



CYNGOR BWRDEISTREF SIROL
RHONDDA CYNON TAF
COUNTY BOROUGH COUNCIL

COMMITTEE SUMMONS

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

Meeting Contact: Jess Daniel - Democratic Services (07385401877)

A hybrid meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** will be held on **THURSDAY, 3RD AUGUST, 2023 at 3.00 PM.**

It is the intention to live stream this meeting, details of which can be accessed [here](#).

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, 1 AUGUST 2023, 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.

APPLICATIONS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF PROSPERITY & DEVELOPMENT

4. APPLICATION NO: 23/0498

Attic extension and two storey extension to rear.

ST LUCIA, GELLIFEDI ROAD, BRYNNA, PONTYCLUN, CF72 9QG

5 - 10

5. APPLICATION NO: 23/0568

Change of use from residential dwelling to Children's home.

CARTREF MELYS, HEOL LLECHAU, WATTSTOWN, PORTH, CF39 0PP

11 - 18

6. APPLICATION NO: 23/0644

Proposed installation of a new single storey modular constructed classroom unit (Amended site location plan received 06/07/2023).

PARK LANE SCHOOL, PARK LANE, TRECYNON, ABERDARE, CF44 8HN

19 - 28

INFORMATION REPORT

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

To inform Members of the following, for the period 10/07/2023 – 21/07/2023.

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

8. 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 W Lewis respectively)

County Borough Councillors: Councillor J Bonetto, Councillor A Dennis,
Councillor S Emanuel, Councillor D Grehan, Councillor G Hughes, Councillor M Powell,
Councillor J Smith, Councillor L A Tomkinson and Councillor R Williams

Head of Planning
Head of Legal Services
Head of Major Development and Investment
Senior Engineer

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PLANNING & DEVELOPMENT COMMITTEE

03 August 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0498/10 (AM)
APPLICANT: Mr D Evans
DEVELOPMENT: Attic extension and two storey extension to rear
LOCATION: ST LUCIA, GELLIFEDI ROAD, BRYNNA,
PONTYCLUN, CF72 9QG
DATE REGISTERED: 04/05/2023
ELECTORAL DIVISION: Brynna and Llanharan

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

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

REASON APPLICATION REPORTED TO COMMITTEE

The applicant is an Elected Member and the proposal has received 3 or more objections.

APPLICATION DETAILS

Full planning permission is sought for the construction of a first floor and two-storey extension at St Lucia, Gellifedi Road, Brynna.

The proposed extension would be located towards the eastern section of the property resulting in an L-shaped addition by extending over this element of existing dwelling and projecting out from the rear in this location in the form of two gable features. It would measure a maximum depth of 13.7 metres and maximum width of 14.5 metres, with an overall height of 6.6 metres.

A small single-storey element is also proposed at ground floor level which would allow the existing hallway area to be extended to a depth of 7.6 metres to accommodate a new shower room and an area for a staircase. The front door would be repositioned approximately 7 metres to the west.

SITE APPRAISAL

The application site forms a detached bungalow and its curtilage located within the residential area of Brynna. The principal elevation is located approximately 64 metres from the highway at Gellifedi Road and is accessed by a private lane between two neighbouring dwellings to the front (north). A large enclosed garden is located to the rear. In general, the site is relatively flat, however the wider area slopes from north to south, with dwellings to the rear (south) located at a considerably lower level.

The principal elevation of the property is finished in render and there is a stone finish at the rear. There is a mix of detached bungalows and two-story properties in the surrounding area, which each vary in scale and design and many having extensions of varying design and scale. As such the relationships between properties in the area varies from plot to plot.

PLANNING HISTORY

There have been no previous planning applications related to the application property that are relevant to the determination of this application. However, the following historical applications have been summarised below:

00/2193/10	Plot alongside St.Lucia, Gellifedi Road, Brynna, Llanharan, Pontyclun.	Detached house and garage.	Withdrawn by applicant	19/04/2000
00/2991/10	Land alongside St.Lucia, Gellifedi Rd, Brynna, Llanharan, Pontyclun.	Proposed residential detached dwelling.	Withdrawn by applicant	27/03/2002
03/1344/10	Land adjacent to St. Lucia, Gellifedi Rd, Brynna, Pontyclun	Four-bedroom detached dwelling including detached double garage (Outline)	Withdrawn by applicant	25/03/2004
05/1315/13	Plot adjacent to St. Lucia, Gellifedi Road, Brynna, Llanharan, Pontyclun.	Proposed residential development for one dwelling (Outline)	Grant	28/10/2005
99/2124/16	Plot adjacent to "St.Lucia", Gellifedi Road, Brynna, Llanharan, Pontyclun	Detached dwelling.	Grant	29/09/1998
98/2503/16	St.Lucia, Gellifedi Rd, Brynna, Llanharan, Pontyclun.	Detached dwelling.	Grant	29/09/1998

96/2356/13	St.Lucia, Gellifedi Rd, Brynna Pontyclun	One detached dwelling (outline application).	Grant	08/08/1997
96/2075/13	St. Lucia, Gelli fed Road, Brynna, Llanharan, Pontyclun	One detached dwelling (outline application).	Grant	17/09/1996

PUBLICITY

The application has been advertised by direct notification to neighbouring properties. Three letters of objection have been received from dwellings to the rear, which have been summarised below:

- Property moving closer at an increased elevation would result in a loss of privacy to gardens and bedrooms.
- Potential decrease in property values.

CONSULTATION

No consultation has been undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it has been reviewed and a replacement is in the process of being produced. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

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

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

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

Supplementary Planning Guidance

A Design Guide for Householder Development

National Guidance

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

Planning Policy Wales (Edition 11) (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of all planning applications. Future Wales: The National Plan 2040 (FW2040) sets out guidance for development at both regional and national level within Wales, with the thrust and general context also aimed at sustainable development.

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

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 national policy guidance considered

PPW Technical Advice Note 12 – Design

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development

The application relates to the extension of an existing residential dwelling to provide enhanced living conditions at the property. The principle of development is therefore considered acceptable subject to compliance with the relevant material considerations set out below.

Impact on the character and appearance of the area

Given its location at the end of a lane off Gellifedi Road and between several other dwellings the application property is not readily visible from any street scene. The proposed extension would therefore have no impact upon the street scenes at Gellifedi Road or Brynna Road. Furthermore, by virtue of its design and scale, the proposal is considered to form an appropriate addition to the application property and would be finished in sympathetic external materials which will match that of the host property and ensure any visual impact is minimised. Therefore, it is not considered it would result in any adverse impact upon the character and appearance of the area.

As such, while it is accepted the addition would be visible from the immediate neighbouring properties, it is considered acceptable in terms of its siting, scale, design and overall visual appearance, in accordance with the relevant policies of the Local Development Plan (AW5 and AW6) and Supplementary Planning Guidance.

Impact on residential amenity and privacy

It is acknowledged that the proposed extension would result in a degree of overlooking to the properties at the rear due to the site being at a higher elevation than those properties, as noted by the objectors. However, generally a separation distance of 21 metres between habitable room windows is considered acceptable, as stated within the SPG: A Design Guide for Householder Development, *"Where possible there should be at least 21 metres between habitable rooms of the extension and those directly facing neighbouring homes."* In this case the proposed extension would be located approximately 34 metres away from the neighbouring properties to the south, which is considered an appropriate distance to ensure any potential overlooking impact is not significant enough to warrant refusal of the application, despite the change in ground levels.

Furthermore, when considering the separation distance between the extension and nearby properties within the vicinity of the site, it is not considered that any undue overbearing or overshadowing impact would occur.

Taking the above into account, while the comments of the objectors are acknowledged, the proposal is, on balance, considered acceptable in this regard.

Other Issues

With regard to the objections raised by a neighbour in respect of impacts upon property values, this is not a material planning consideration and cannot be taken into account during the determination of this 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

It is not considered the proposal would have any impact upon the character and appearance of the locality. While it is acknowledged a degree of overlooking will occur, it is not considered any impact would be significant enough to warrant refusal of the application. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5 and AW6).

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

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

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

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

- W230218_200 - *Received 05/05/2023*
- W230218_201 - *Received 05/05/2023*
- W230218_202 - *Received 05/05/2023*

and documents received by the Local Planning Authority, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

PLANNING & DEVELOPMENT COMMITTEE

03 August 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0568/08 (JE)
APPLICANT: Rhondda Cynon Taf CBC
DEVELOPMENT: Change of use from residential dwelling to Children's home
LOCATION: CARTREF MELYS, HEOL LLECHAU, WATTSTOWN, PORTH, CF39 0PP
DATE REGISTERED: 26/05/2023
ELECTORAL DIVISION: Tylorstown and Ynyshir

RECOMMENDATION: APPROVE

REASONS: The principle of development at the site is considered acceptable. Furthermore, the proposal is considered acceptable with regard to its impact upon the character and appearance of the area, the residential amenities of surrounding neighbours and highway safety within the vicinity of the site. As such, the application is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

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

APPLICATION DETAILS

Full planning permission is sought for the conversion of an existing residential dwelling (C3) to a residential children's home (C2). The conversion would not result in any external changes to the property however, a small number of internal alterations would be made in order to facilitate the proposed use.

Information submitted with the application indicates that the home would be registered with Care Inspectorate Wales. It would provide 24 hour care and support for up to 3 children with varying needs who will be cared for in a safe, stable, nurturing home environment to support them in meeting their potential within their local community.

The use would employ 3 full-time and 3 part-time members of staff and, as a result of its residential care use, would operate 24 hours a day.

SITE APPRAISAL

The application site relates to a recently constructed modern detached chalet bungalow located to the western boundary of the settlement of Wattstown. The property is set to the east of the main terraces of properties at Heol Lechau by approximately 36 metres and is set back from a turning head that was created during the development of the site.

The dwelling is set centrally within the plot with an area of parking and a detached garage to the west. To the front of the site is the boundary of the adopted highway with the tarmac surface giving way to gravel with an access lane continuing west across the front of the property to an adjacent development plot. The property benefits from an area of amenity space at the level of the dwelling and a larger garden which is elevated to the rear and accessed via steps.

The area surrounding the site consists of open hillside to the north, west and immediate south with residential areas of Wattstown to the east and south.

PLANNING HISTORY

The most recent planning applications on record associated with the application site are:

21/1690/10: LAND ADJACENT TO CARTREF MELYS, HEOL LLECHAU, WATTSTOWN, PORTH, CF39 0PP

Proposed construction of new dwelling with attached garage (Re-submission of 21/1208/10) (Amended red line boundary received 10/03/2022).

Decision: 11/10/2022, Grant

21/1208/10: LAND ADJACENT TO CARTREF MELYS, HEOL LLECHAU, ABERLLECHAU, PORTH, CF39 0PP

Proposed construction of new dwelling with attached garage.

Decision: 17/12/2021, Refuse

17/1166/38: LAND TO THE WEST OF HEOL LLECHAU, WATTSTOWN

Discharge of Conditions 4 (Site Investigation Report), 5 (Retaining Walls), 6 (Site Levels), 7 (Materials), 8 (Boundary Treatments), 9 (Drainage), 10 (Road Widening) of previously approved application 17/0651/10.

Decision: 12/01/2018, Grant

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

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

Decision: 06/09/2017, Grant

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

One detached dwelling (Revised plans received 11.07.13)

Decision: 27/09/2013, Grant

PUBLICITY

The application has been advertised by direct notification to neighbouring properties as well as notices being displayed around the site.

No letters of objection have been received following consultation.

CONSULTATION

Flood Risk Management (Drainage): No objection raised.

Transportation Section: No objection, condition recommended.

Public Health and Protection: No objection, standard advice provided in respect of hours of construction, noise, dust and waste.

South Wales Police: No objection, condition recommended for the submission of a Management Plan.

Welsh Water: No objection, advice provided in respect of foul water drainage.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021, that it has been reviewed and a replacement is in the process of being produced. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site lies within the settlement boundary for Wattstown and isn't allocated for a 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 the criteria for new development in relation to amenity and accessibility.

Policy AW6 – Requires development to involve a high quality design and make a positive contribution to placemaking, including landscaping.

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

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

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

Supplementary Planning Guidance

- Design and Placemaking
- Access, Parking and Circulation

National Guidance

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

Planning Policy Wales (Edition 11) (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications. Future Wales: The National Plan 2040 (FW2040) sets out guidance for development at both regional and national level within Wales, with the thrust and general context also aimed at sustainable development.

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

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 national policy guidance considered:

PPW Technical Advice Note 12 - Design

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development

The application relates to the conversion of the property from a residential dwelling (Use Class C3) to a Children's Home (Use Class C2). The property is located outside but adjoining to the settlement boundary and is adjacent to an established residential community in Wattstown, Porth which is considered an appropriate location for such a use which would not operate significantly differently from the existing residential property which was considered acceptable at the site. Furthermore, no objection to the location of the proposed use was raised by South Wales Police following consultation. As such, the principle of development is therefore acceptable subject to the criteria set out below.

Impact on the character and appearance of the area

The proposal does not involve any external alterations or enlargements to the property. As such, the change of use would not detract from the character or appearance of the area and is considered acceptable in this regard.

Impact on residential amenity and privacy

The proposal would not result in any external alterations to the property and with the application site being situated at least 36 metres away from the nearest neighbouring residential properties, it is not considered that the proposed development would adversely impact upon their amenity or privacy.

Furthermore, other than the element of care and the presence of staff, it is considered that the proposed residential care home, which would be of a limited scale, would generally exhibit the same residential characteristics as the existing residential dwelling and it is not considered that the use would result in harmful levels of noise and disturbance. As such, any potential impact upon surrounding properties would be limited in this regard.

Highway safety and parking provision

The application has been assessed by the Council's Highways and Transportation section and no objection is raised in relation to the proposal, subject to condition. The comments received are summarised as follows:

Access

The proposed access is to remain as existing off the adopted highway Heol Llechau which is acceptable. There is a small section of highway leading to the proposed which is lacking segregated footway. However, taking into account the limited traffic and carriageway width of 5.5m to act as a shared use, on-balance this is acceptable.

Parking

Residential children's homes / homes for elderly persons / nursing homes require 1 space per resident staff, 1 space per 3 non-resident staff and 1 space per 4 beds. There are 4 rooms for children and 3 staff members including 1 resident staff member therefore, the proposed requires 3 off-street spaces with 4 provided which is acceptable.

Taking the above into account, the application is considered acceptable in this regard.

Drainage

As the proposal does not propose any construction works that will result in a change in the structure's external footprint it is not considered that the surface water condition requested by Welsh Water is reasonable or necessary in this instance.

Public Health and Protection

The Council's Public Health and Protection Division have raised no objection to the proposal, however a number of conditions have been suggested in relation to construction hours of operation, noise, waste and dust. Whilst these comments are appreciated, it is considered that these issues can be more effectively controlled by

other legislation and the suggested conditions are therefore not necessary. An appropriate informative note would be sufficient.

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 principle of development at the site is considered acceptable. Furthermore, the proposal is considered acceptable with regard to its impact upon the character and appearance of the area, the residential amenities of surrounding neighbours and highway safety within the vicinity of the site. As such, the application is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

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

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

2. The development hereby approved shall be carried out in accordance with the approved plans
 - Proposed Rear Elevation
 - Proposed Side Elevation
 - Proposed Side Elevation
 - Proposed Ground Floor Plan
 - Proposed Roof Plan
 - Proposed Garage Plans
 - Proposed Site Plan
 - Proposed First Floor Plan

and documents received by the Local Planning Authority on 26/05/2023, 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 premises shall only be used as a regulated children's home and for no other purpose; including any other purpose in Class C2 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. When the use hereby approved ceases, the premise shall revert back to its original Class C3 use.

Reason: In the interest of residential amenity, drainage and highway safety in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Within 2 months of the date of this consent the operator shall submit a management plan for the premises to be agreed in writing by the Local Planning Authority. The premises shall operate in accordance with the agreed details for as long as the use is carried out at the property.

Reason: In order protect the amenities of neighbouring properties in accordance with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

5. Within 2 months of the date of this consent, a scheme for biodiversity enhancement shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Future Wales requires all development to maintain and enhance biodiversity.

PLANNING & DEVELOPMENT COMMITTEE

03 August 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0644/08 (RP)
APPLICANT: Rhondda Cynon Taf County Borough Council
DEVELOPMENT: Proposed installation of a new single storey modular constructed classroom unit (Amended site location plan received 06/07/2023).
LOCATION: PARK LANE SCHOOL, PARK LANE, TRECYNON, ABERDARE, CF44 8HN
DATE REGISTERED: 16/06/2023
ELECTORAL DIVISION: Aberdare West and Llwydcoed

RECOMMENDATION: Approve subject to conditions

REASONS: The introduction of a modular classroom unit 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 one letter of representation has 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 or the amenity and privacy of surrounding residential properties.

Furthermore, given that the proposal would not increase the number of staff currently employed at the site nor increase the existing school roll, it is not considered that the development would impact detrimentally upon highway safety in the vicinity of the site. The application would therefore comply with Policies AW2, AW5, AW6 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

The application has been submitted by the Council, on land within its ownership, and where the Council's interest is of more than a minor nature.

APPLICATION DETAILS

Full planning consent is sought for the installation of a single storey modular constructed classroom unit within the grounds of Park Lane School, Park Lane, Aberdare.

It is proposed to erect the modular unit at the north-westernmost part of the school grounds, adjacent to the school yard and would require some groundworks to be undertaken via the reduction in level of a grassed embankment and construction of a retaining wall.

The modular unit would sit on ground sunk, concrete foundation pads so that level access is provided for students and staff from the school yard and would comprise of 4no. pre-constructed bays to a width of 11m and depth of 8.4m.

The unit would extend to an overall height of 3.1 metres, being a flat roofed structure and would contain 2no classrooms that would each provide 36.15m² of internal space together with changing and washroom facilities. With regard to its external finish, the wall and roof panels would be of a grey, powder coated galvanised steel construction, whilst aluminium framed double-glazed door and window openings would be contained within the southern, western and eastern side elevations.

The application is accompanied by a design and access statement which indicates that the proposals would not involve the improvement of the vehicular access to the site or the provision of additional parking facilities as staffing numbers would not increase at the school and that the new building only improve facilities available to existing staff and pupils of the school.

SITE APPRAISAL

The application site relates to Park Lane School, a modern school building located to the far south-west of the residential area of Trecynon, Aberdare and which provides an educational facility for pupils with a range of special educational needs (SEN).

The existing school buildings sit centrally within a curtilage of approximately 6500m² with a vehicular access and car parking areas being located upon its northern extent. The whole site is demarcated by palisade type fencing and upon the northern boundary, where it is proposed to site the modular unit, are a number of mature trees. However, the more mature specimens originate from outside the plot and overhang it, from a public right of way (ABD/17/2) and the Pen Llew Court Flats that border the site to the north.

The site is accessed via the adopted highway of Park Lane to the south-east which also serves the residential units at the aforementioned Pen Llew Flats. To the north-east of the site is a large allotment site.

PLANNING HISTORY

15/0619	Park Lane School, Trecynon	Construction of new external lift and relocation of existing walls.	Granted	03/07/15
10/1164	Park Lane Special School, Trecynon	Single storey extension, providing two classrooms and a basement/storeroom.	Granted	10/01/11
05/1788	Park Lane School, Trecynon	Proposed erection of 1.8m high steel palisade fencing.	Granted	12/12/05

PUBLICITY

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

One letter of representation has been received and raises the following points:

- There has been no consultation with local residents;
- Reduced parking within the school grounds following previous extension work has led to parking problems for local residents;
- Transport vehicles that queue early in the afternoon to pick up pupils cause double parking on Park Lane, reducing the carriageway to single width;
- Makes reference to the Council's cabinet report of the 26th September 2022 and the development of the Council headquarters site in Clydach Vale.
- Questions the necessity of another classroom unit on the site;
- Enquires about the long-term future of the Park Lane School Site.

CONSULTATION

- Flood Risk Management – no objection, subject to conditions.
- Highways and Transportation – no objection.
- Public Health and Protection – no objection.
- Welsh Water – no objection, subject to conditions and advisory notes.
- The Coal Authority – no objection subject to standard advisory notes.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The current LDP's lifespan was 2011 to 2021 and it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, the existing Plan remains the development plan for consideration when determining this planning application.

The site is situated within the defined settlement limits of Aberdare.

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.

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

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

It is also considered the proposed development is compliant with the NDF.

Other relevant policy guidance consulted:

PPW Technical Advice Note 11: Noise;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
Manual for Streets.

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development

The proposal relates to the siting of a modular classroom unit within the grounds of a well-established educational facility that is located within the defined settlement boundary of Aberdare. 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 the development is therefore considered to be acceptable in principle.

However, in accordance with the requirements of Policies NSA12, AW5 and AW6, development proposals may only be considered acceptable providing no adverse impacts result in terms of character, amenity or highway safety. These matters will be considered in detail in the following sections.

Impact on the character and appearance of the area

The proposed classroom unit is of a modest scale that would be suitable and acceptable within the context of the wider school site.

In terms of siting, the applicant has confirmed the proposed location for the modular 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 needs of both staff and pupils via providing a level access.

As a consequence of its siting, upon the north-western boundary of the site, it is acknowledged the unit would become a legible feature towards both occupants of the Pen Llew Court Flats and users of the Public Right of Way. However, the palisade fencing and trees that bound the site would provide an element of screening and given the location of the school, the unit would have a limited visual impact on the wider public realm.

Furthermore, it is not considered the finishing materials proposed would be visually intrusive or out of context with what is a modern school building.

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.

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

Impact on residential amenity and privacy

Whilst the application site is closely related to the adjacent Pen Llew Court Flats site, the modular unit would be sited approximately 18m away from the nearest flat within the complex, being separated from the development by its associated car park, the aforementioned Public Right of Way and a number of mature trees.

Furthermore, no window openings would be contained within the rear elevation of the unit that would face the flats, whilst the submitted drawings indicate that the wall panels and roof of the modular unit would be insulated and windows double glazed which is considered would limit any noise transference from within the building to the closest receptors.

Lastly, given that the additional classrooms would be positioned next to an existing school yard/playground, it is not considered that the siting of the unit at this location would give rise to significantly greater levels of noise and disturbance than that which already occurs.

Consequently, it is not considered that the addition of the modular classroom unit to the existing school site would compromise the amenity or privacy of the closest residents or represent an incompatible land use. Therefore, the application is considered to be acceptable and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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 school is located at the termination of Park Lane which provides a single footway link leading to the site and benefits from parking/waiting restrictions to maintain the free flow of traffic to and from the school and an informal turning area at its termination.

Parking

In accordance with the Council's Supplementary Planning Guidance relating to Access, Circulation & Parking (2011) the proposed additional classrooms will increase the parking requirement of the site by 2 spaces with none proposed.

Highways Conclusion

There is slight concern that the proposal would increase the parking requirement of the school site by 2 spaces with none proposed. However, taking into consideration that the increase is minimal and that the number of staff and the school roll would not increase, the proposal is considered acceptable and in accordance with Policies AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Drainage

The proposed development would result in a total construction area of over 100 square metres and the applicant will therefore be required to submit an application to the Sustainable Drainage Systems (SuDs) Approval Body (SAB), under Schedule 3 of the Flood and Water Management Act 2010. The applicant would also be required to comply with Part H of the Building Regulations.

Neighbour Consultation Responses

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

In respect of the consultation exercise, direct neighbour notification letters were sent to no fewer than twenty occupants of the Pen Llew Court Flats who it is considered, given the site context and minor nature of the proposals, would be the neighbouring residents who could be most directly affected by the development. In addition, three site notices were erected within the vicinity of the site to publicise the application to wider neighbouring residents.

In terms of the proposed works, the addition of the modular accommodation to provide two additional classrooms will not reduce or compromise current onsite car parking arrangements. The applicant has also advised that, subject to gaining planning approval, it is their intention to undertake the development over the summer holidays to minimise disruption to learners, staff and local residents.

In relation to the vehicular congestion during drop-off and pick-up times at the school, the applicant has been made aware of the concerns shown so that it can be communicated to staff, parents and carers to park appropriately and be respectful of residents when visiting the school site. Members should note that, there are provisions outside of the planning process to enforce illegal parking in line with the parking and waiting restrictions that exist at the access road to the site.

The Council's education directorate have also advised that pupil numbers within special schools have continued to grow and they are seeing increasing numbers of learners with complex needs requiring specialist facilities and support. Therefore, given that the Council have a statutory duty to keep Additional Learning Need (ALN) provision under review, there is a requirement for sites to be frequently improved and upgraded. Accordingly, and as reported, previous works undertaken to create more capacity on a number of the Council's special school sites are now complete. However, school sites remain under constant review so that learners and staff have access to best possible teaching and learning environment.

The current proposals are being made to improve facilities at Park Lane School for both pupils and staff. The opening of the new school at the Clydach Vale site, if approved, will provide a brand-new state of the art special school in the Rhondda Valley to meet the growth in demand for special school provision. This will alleviate capacity pressures in the medium to long-term and will result in the growth of special schools in Rhondda Cynon Taf from 4 to 5 schools. Educational colleagues have

confirmed that Park Lane School will continue to provide much needed special school placements in the Cynon Valley for 3–19-year-olds, so that pupils do not have to travel far for their educational needs.

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 modular classroom unit at the school would provide improved services for existing 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: Approve

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 drawing numbers and documents received by the Local Planning Authority on 16/06/2023 and 06/07/2023, unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing no. 5495_4097_B01 (Existing Site Layout)
- Drawing no. 5495_4097_B01 (Proposed Layout)
- Drawing no. 5495_4097_A01 (Site Location Plan)
- Drawing no. 23025 (Proposed Elevations)
- Drawing no. 23025 (General Arrangement)
- Drawing no. 23025 (Foundations Plan)
- Drawing no. SK01 (External Retaining Wall Detail)

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

PLANNING & DEVELOPMENT COMMITTEE

03 AUGUST 2023

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 10/07/2023 – 21/07/2023

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

03 AUGUST 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

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

OFFICER TO CONTACT

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

See Relevant Application File

APPEALS RECEIVED

APPLICATION NO: 23/0044
APPEAL REF: CAS-02825-G1T1T7
APPLICANT: Mrs Pike
DEVELOPMENT: Retrospective retention of steps and middle decking
(Resubmission of 22/0783/10)
LOCATION: 3 PLEASANT HEIGHTS, PORTH, CF39 0LZ
APPEAL RECEIVED: 27/06/2023
APPEAL START DATE: 19/07/2023

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Aberdare East

23/0030/13 Decision Date: 20/07/2023
Proposal: 2 detached dwellings
Location: PLOT 7 THE AILSA, MOSS PLACE, ABER-NANT, ABERDARE

23/0199/10 Decision Date: 11/07/2023
Proposal: Change of use from Hairdressers (A1) to mixed use Commercial (A1 use) and 4no. Residential Flats (C3a use) (Flood Consequence Assessment Received 12/06/2023)
Location: THE HAIR LOUNGE, 59 CARDIFF STREET, ABERDARE, CF44 7DG

Aberdare West and Llwydcoed

23/0518/10 Decision Date: 13/07/2023
Proposal: Two storey extension over integral garage
Location: 10 GLASFRYN, CWMDARE, ABERDARE, CF44 8SB

Brynna and Llanharan

23/0560/01 Decision Date: 10/07/2023
Proposal: 1 no. fascia signage with individual lettering (halo illumination) and 1 no. monolith sign (halo illumination)
Location: ORTHO CLINICAL DIAGNOSTICS, FELINDRE MEADOWS, LLANHARAN, PENCOED, BRIDGEND, CF35 5PZ

Church Village

23/0551/10 Decision Date: 20/07/2023
Proposal: Orangery and associated works
Location: 34 TY CRWYN, CHURCH VILLAGE, PONTYPRIDD, CF38 2HX

23/0561/10 Decision Date: 18/07/2023
Proposal: Single storey rear extension, second storey extension over garage.
Location: 3 LLANERCH GOED, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TB

23/0593/19 Decision Date: 20/07/2023
Proposal: Works to trees - decaying bark & sapwood at base of tree
Location: 4 RHODFA'R ORSAF, CHURCH VILLAGE, PONTYPRIDD, CF38 1BS

Graig and Pontypridd West

23/0198/10 Decision Date: 19/07/2023
Proposal: Replacement External Steel Fire Exit Staircase
Location: HETTY PIT, GYFEILLION ROAD, HOPKINSTOWN, PONTYPRIDD

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

Report for Development Control Planning Committee

10/07/2023 and 21/07/2023

Graig and Pontypridd West

23/0483/12 Decision Date: 18/07/2023
Proposal: Like for like replacement of 2no. sash windows, repair / restoration of windows and doors, window-mounted fans into existing windowpanes, new external accessibility ramp, partial removal of 2no. internal walls,
Location: PONTYPRIDD RAILWAY STATION, BROADWAY, PONTYPRIDD, CF37 1DT

Hawthorn and Lower Rhydfelen

23/0152/10 Decision Date: 17/07/2023
Proposal: Side return extension, garage to rear
Location: 24 NANT-Y-DALL AVENUE, RHYDYFELIN, PONTYPRIDD, CF37 5LE

Hirwaun, Penderyn and Rhigos

23/0570/10 Decision Date: 20/07/2023
Proposal: Two storey rear extension and new side window.
Location: 35 HEOL ESGYN, RHIGOS, ABERDARE, CF44 9BX

Llantrisant and Talbot Green

23/0372/10 Decision Date: 14/07/2023
Proposal: Ground floor rear extension, side/rear double storey extension.
Location: GELLIWION, 42 DANYGRAIG DRIVE, TALBOT GREEN, PONTYCLUN, CF72 8AQ

Llwyn-y-pia

23/0615/10 Decision Date: 10/07/2023
Proposal: Single storey rear extension, relocate main entrance door, new kitchen window
Location: 3 INVERLEITH TERRACE, LLWYNYPIA, TONYPANDY, CF40 2EX

23/0673/31 Decision Date: 14/07/2023
Proposal: Electronic communications apparatus
Location: 7 PONTRHONDDA AVENUE, LLWYNYPIA, TONYPANDY, CF40 2TA

Mountain Ash

23/0528/10 Decision Date: 18/07/2023
Proposal: Change of use from office (B1) to children's play area (D2) with small ancillary coffee shop
Location: PT GND FLR, C L WORKSPACE, NEW ROAD, MOUNTAIN ASH, CF45 4DG

Pontyclun Central

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

Report for Development Control Planning Committee

10/07/2023 and 21/07/2023

Pontyclun Central

23/0468/10 Decision Date: 10/07/2023
Proposal: Proposed attic extension and attached garage
Location: 13 ST DAVIDS ROAD, MISKIN, PONT-Y-CLUN, PONTYCLUN, CF72 8PW

Pontyclun West

23/0462/10 Decision Date: 17/07/2023
Proposal: New 150 seater grandstand
Location: IVOR PARK FOOTBALL PITCH, COWBRIDGE ROAD, BRYNSADLER, PONT-Y-CLUN

Taff's Well

23/0484/10 Decision Date: 14/07/2023
Proposal: Side garage extension
Location: 111 TY RHIW, TY-RHIW, TAFF'S WELL, CARDIFF, CF15 7RW

Ton-teg

23/0548/10 Decision Date: 13/07/2023
Proposal: Single storey extension
Location: 30 FFORDD GERDINAN, TON-TEG, PONTYPRIDD, CF38 1ER

Tonyrefail East

22/1138/15 Decision Date: 17/07/2023
Proposal: Variation of condition 12 (roundabout details) of planning permission 18/0313/10 to allow for alternate means of access onto Mill Street to be considered.
Location: LAND TO THE EAST OF MILL STREET, TONYREFAIL

Treforest

22/1358/09 Decision Date: 19/07/2023
Proposal: Lawful Development Certificate for Existing Use of Property as a House in Multiple Occupation (HMO) (Use Class C4)
Location: 27A CARDIFF ROAD, GLYN-TAF, PONTYPRIDD, CF37 5RE

Treherbert

23/0456/23 Decision Date: 10/07/2023
Proposal: Prior approval - creation of 2no. new cleaning platforms and associated access footpath.
Location: LAND AT TREHERBERT RAILWAY STATION, STATION TERRACE, TREHERBERT, TREORCHY, CF42 5HU

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

Report for Development Control Planning Committee

10/07/2023 and 21/07/2023

Treherbert

23/0508/10 Decision Date: 21/07/2023

Proposal: Forest track diversion

Location: BWLCH FOREST TRACK BETWEEN BLAENGWYNFI AND TREORCHY

Treorchy

22/1293/15 Decision Date: 21/07/2023

Proposal: Variation of condition 1 of previously approved application 11/1083/10 to extend the time period. (Bat Report received 27/05/23)

Location: GLANCAMLAS BUNGALOW, DUNRAVEN TERRACE, YNYS-WEN, TREORCHY, CF42 6EL

23/0524/10 Decision Date: 10/07/2023

Proposal: Two storey rear extension and change of use first floor redundant offices in to 1 bedroom flat.

Location: TUDBALL AND EDWARDS ESTATE AGENTS, 92 BUTE STREET, TREORCHY, CF42 6AH

23/0554/10 Decision Date: 20/07/2023

Proposal: First floor extension

Location: 1 CHAPEL STREET, TREORCHY, CF42 6RT

Ynysybwl

23/0542/10 Decision Date: 11/07/2023

Proposal: Convert garage into a living space, replace garage door with window.

Location: 1 BRYN AUR, COED-Y-CWM, PONTYPRIDD, CF37 3JE

Total Number of Delegated decisions is 27

Aberdare East

23/0143/13

Decision Date: 20/07/2023

Proposal: 5 detached dwelling with double garages

Location: LAND AT MOSS PLACE, ABER-NANT, ABERDARE

Reason: 1 At the maximum parameter range, the proposed development by reason of its siting, scale and orientation to the neighbouring property to the north west (Glen Roy), would result in an overbearing form of development, to the detriment of the level of residential amenity currently enjoyed by those occupiers. As such the proposal is considered to be contrary to policy AW5 of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

Total Number of Delegated decisions is 1

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