



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

24th June 2020

SITE MEETING

**APPLICATION NO.20/0006/10 – Construction of a detached split level three
bedroom dwelling.
LAND AT GLANFFRWD TERRACE, YNYSYBWL, PONTYPRIDD, CF37 3LW**

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

Author: Jessica Daniel, Council Business Unit.

1. PURPOSE OF THE REPORT

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

2. RECOMMENDATION

It is recommended that Members:

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

3. BACKGROUND

- 3.1 In accordance with Minute No 197 (Planning and Development Committee – 5th March 2020) a site inspection was undertaken on Wednesday 24th June 2020 to gain a clear understanding of the site and location of the proposed development and the reasons for refusal on previous applications before considering the current application.
- 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 and S. Powderhill.

- 3.3 Local Member, County Borough Councillor S. Pickering was also present at the meeting.
- 3.4 Members met at the site of the development on land at Glanffrwd Terrace, Ynysybwl.
- 3.5 The Planning Officer in attendance informed members that planning permission is sought for the construction of one detached dwelling on land at Glanffrwd Terrace, Ynysybwl. The Planning Officer reminded members that the application proposes the construction of a single residential dwelling with associated vehicular access and parking areas on a parcel of land that is located outside the defined settlement limits. The Planning Officer highlighted to Members that the key consideration in the determination of the application is whether the principle of residential development is acceptable upon the site.
- 3.6 The Planning Officer advised that land in the surrounding area had a history of planning refusal and went on to outline the key issues that led to the Officer recommendation including impact on the character of the area, impact on residential amenity and privacy and loss of vegetation on the land.
- 3.7 The Planning Officer noted that there had been six letters received in response to the application. Three in support of the application and three objections to the application.
- 3.8 Members discussed the locality of the bus stop near to the development site and queried the impact the development would have on the access for local buses. Members noted the inclusion of 4 parking spaces and queried the width of the entrance to the driveway. The Planning Officer informed Members that there had been no objections raised by the Highways and Transportation section subject to conditions including the construction of a raised border kerb surrounding the bus stop.
- 3.9 Members walked around the site to view the proposed development area from the public right of way to the rear of the site. The Planning Officer informed Members that the level of overlooking to the garden areas of properties situated at Clydach Road from the development, was felt to be significant enough to warrant refusal. Members noted that the issue of overlooking to properties was common in the South Wales Valleys and queried the impact screening may have on the proposed development. The Planning Officer informed members that due to the steeply sloping topography of the site it would be difficult to screen such views.

- 3.10 Members queried the recently built dwellings on the same parcel of land to the east of the proposal. The Planning Officer informed Members that they occupy wider sites and have more restrictive views due to their location and screening by vegetation and mature trees which are the subject of a Tree Preservation Order (TPO 97).
- 3.11 The Chair thanked the officers for the report and closed the meeting.