



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

24th June 2020

SITE MEETING

**APPLICATION NO. 19/0829/10 – CONVERSION OF A CHURCH TO 8
APARTMENTS. ENGLISH CALVARY BAPTIST CHURCH, CLIFF TERRACE,
TREForest, PONTYPRIDD.**

**REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES &
COMMUNICATION**

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1. PURPOSE OF THE REPORT

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

2. RECOMMENDATION

It is recommended that Members:

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

3. BACKGROUND

- 3.1 In accordance with Minute No 193 (Planning and Development Committee – 5th March 2020) a site inspection was undertaken on Wednesday 24th June 2020 to consider the potential adverse effect the development could have on the local community and highways issues relating to parking.
- 3.2 Due to Welsh Government social distancing restrictions in response to Covid-19, committee Member attendance at the site visit was reduced to ensure the safety of those attending. The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Hughes and S. Powderhill.

- 3.3 Members met at the front of the proposed development English Calvary Baptist Church, Cliff Terrace, Treforest.
- 3.4 The Planning Officer in attendance informed members that planning permission is sought for the conversion of the English Calvary Baptist Church, Cliff Terrace, Treforest, Pontypridd into 8 apartments.
- 3.5 The Planning Officer advised that whilst the statutory consultees had raised no objections, the local residents had raised a number of concerns regarding traffic levels and the feasibility of access to the site should the application be granted. The Planning Officer continued to inform Members that initially objections had been raised by the Highways and Transportation section due to the lack of off-street parking however the applicant had submitted an amended layout plan indicating 7 off-street parking spaces at the front of the site to serve the development.
- 3.6 Members noted the historical nature of the site and queried whether the building held a listed status. The Planning Officer advised that the building is not listed although noted the good condition of the interior detail in the building.
- 3.7 Members noted concerns regarding parking and commented on the access to the road being unsuitable for turning. Members also queried the amount of parking spaces to be provided and whether this was sufficient for the size of the proposed development. The Highways Officer informed Members that in accordance with the Council's adopted SPG, a maximum of 18 off-street parking spaces are required (16 spaces for residents and 2 for visitors). The Highways Officer acknowledge that the amended site layout plan indicates that 7 off-street parking spaces are to be provided off Cliff Terrace and that this results in a shortfall of 11 spaces. However, the Highways Officer also advised Members that the proposal included cycle storage and considering traffic management on local highway network, the sustainable location of the site and the sustainable transport hierarchy as set out in PPW10, the shortfall in parking provision was on balance acceptable.
- 3.8 Members also queried the number of apartments proposed to be developed at the site and discussed the concern of over intensifying the development of the site and the implications this would cause to the traffic and highways issues. Members queried the amount of apartments suitable to be developed on site in relation to the payment of CIL. The Planning Officer advised Members that the payment of CIL was based on the area of the land.
- 3.9 Members also discussed the potential issue the presence of a burial site could cause on the development and the Planning Officer informed

Members this matter would need to be resolved prior to any development of this site commencing.

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