and appearance of the site or surrounding that it would warrant the refusal of the application. The proposed development would have a density of approximately 33 dwellings per hectare and would inevitably be below that of the surrounding area however, as this would be compliant with Policy NSA10, no major concern is raised in this regard.

With respect to the proposed dwellings themselves, they are considered to be typical of other modern developments in the area and throughout the wider County Borough.

They would be arranged in a linear fashion across the site, each addressing the private shared access driveway to the front with adequate private enclosed gardens situated to their rear elevations. Furthermore, the site would incorporate a turning facility as well as adequate off-street parking for each dwelling which would be arranged in such a way that a reasonable level of landscaping could be incorporated into the scheme.

Plot 1 would have a slightly different layout than plots 2-4 in that the front door would be situated to the side of the property. It would also have a hallway window in this elevation. Whilst this has been done to create some relationship with the entrance to the site and Windsor Street beyond, it is acknowledged that the relationship will inevitably be limited due to the nature of the window. However, with the doorway forming the main entrance to the property, it would help to provide some natural surveillance towards the entrance to the site.

The dwellings would be finished with appropriate external materials that would be in-keeping with many other properties in the area. Whilst they would have a more modern appearance, the materials would help to ensure that the dwellings are not out of character with the wider surroundings.

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

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

Policy AW5 of the Rhondda Cynon Taf Local Development Plan seeks to ensure that there would be no significant impact upon the amenities of neighbouring occupiers.

The proposed dwellings would be arranged a linear fashion across the site with the front elevations facing a south-westerly direction towards the rear of properties in Llewellyn Street. Whilst there is some concern that the dwellings would overlook the rear aspect of the properties immediately adjacent to the site, a separation distance of at least 21 metres would be maintained between the habitable windows of the existing and proposed properties. Furthermore, the site is of a comparable level to surrounding plots and the level of overlooking is not considered to be any greater than the level of overlooking experienced between existing properties in the wider area.

One letter of objection raises concern that plot 1 would overlook a property in Windsor Street (opposite the entrance to the site) and that this would unacceptably impact upon the privacy of that dwelling. Whilst this concern is noted, the separation distance between plot 1 and the relevant neighbouring property is approximately 60m and well in excess of the 21m set out in guidance. Furthermore, the window contained within the side elevation of plot 1 would serve a hallway rather than a habitable room and, as such, the resulting impact upon the neighbouring property is not considered to be significant.

The proposed dwellings would be situated to the north-east of existing properties in Llewellyn Street and these properties would therefore not experience any overshadowing as a result of the development. Furthermore, due to the separation distances between the existing and proposed dwellings and the comparable ground levels, it is not considered that the proposed dwellings would result in an overbearing impact or in an unacceptable loss of outlook.

Whilst there is some concern that plot 4 could result in some degree of impact upon 'Nant Cwm Sian', which is located to the north-western boundary of the application site, the proposed dwelling would incorporate a pitched roof design that help to reduce any potential impact. Furthermore, there is a line of trees at this boundary which would also help to limit the impact. Whilst there are two 1<sup>st</sup> floor windows in the side elevation facing 'Nant Cwm Sian', these would serve the family bathroom and an en-suite bathroom and would therefore contain obscure glazing. The level of overlooking would therefore be limited due to the obscure glazing that would inevitably be used in these windows.

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

### **Access and highway safety**

A number of objections have been received from local residents which raise concern with regards to the impact of the proposal upon highway safety and parking in the vicinity of the site. Whilst the objections and comments received are noted, no objection has been raised by the Council's Highways and Transportation section in this regard. The comments received note that the application site is served off a network of terraced streets which are lacking in vision splays at the junctions and junction radii and that the area is oversubscribed with on-street car parking pressure however, the proposed internal layout of the site, the vision splay at the junction and the level of parking within the site are all considered to be acceptable:

#### **Internal Layout**

The plans indicate that the private shared access serving the proposed dwellings would have a carriageway width of 4.5 metre – 4.8 metres which is acceptable for two-way traffic for a standard vehicle. It would also have a turning facility for service and delivery vehicles to access/egress the site in forward gear.

The turning facility is slightly sub-standard (750mm) in accordance with the Council's design guide for residential estate roads however, a swept path drawing has been submitted with the application which indicates a 7.5 tonne panel van turning and accessing/egressing the site in forward gear. It is not anticipated that the size of

vehicles delivering to the 4 dwellings would be in excess of this size and should a larger vehicle require turning within the shared access, this could be achieved by multiple manoeuvres within the shared access with no impact on the public highway. This is not of such concern that it would warrant a highway objection.

### Vision Splay

Windsor Street has a 30 Mph speed limit which requires visibility splays of 2.4m x 40m, in accordance with TAN18. The proposed vision splay is 2.4m x 43 metres which accords with current guidelines.

### Parking

The proposal requires up-to a maximum of 3 off-street car parking spaces per dwelling, in accordance with the SPG: Access, Circulation and Parking 2011, which results in a requirement of 12 no. spaces. The proposal plans indicate that 12 no. spaces would be provided within the shared access however, 2 spaces appear to be for shared use with the adjacent surgery. It is noted that this could potentially result in the proposal being 2 spaces short of the maximum standards however, taking into account that there is potential for overspill car parking to take place within the shared access without impacting on the public highway and maintaining access, and taking into account that the site is located in a sustainable location, on balance, the proposal is considered to be acceptable.

### Cycle Parking

The plans indicate that secure cycle storage would be provided within the site to promote sustainable modes of transport.

### Accident Data

There have been no reported accidents in the vicinity of the site for the period 01/01/2016 – 31/12/20.

Taking the Highways comments into account, the proposal is considered to be acceptable in terms of the impact it would have on 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 Listed Buildings**

The site is located immediately adjacent to the grounds of a Grade II Listed Building, St. Fagans Church and its associated vicarage, which is also Grade II Listed. Given the position of the site at a lower level to the church and the screening provided by the trees at the boundary which are to be retained, it is not considered that the proposal would affect the setting of the Listed Buildings.

## **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.

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

Comments received from the Council's Flood Risk Management team indicate that the site is not situated within an area of surface water flood risk and no objections have been raised in this regard. It is commented that the proposal does not include any site drainage details and that it is therefore difficult to assess the potential impact of the proposed development in respect of drainage/flood risk. However, it is considered that an acceptable drainage scheme could be implemented to ensure no adverse impact in this regard. A condition has been recommended however, the development would encompass works over 100m<sup>2</sup> and separate Sustainable Drainage Systems (SuDS) approval would therefore be required prior to commencement of development. This process would ensure that no drainage/flood risk issues would arise and it is therefore considered that the suggested condition is not necessary. An informative note to this affect is therefore suggested.

The application is therefore considered to comply with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

### **Ecology**

The application is accompanied by a Preliminary Ecology Survey and Reptile Survey which have both been assessed by the Council's Ecologist. Whilst the Reptile Survey found no reptiles at the site, it suggests that if they are present, they will be in low numbers. The report raises some concern that reptiles may hibernate on the site and if that is the case, then they would be present all year round. It is recommended that precautionary measures are taken for the hibernation period of November to February however, the Council's Ecologist considers that it is necessary to extend the precautionary measures to the entire year. As such, a condition is recommended for a method statement for reptile mitigation strategy for the whole year.

The proposal also includes enhancement features in the form of house sparrow nest boxes and bat boxes fixed to the side/rear elevations of the proposed dwellings. The Council's Ecologist has reviewed the details and has not raised any objection or concerns in this regard. A condition is recommended to ensure that the enhancement features are provided in accordance with the submitted details.

In light of the comments received from the Council's Ecologist, the proposal is considered to comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

## **Impact on Trees**

The application site lies adjacent to a number of trees to the north-eastern and north-western boundaries. The trees lie outside of the boundary for the site and would therefore be retained. An Arboricultural Survey has been submitted with the application which confirms that no trees or hedgerows are required to be removed to facilitate the construction of the proposed development. The report concludes that providing the tree protection details, as outlined in section 6.0 of the report, are adhered to then the proposed development can be constructed without any significant long-term adverse impact onto the retained trees or upon the amenity of the area.

## **Other issues raised by objectors**

It is noted that an issue has been raised with regards to a 1 metres strip of land adjacent to the Scout hall which has not been sold to the developer. This issue was raised with the applicant and an amended site location plan excluding this area of land has been submitted.

A query is raised with regards to the pedestrian footpath that would run along the northern extent of the site, between plot 4 and existing residential properties. The footpath is an existing facility, although it is understood that this has become significantly overgrown and unusable in recent years. The path would be re-established to provide pedestrian access to the church from Llewellyn Street and would be separated from the site by a 1.8 metre close boarded timber fence until it reaches the dwelling at plot 4. The path would then become enclosed by the side elevation of plot 4 and the 1.8 metre close boarded timber fence to its rear garden.

Whilst one objector suggests that the best use of the site would be for visitor parking for the adjacent surgery, the application is for the development of the site for residential dwellings and this must be considered on its merit. The objector further queries the future plans for the existing surgery building, however, its future is not known and is not relevant to the determination of this application.

Further concerns have been raised with regards to large construction vehicles entering the site during construction. Whilst these concerns are noted, the Council's Highways and Transportation have recommended a condition for a Construction Method Statement to be submitted for approval prior to commencement which would consider the means of access for construction traffic etc.

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

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

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

## **Conclusion**

The application proposes the development of four residential dwellings within an established residential area of Trecynon, Aberdare. The site is situated within the defined settlement boundary and within a highly sustainable location.

The dwellings are considered to be acceptable in terms of their overall, scale, design and visual appearance and it is not considered that they would have an adverse impact upon the character and appearance of the site or surrounding area or upon the amenity and privacy standards currently enjoyed by the nearest residential properties.

Whilst concerns have been raised by residents in relation to the proposed access and the resulting impact of the development upon parking and highway safety in the vicinity of the site, no objections have been received from the Council's Highways and Transportation section in this regard.

As such, the application is considered to comply with the relevant policies 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 carried out in accordance with the approved plans unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing No. 2169-010 Rev A: Site Location Plan. (Rec. 14<sup>th</sup> December 2021)
- Drawing No. 2169-002 Rev F: Proposed Site Layout Plan. (Rec. 14<sup>th</sup> December 2021)
- Drawing No. 2169-004 Rev A: Plot 1: House Plans and Elevations (Rec. 23<sup>rd</sup> November 2021)
- Drawing No. 2169-003 Rev A: Plot 2: House Plans and Elevations (Rec. 23<sup>rd</sup> November 2021)
- Drawing No. 2169-005: Plot 3: House Plans and Elevations (Rec. 23<sup>rd</sup> November 2021).

- Drawing No. 2169-006: Plot 4: House Plans and Elevations (Rec. 23<sup>rd</sup> November 2021).

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

3. Prior to the occupation of the dwellings hereby permitted, the bathroom/en-suite windows located in the north-west facing side elevation of plot 4 and the landing window located in the south-east facing side elevation of plot shall be glazed with obscure glazing to a minimum of Level 3 obscurity. The windows shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

4. Before the development is brought into use the means of access, together with the parking facilities, vision splays and turning facilities, shall be laid out in accordance with submitted plan 2169-002 REV D and constructed in permanent material approved by the Local Planning Authority. The turning facility shall remain in perpetuity for use of all including service and delivery vehicles.

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

5. Prior to the development being brought into use, an extended vehicular footway crossing shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development on site commencing.

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

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



- e) storage of plant and materials used in constructing the development,
- f) wheel cleansing facilities,
- g) the sheeting of lorries leaving the site.

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

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

7. HGV's used during construction shall be restricted to 09:00am to 16:30pm weekdays, 09:00am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

8. No development shall take place until a scheme of landscaping has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development. The development shall be carried out in accordance with the agreed details.

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

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

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

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 & AW6 of the Rhondda Cynon Taf Local Development Plan.

11. No development shall commence until a Method Statement for a Reptile Mitigation Strategy for the whole year has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

12. The development hereby permitted shall be carried out in accordance with the bat and nesting bird mitigation measures identified in the approved plans (as those listed in Condition 2 above), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ecology and to afford protection to animal species in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

13. The development shall be carried out in accordance with the recommendations set out in the Arboricultural Report (undertaken by Arboricultural Technical Services Ltd, dated 26<sup>th</sup> August 2021 and received by the LPA on 17<sup>th</sup> September 2021).

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

## PLANNING & DEVELOPMENT COMMITTEE

27 JANUARY 2022

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/1453/10 (LJH)  
**APPLICANT:** Mr P Marchant  
**DEVELOPMENT:** Change of use from office to veterinary clinic.  
**LOCATION:** RHONDDA LABOUR PARTY, OXFORD HOUSE,  
DUNRAVEN STREET, TONYPANDY, CF40 1AU  
**DATE REGISTERED:** 23/11/2021  
**ELECTORAL DIVISION:** Tonypandy

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

**REASONS:** The proposed change of use would be suitable and appropriate for this existing commercial property located within the retail area of the Key Settlement of Tonypandy, adding to the vitality and viability of town centre and maintaining the position of the retail centre within the retail hierarchy.

The operation of the proposed use would not have a detrimental impact upon the amenity of neighbouring residential properties or highway safety in the vicinity.

The application is therefore considered to comply with the relevant policies of the Local Development Plan.

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

- The application is reported to Committee as the Applicant is a direct relation of an elected Member.

#### **APPLICATION DETAILS**

Full planning permission is sought for the change of use of Oxford House, Dunraven Street from an office (planning use class A2) to a veterinary practice (planning use class D1).

The change of use would be facilitated by an internal reconfiguration only to create the following rooms/areas:

- Waiting/reception area;
- 3 consulting rooms;
- X-ray room;
- Operating theatre;

- Staff kitchen and toilet;
- Staff office; and
- Cattery and kennels including isolation room.

The existing shopfronts are to remain, with no alterations proposed to the exterior of the building.

The proposed hours of operation have not been provided.

## **SITE APPRAISAL**

Oxford House is a prominent commercial property located within the lower retail area of Tonypany town centre. The property is currently vacant but was previously occupied by Rhondda Labour Party, serving as their office and drop-in centre. The building also includes a separate, smaller ground floor retail unit, No. 10 Bridge Street (Rhondda Die Cast Model Shop) at the north-eastern side. The first floor of the former office extends over the separate retail unit and is included within this application site. The separate retail unit does not form part of this application and would remain in its current form following development.

The property sits on a corner plot located on the junction of Dunraven Street and Bridge Street. The building incorporates ground floor shopfronts on both its north-western and south-western facing elevations, with the upper floor finished in painted render and a concrete tiled roof.

It is noted that nos. 7-9 Bridge Street, which are located directly to the north-east of the property, are terraced residential dwellings. The adjoining property to the south-east is a hair salon, with a hot food takeaway sited beyond. The wider area is comprised mainly of various commercial uses.

## **PLANNING HISTORY**

There are no records of any previous planning applications at the site.

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and site notice. No letters of objection or representation have been received as a result of this exercise.

## **CONSULTATION**

Highways and Transportation: No objection or conditions suggested.

Public Health & Protection: No objection, subject to conditions relating to demolition, construction hours, noise, dust, and waste. Whilst these comments are appreciated, it is considered construction matters can be more efficiently controlled by other legislation. It is therefore considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Flood Risk Management: No objection or conditions suggested.

Waste Services: No objection, the bin collection point must remain on the curb side at the front of the property.

## **POLICY CONTEXT**

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

The application site lies inside the settlement boundary of Tonypany and is within a Key Settlement Retail Area, Tonypany (Policy NSA19.2 refers).

**Policy CS1** - sets out criteria for achieving sustainable growth in the Northern Strategy Area including, promoting and enhancing transport infrastructure services.

**Policy AW2** - supports development in sustainable locations.

**Policy AW5** - lists amenity and accessibility criteria that will be supported in new development proposals.

**Policy AW6** - lists design and placemaking criteria that will be supported in new development proposals.

**Policy NSA18** - provides the retail hierarchy in the Northern Strategy Area.

**Policy NSA19.2** - designates the area as a Retail Centre for a Key Settlement (Tonypany) and supports development that would maintain or enhance a centre's position in the retail hierarchy.

### **National Guidance**

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

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

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

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

- Policy 1 – Where Wales will grow

- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

Other relevant national policy guidance consulted:

PPW Technical Advice Note 4: Retail and Commercial Development  
Manual for Streets

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

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

It is considered that the principle of changing the use of the premises from an office (A2) to veterinary clinic (D1) would be acceptable in terms of the provisions of the Local Development Plan (LDP).

The current use of the premises as an office falls under Use Class A2, while the proposed use would be Use Class D1. National Guidance considers that retail uses (A Classes) should underpin centres however a mix of uses are encouraged in order to promote and improve vitality and viability.

Additionally, LDP Policy (NSA19) recognises that other uses can add vitality and viability to retail centres by attracting footfall that benefits the daytime and evening economy, encouraging uses that would complement the retail centre.

Whilst no hours of operation have been provided, veterinary practices are usually open during the daytime which would ensure this property adds to daytime footfall in the town. Further, the proposed use would provide a beneficial service in the town and it is considered this town centre location is best placed for such a facility, allowing appropriate access for all and not impacting upon surrounding uses which are predominantly commercial in nature.

It is therefore considered the proposed use would complement the existing retail centre and improve its vitality and viability, and the principle of development is therefore acceptable.

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

The application site is situated within a predominately commercial area, but it is acknowledged that there are residential units in close proximity and that the proposed

use does have the potential to result in more noise/disturbance than the previous office use.

However, the site is located within the heart of the town's retail centre where existing residents would be accustomed to a degree of noise/disturbance and comings/goings etc. Further, veterinary practices are usually open during daytime hours only and it is considered that a condition generally restricting the opening hours to within reasonable daytime hours would alleviate any potential for additional disturbance. The condition will however allow for exceptions such as situations where emergency treatment is required outside of the permitted opening hours, including where a member of staff may be required to be present at the premises overnight to care for animals that require overnight stays/treatment.

Further, in order to limit any potential impact upon residential amenity in the future, it is considered reasonable to append a condition effectively removing permitted development rights that allow changes of use within the same Use Class (D1). Examples of other uses that fall within D1 are day nurseries, day centres, and public halls, and it is considered that such uses could result in a detrimental impact upon the amenities of surrounding residents if not properly controlled. Any proposed changes of use within Class D1 will therefore require separate planning permission where potential impacts can be further considered.

The application is therefore considered acceptable in this regard.

### **Access and highway safety**

The Highways and Transportation Section have raised no objection to the application. Their comments acknowledge that there is some concern with the lack of off-street car parking at the site but taking into account the sustainable location close to public car parks, public transport links and the existing traffic management in place preventing on-street car parking to the front of the property along Dunraven Street and Bridge Street, the proposal is considered acceptable in this regard.

### **Conclusion**

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of the change of use, highway safety and the impact upon the amenities of surrounding properties (Policies AW5, AW6 and NSA19.2).

### **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:

- Site location plan – received 23/11/2021
- Proposed ground floor plan – received 23/11/2021
- Proposed first floor plan – received 23/11/2021

and documents received by the Local Planning Authority on 23/11/2021, 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 veterinary practice, hereby approved, shall not be open to the public between the following hours (with the exception of providing emergency treatment outside of these hours, including where a member of staff is required to be present to provide overnight care).

- Monday to Saturday: 08:00 hours to 20:00 hours
- Sunday and Bank Holidays: 09:00 hours to 17:00 hours

Reason: To protect the amenities of occupiers of surrounding properties in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. The premises shall be used for a veterinary practice only and for no other purpose; including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To protect the amenities of occupiers of surrounding properties and hierarchy of the retail centre in accordance with Policies AW5 and NSA19 of the Rhondda Cynon Taf Local Development Plan.



## PLANNING & DEVELOPMENT COMMITTEE

27 JANUARY 2022

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/1480/08 (RP)  
**APPLICANT:** Rhondda Cynon Taf CBC  
**DEVELOPMENT:** Installation of a demountable classroom unit.  
**LOCATION:** YSGOL TY COCH, BUARTH-Y-CAPEL, YNYS-Y-BWL,  
PONTYPRIDD, CF37 3PA  
**DATE REGISTERED:** 03/11/2021  
**ELECTORAL DIVISION:** Ynysybwl

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**RECOMMENDATION:** Approve

**REASONS:** The introduction of a demountable classroom at the school would provide improved services for both students and staff.

The proposal would be consistent and compatible with the existing educational use of the site whilst the building itself is considered to be acceptable in terms of its siting, scale and design.

Whilst a number of objections have been received in relation to the proposal, it is not considered that the building would have an adverse impact upon the character and appearance of the surrounding area, the amenity and privacy of surrounding residential properties or upon highway safety in the vicinity of the site. The application would therefore comply with relevant policies of Rhondda Cynon Taf Local Development Plan.

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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 for the erection of a demountable building within the grounds of Ysgol-Ty-Coch, Buarth-y-Capel, Ynysybwl.

The modular building would have an internal floorspace of 85.4m<sup>2</sup> and would contain one classroom, changing and washroom facilities and circulation space that would provide the school with additional facilities to support those students with Special Educational Needs (SEN).

The proposed building would be sited to the north-east of the main school at the site of an existing grassed area. The building would sit on ground sunk foundation pads so that level access is provided for students and staff from the school yard and access path from which it would be aligned.

The building would measure 12.5 metres in width by 7.4 meters in depth and would extend to an overall height of 3.1 metres, being a flat roofed structure.

With regard to its external finish, the wall and roof panels would be of a grey, powder coated galvanised steel construction. Two, powder coated white steel doors would be positioned on the southern elevation of the building, whilst white coloured, aluminium framed double-glazed windows would occupy the southern and east and west facing side elevations respectively.

As alluded to above, the school currently provides facilities for children with additional needs. The applicant has confirmed that the whole school site, as it currently stands, never takes more than 15 students on any given day and that it is proposed to increase student numbers by a maximum of 10 via the provision of the SEN friendly building.

The application is accompanied by the following:

- Design and Access Statement

## **SITE APPRAISAL**

The application site relates to the former Glanffrwd Infants School that is located within the village of Ynysybwl. The school now operates as a satellite site to the main Ysgolty-Coch educational establishment located in Tonteg, Pontypridd and meets the needs of students aged 14-19 years with a primary need of autism.

The school building itself is of single storey, modern construction and is set within grounds measuring 0.678 hectares, within which are grassed areas and areas of tarmacadam providing playground space and a car park.

The school is accessed from Buarth-y-Capel to the north-west, with off street parking spaces located to the front of the site. The site is relatively flat in profile and is bound by the rear boundaries of residential properties in Leighton Rees Close to the south-east, whilst the estate road also serves properties at Buarth-y-Capel to the north and north-west of the site.

The site is enclosed by a bank of mature trees and hedging on its southern, northern and eastern elevations.

## **PLANNING HISTORY**

None on record.

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and through the erection of site notices.

A total of 4 letters of objection have been received from local residents in relation to the proposal and are summarised as follows:

- Noise pollution will be increased via the addition of extra facilities at the site;
- The word 'demountable' suggests that the building is not permanent and so a timescale will need to be specified for the length of time it is to be there;
- Whilst I appreciate the need for additional places for these young adults, it is proving to be extremely difficult for the older people living in close proximity to the school, to the point that some are having to leave their homes during the day to avoid the noise, screaming and shouting and also seek medical help for the stress;
- The building will be an eyesore;
- We already suffer from parking issues with the number of people working and visiting the premises. Any additional staff and visitors would place an unreasonable strain on the limited space available.

## **CONSULTATION**

- Countryside, Ecology and Landscape – no objection.
- Flood Risk Management – no objection, subject to conditions.
- Highways and Transportation – no objection, subject to conditions.
- Ynysybwl Community Council – no objection.
- Public Health and Protection – no objection, subject to conditions.
- Welsh Water – no objection, subject to conditions and advisory notes.

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Ynysybwl but is not allocated for any specific purpose.

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

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

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

**Policy NSA12** – identifies the criteria for assessment of development proposals within and adjacent to settlement boundaries.

### **Supplementary Planning Guidance**

Design and Placemaking;  
Access, Circulation and Parking

### **National Guidance**

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

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

It is considered that the proposed development is 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 FW2040, with the following policies being relevant to the development proposed:

- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking

Other relevant policy guidance consulted:

PPW Technical Advice Note 11: Noise;  
PPW Technical Advice Note 12: Design;  
PPW Technical Advice Note 18: Transport;  
Building Better Places: The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery; and  
Manual for Streets.

## **REASONS FOR REACHING THE RECOMMENDATION**

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

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

### **Main Issues:**

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

The proposal relates to the siting of a demountable building within the grounds of a well-established educational facility, that is located within the defined settlement boundary of Ynysybwl. The building would facilitate a purpose-built, specialist classroom unit to accommodate pupils with additional educational needs. It is therefore considered that the proposal would make a productive use of the site that is consistent and compatible with the surrounding educational and residential land uses.

As such, the proposal would comply with the objectives of Policy AW2 of the Rhondda Cynon Taf Local Development Plan and is therefore considered to be acceptable in principle. However, this would be subject to an assessment of the criteria set out below.

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

The proposed building is of a modest scale that would be suitable and acceptable within the context of the wider school site. It would be sited towards the north-east of the main school building and would utilise the existing vehicular and pedestrian accesses which are located within the northern portion of the site.

In terms of siting, the applicant has confirmed the proposed location for the demountable building was identified as it offered the most sensible approach in terms of logistics (handling / delivery of the proposed modular unit) and also in terms of connections to existing services (water / drainage). In addition, the need to have direct access from the proposed new setting onto the external yard area was identified as a must to suit the learning needs and wellbeing of the students expected to be sited there.

Furthermore, whilst the building would be visible from Buarth-y-Capel and also from the rear garden areas of properties at Leighton Rees Close, and would contribute very little to the appearance of the area, it is not considered the finishing materials proposed would be so visually intrusive or out of context with what is a modern school building. The mature trees and hedging that enclose the site would also lessen the visual impact of the development on the school and those residential properties which surround it.

As such, it is not considered that the classroom structure would form an overly prominent feature within the context of the school grounds or result in a detrimental impact upon the character of the immediate area.

However, it is acknowledged that demountable buildings, such as this proposal, are of a temporary appearance and provide a short-term solution to a permanent problem, i.e., the lack of teaching space at the site. On this basis, it is considered that the building should only form a temporary addition to the site and that this be secured by a temporary consent requiring its removal from the site. The applicant has agreed that a maximum timescale of 5 years is reasonable and would allow for any permanent accommodation solution to be achieved. Should a further period be required, a new planning application would be necessary, and the Council would consider that on its own merits.

The application is therefore considered to comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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

Whilst the application site is located in an area where the majority of adjacent properties are residential in character, the demountable building would be sited over 38 metres from the nearest residential properties at Leighton Rees Close and would be located approximately 59 metres and 38 metres away from the nearest properties at Buarth-y-Capel to the west and north-west of the site respectively.

Consequently, notwithstanding the objections raised, it is not considered that the addition of the demountable classroom unit to the existing school site would compromise the amenity or privacy of the surrounding residents or represent an incompatible land use. Therefore, the application is considered to be acceptable in this regard.

### **Impact upon highway safety**

The Council's Transportation Section have been notified of the proposals in order to provide comments on the suitability of the scheme with regard to highway safety and have made the following comments in relation to access and parking.

#### Access

The proposal is served off Buarth-y-Capel which has parking restrictions between 8:00 – 17:00 Monday to Friday. Buarth-y-Capel has restricted traffic flow due to the high-on-street parking demand and substandard carriageway width, causing vehicles to give way to oncoming traffic to the detriment of highway and pedestrian safety.

The proposal is located at the end of Buarth-y-Capel where the school entrance is likely used as a turning head to allow vehicles to access and egress Buarth-y Capel in a forward gear.

#### Parking

The proposal will provide 1 additional classroom which has a total floor area of approximately 85 square metres and has potential to increase student numbers by up to a maximum of 10 with 2 additional staff members in an area with high on-street parking demand. However, it is noted the applicant has confirmed all students would be transported to and from the school and that the former infants school housed many more pupils than the current school capacity.

In accordance with the Council's Supplementary Planning Guidance relating to Access, Circulation & Parking (2011) the proposed additional classroom requires 2 off-street car parking spaces.

Consequently, a condition has been suggested for 2 spaces to be laid out within the site to accommodate for the additional parking required.

In light of the above highway's assessment, it is not considered the proposed development would have any adverse impact in regard to pedestrian or highway safety in the vicinity of the site.

### **Public Health**

No objections have been received from the Council's Public Health and Protection Division. They did however suggest a number of conditions be attached to any consent in relation to construction noise, waste and dust.

Whilst these comments are appreciated, it is considered that construction noise, waste and dust matters can be more efficiently controlled by other legislation. Therefore, given the nature and scale of the proposed development, it is considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

### **Other Issues**

It is noted that no objections have been received from the Council's Flood Risk Management and Countryside, Landscape and Ecology Sections subject to standard conditions and advice.

### **Comments received from neighbouring residents**

The concerns raised by the neighbouring residents are acknowledged and are appreciated

With regard to the comments received in relation to increased noise and disturbance, the building would be sited on a grassed area that is located adjacent to the main school yard. The application details that the building would be fitted with sound-bloc boarding and double-glazed windows and whilst it is acknowledged the increase in the school roll would have the potential for the school yard to be utilised on a more frequent basis, it is not considered this would intensify the use of the site to a significant degree, especially noting the site's historical use as an infant school. It is therefore not considered that the siting of the additional classroom facility in this location would give

rise to significantly greater levels of noise and disturbance than that which already occurs, or which has been previously experienced at the site.

Furthermore, no objection has been received from the Council's Public Health and Protection Department in this respect, nor has a noise impact assessment been requested.

In respect of the concern shown towards parking issues in and around the site, the applicant has confirmed that all students are transported to and from the school, whilst a condition has been suggested for a further 2 parking spaces to be laid out within the site prior to its beneficial use which would offset the additional staffing levels required for the unit.

To conclude, whilst the residents' concerns are understandable, the school is a long-established facility within the heart of a predominantly residential area and it is acknowledged that, as with most schools and educational facilities, it inevitably results in some degree of noise and disruption, with specific reference to traffic, parking and noise during drop-off/pick-up and break times.

Consequently, the provision of a purpose-built, specialist unit within the grounds of an existing school is not considered unreasonable or unacceptable.

### **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 introduction of a demountable classroom at the school would provide improved services for both students and staff. Furthermore, the new unit would have no undue impact upon the character and appearance of the site or the surrounding locality; the amenity and privacy of the surrounding neighbours; or upon highway safety in the vicinity of the site.

The application is therefore considered to comply with the relevant policies of the Local Development Plan and is recommended for approved, subject to the conditions detailed below.

### **RECOMMENDATION: Grant**

1. The demountable building hereby approved shall be removed from the site and the land restored to its former condition on or before five years of the date of this decision.



Reason: To define and limit the extent of the permission and to protect the visual amenity of the site and surrounding area, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

2. The development hereby approved shall be carried out in accordance with the approved drawing numbers and documents received by the Local Planning Authority on 3<sup>rd</sup> November 2021, unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

Drawing No. 11502/P2/001 (General Arrangement)

Drawing No. 5230-B01 (Site Layout)

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 all relevant matters outlined on the attached Planning Requirements Relating to Flood Risk Management including full drainage details have been submitted to and approved in writing by the Local Planning Authority. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage.

4. Notwithstanding the submitted plans, the development shall not be brought into beneficial use until space has been laid out within the site for 2 additional off-street parking spaces, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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## PLANNING & DEVELOPMENT COMMITTEE

27 JANUARY 2022

### 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 03/01/2022 – 14/01/2022

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**

**27 JANUARY 2022**

**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**

No new appeals received

## **APPEAL DECISIONS RECEIVED**

**APPLICATION NO:** 20/1254  
**APPEAL REF:** A/21/3281290  
**APPLICANT:** Mr D J Ellis  
**DEVELOPMENT:** Barn for winter feed & agricultural vehicles  
**LOCATION:** LAND ADJ TO DELFRYN, DEGAR ROAD, LLANHARRY, PONTYCLUN  
**DECIDED:** 02/06/2021  
**DECISION:** Refused  
**APPEAL RECEIVED:** 23/08/2021  
**APPEAL DECIDED:** 06/01/2022  
**APPEAL DECISION:** Dismissed

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**APPLICATION NO:** 20/1315  
**APPEAL REF:** A/21/3278355  
**APPLICANT:** J.R Board Ltd.  
**DEVELOPMENT:** Change of use from dwelling house to 7 bedroom house of multiple occupation  
**LOCATION:** 67 MONK STREET, ABERDARE  
**DECIDED:** 15/01/2021  
**DECISION:** Refused  
**APPEAL RECEIVED:** 05/07/2021  
**APPEAL DECIDED:** 05/01/2022  
**APPEAL DECISION:** Dismissed

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**APPLICATION NO:** 21/0095  
**APPEAL REF:** A/21/3279935  
**APPLICANT:** Castlepark Developments Ltd  
**DEVELOPMENT:** Change of use of former Dental Laboratory (Use Class B1) to Residential (Use Class C3).  
**LOCATION:** THE OLD HOUSE, REAR OF 55 CARDIFF ROAD, TAFF'S WELL, CARDIFF  
**DECIDED:** 06/04/2021  
**DECISION:** Refused  
**APPEAL RECEIVED:** 29/07/2021  
**APPEAL DECIDED:** 04/01/2022  
**APPEAL DECISION:** Allowed with Conditions

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**APPLICATION NO:** 21/0259  
**APPEAL REF:** A/21/3280755  
**APPLICANT:** Mr M Davies  
**DEVELOPMENT:** Redevelopment of garage and storage area to form duplex two bedroom apartment and garages (Amended plans received 7th June 2021).  
**LOCATION:** 1 CASTELLAU ROAD, BEDDAU, PONTYPRIDD  
**DECIDED:** 21/07/2021  
**DECISION:** Refused  
**APPEAL RECEIVED:** 11/08/2021  
**APPEAL DECIDED:** 04/01/2022  
**APPEAL DECISION:** Dismissed

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**Report for Development Control Planning Committee**

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**Rhigos**

**21/1530/10** Decision Date: 05/01/2022

**Proposal:** Single storey rear extension.

**Location:** 1 POLICE HOUSES, HEOL-Y-GRAIG, RHIGOS, ABERDARE, CF44 9YY

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**Aberdare West/Llwydcoed**

**21/1387/10** Decision Date: 04/01/2022

**Proposal:** Raised decking.

**Location:** 25 KING STREET, CWMDARE, ABERDARE, CF44 8TR

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**Aberdare East**

**21/1525/10** Decision Date: 11/01/2022

**Proposal:** First floor extension to side of property.

**Location:** 44 GREENWAYS, ABER-NANT, ABERDARE, CF44 0GW

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**Mountain Ash West**

**21/1576/10** Decision Date: 14/01/2022

**Proposal:** Single storey extension.

**Location:** 16 ROCK STREET, MOUNTAIN ASH, CF45 3LP

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**Abercynon**

**21/1535/10** Decision Date: 07/01/2022

**Proposal:** Installation of 2 lane practice cricket net facility with security fencing.

**Location:** ABERCYNON CRICKET CLUB, ABERCYNON RECREATION GROUND, PARK ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4RU

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**Ynysybwl**

**21/1443/10** Decision Date: 07/01/2022

**Proposal:** Proposed detached garage including demolition of existing garage.

**Location:** 6 ROCK TERRACE, YNYS-Y-BWL, PONTYPRIDD, CF37 3NU

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**Aberaman North**

**21/1459/10** Decision Date: 07/01/2022

**Proposal:** Single storey rear lean-to extension.

**Location:** 43 NEW STREET, GODREAMAN, ABERDARE, CF44 6DY

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**Report for Development Control Planning Committee**

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**Aberaman South**

**21/1534/10** Decision Date: 11/01/2022  
**Proposal:** Retrospective application - installation of a glazed juliet balcony, french doors and timber canopy.  
**Location:** AEL AMAN, AMAN STREET, CWMAMAN, ABERDARE, CF44 6PD

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**21/1564/10** Decision Date: 14/01/2022  
**Proposal:** Two storey rear extension.  
**Location:** 12 ST JOSEPH'S TERRACE, CWMAMAN, ABERDARE, CF44 6PF

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**Treorchy**

**21/1543/23** Decision Date: 11/01/2022  
**Proposal:** Prior Approval - Alteration to existing bridge parapet.  
**Location:** PENTWYN FOOTBRIDGE, TREORCHY

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**Ystrad**

**21/1439/10** Decision Date: 12/01/2022  
**Proposal:** Four detached dwellings.  
**Location:** FORMER BOILER HOUSE SITE, TYNTYLA AVENUE, LLWYNYPIA, CF41 7SU

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**21/1512/23** Decision Date: 03/01/2022  
**Proposal:** Prior Approval for Gelligalad Park Footbridge.  
**Location:** GELLIGALAD PARK FOOTBRIDGE, YSTRAD, RHONDDA, CF41 7UL

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**21/1533/10** Decision Date: 12/01/2022  
**Proposal:** Single and double storey side extension.  
**Location:** 83 BRONLLWYN ROAD, GELLI, PENTRE, CF41 7TD

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**21/1542/23** Decision Date: 11/01/2022  
**Proposal:** Prior Approval - Alteration to existing bridge parapet.  
**Location:** YSTRAD RHONDDA STATION FOOTBRIDGE, PENTRE

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**Llwynypia**

**21/1544/23** Decision Date: 11/01/2022  
**Proposal:** Prior Approval - Alteration to existing bridge parapet.  
**Location:** LLWYNYPIA STATION FOOTBRIDGE, CF40 2JH

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**Report for Development Control Planning Committee**

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**Cwm Clydach**

**21/1260/01** Decision Date: 13/01/2022  
**Proposal:** To erect a board advertising the dates of Cambrian RFC fixture list.  
**Location:** LAND TO THE REAR OF 70 COURT STREET, TONYPANDY

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**Tonypandy**

**21/1465/10** Decision Date: 05/01/2022  
**Proposal:** Three storey extension, detached garage.  
**Location:** 57 KENRY STREET, TONYPANDY, CF40 1DE

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**Trealaw**

**21/1540/23** Decision Date: 10/01/2022  
**Proposal:** Prior Approval - Alteration to existing bridge parapet.  
**Location:** TREALAW ROAD ACCESS FOOTBRIDGE

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**21/1541/23** Decision Date: 11/01/2022  
**Proposal:** Prior Approval - Alteration to existing bridge parapet.  
**Location:** TONYPANDY STATION FOOTBRIDGE.

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**Porth**

**21/1322/10** Decision Date: 11/01/2022  
**Proposal:** First floor extension to form training room.  
**Location:** THOMAS RHONDDA COACHES, ABER-RHONDDA ROAD, PORTH, CF39 0LN

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**21/1545/23** Decision Date: 11/01/2022  
**Proposal:** Prior Approval - Alteration to existing bridge parapet.  
**Location:** DINAS STATION ROAD OVERBRIDGE

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**Ynysgir**

**21/1516/10** Decision Date: 05/01/2022  
**Proposal:** Replacement garage.  
**Location:** LAND REAR OF 51 SOUTH STREET, YNYS-HIR, PORTH, CF39 0EG

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**Report for Development Control Planning Committee**

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**Ferndale**

**21/1551/10** Decision Date: 14/01/2022

**Proposal:** Single storey rear extensions.

**Location:** 1 ELM STREET, FERNDALE, CF43 4PY

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**Trallwn**

**21/1414/10** Decision Date: 13/01/2022

**Proposal:** Single storey extension to front of property and roof extension to rear

**Location:** 29 YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA

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**Rhondda**

**21/1520/10** Decision Date: 10/01/2022

**Proposal:** Single storey rear extension.

**Location:** 9 QUARRY ROAD, MAES-Y-COED, PONTYPRIDD, CF37 1JD

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**Hawthorn**

**21/1562/10** Decision Date: 13/01/2022

**Proposal:** External works, including an extension to the existing yard area, erection of a stretch tent in the external drinking area courtyard.

**Location:** UNIT E3 THE POTTERY PUBLIC HOUSE, MAIN AVENUE, TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5YR

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**Llantwit Fardre**

**21/1467/10** Decision Date: 04/01/2022

**Proposal:** Retention and completion of single storey rear extension with alterations to the first floor (Amended plans received 15/12/2021)

**Location:** 18 PENYWAUN, EFAIL ISAF, PONTYPRIDD, CF38 1AY

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**21/1567/10** Decision Date: 14/01/2022

**Proposal:** First floor side extension over garage (Amended plans received 04/01/2022)

**Location:** 14 HILLSIDE COURT, LLANTWIT FARDRE, PONTYPRIDD, CF38 2PE

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Report for Development Control Planning Committee

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**Tonyrefail West**

**21/1503/10** Decision Date: 06/01/2022  
**Proposal:** First floor rear extension.  
**Location:** 19 OAKDALE ROAD, PENRHIW-FER, TONYPANDY, CF40 1RS

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**21/1537/10** Decision Date: 14/01/2022  
**Proposal:** Porch extension.  
**Location:** 1 CEDAR WAY, TONYREFAIL, PORTH, CF39 8JN

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**Town (Llantrisant)**

**21/1595/08** Decision Date: 13/01/2022  
**Proposal:** Removal of hedgerow.  
**Location:** BETWEEN FIRE SERVICE HEADQUARTERS ROUNDABOUT AND COED ELY ROUNDABOUT

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**Pontyclun**

**21/1428/10** Decision Date: 12/01/2022  
**Proposal:** Single storey rear and partial side extension.  
**Location:** 25 DANYBRYN, BRYNSADLER, PONT-Y-CLUN, PONTYCLUN, CF72 9DH

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Total Number of Delegated decisions is 32

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Report for Development Control Planning Committee

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**Cwmbach**

21/1528/15 Decision Date: 06/01/2022

**Proposal:** Variation of condition 2 (approved plans) of planning permission 20/1198/10.

**Location:** PLOT 1, LAND AT 53 CENARTH DRIVE, CWMBACH, ABERDARE, CF44 0NH

**Reason: 1** The alteration to the kitchen window on the south-east elevation of the dwelling represents an unacceptable and unneighbourly form of development, detrimental to the amenities of the adjacent residential property, No. 52 Cenarth Drive, particularly by reason of loss of privacy to this dwelling's private amenity space. As such, the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**Mountain Ash East**

21/1582/10 Decision Date: 12/01/2022

**Proposal:** Two storey front, single storey front and rear extensions and creation of driveway.

**Location:** 25 THE AVENUE, CEFNPENNAR, MOUNTAIN ASH, CF45 4DT

**Reason: 1** The proposed two-storey and single storey front extensions, in terms of their siting, design, size and resulting scale, would constitute unsympathetic development which would be poorly related to the character and appearance of the host building and the surrounding area. As such, the proposal conflicts with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance (SPG) relating to Householder Development.

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**Treforest**

21/1481/10 Decision Date: 12/01/2022

**Proposal:** Ground & first floor rear extension for conversion of class C3 house to class C4 HMO.

**Location:** 13 QUEEN STREET, TREFOREST, PONTYPRIDD, CF37 1RW

**Reason: 1** The proposal will further exacerbate the unacceptable cumulative adverse impact on the amenities of the area as a consequence of a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policies CS2 and AW5 of the Rhondda Cynon Taf Local Development Plan and the Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (2018)

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Report for Development Control Planning Committee

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Brynna

21/1524/10

Decision Date: 14/01/2022

**Proposal:** Rear dormer extension with a raised ridge line.

**Location:** 17 LANTERN CLOSE, LLANHARAN, PONTYCLUN, CF72 9ZB

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

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Total Number of Delegated decisions is 4