



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

24th June 2020

SITE MEETING

**APPLICATION NO. 20/0110 – VARIATION OF CONDITION 2 AMENDMENTS
TO APPROVED PLANS (PREVIOUS APP 15/1007/10) TO REPOSITION
HOUSE AND DRIVEWAY.**

**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 212 (Planning and Development Committee – 11th June 2020) a site inspection was undertaken on Wednesday 24th June 2020 to consider highways issues relating to parking and potential adverse effect on neighbouring properties.
- 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. Caple, G. Hughes, S. Powderhill and J. Williams.

- 3.3 Local Member, County Borough Councillor A.G. Cox was also present at the meeting.
- 3.4 Members met at the site of the development on land adjacent to 22 Jestyn Street, Porth.
- 3.5 The Planning Officer in attendance informed members that planning permission is sought to vary condition 2 of planning permission 15/1007/10 to enable a revision to the scope of the scheme. The officer went on to explain that the extant consent permits the construction of a new four bedroom dwelling on a parcel of land at the end of Jestyn Street. The dwelling would have been positioned centrally within the site to enable a crossover and driveway to be laid between its eastern side elevation and the boundary with the neighbouring house no.22. However, in order to simplify construction and manage the southerly fall in level, the applicant seeks to reposition the house towards the eastern boundary and have the driveway and vehicular access to the west.
- 3.6 The Planning Officer advised that no objections had been received from statutory consultees and whilst one resident had highlighted highway access concerns during a telephone call, no formal objections had been received from neighbours. However, County Borough Councillor J. Williams advised that local residents had raised a number of concerns with her regarding traffic levels and the feasibility of access to the site, should the application to amend condition 2 be granted.
- 3.7 Members noted the concerns regarding the proposed new site for parking and the potential for reversing vehicles to be crossing into private land and sought information from the Highways officer to clarify this position.
- 3.8 The Planning Officer displayed visual diagrams of the proposed new access site indicating the path for vehicles entering and leaving the site. The Highways Officer highlighted that Jestyn Street is sub-standard in terms of its current highways and parking access and Members noted this. The Highways Officer acknowledged Members question regarding accessing the site without crossing into private land and explained that the swept path analysis submitted as part of the proposal indicates that vehicles would be able to enter and leave the propose development site without encroaching on to private land.
- 3.9 Members noted the close proximity of the proposed amended driveway to a neighbouring property and raised concern about the width of the proposed driveway. The Highways Officer advised members that due to width of the drive, footway and carriageway, vehicles parked in the proposed site

curtilage should be able the access and egress the site would without impacting on private land.

- 3.10 Members also discussed the potential adverse effect on neighbouring properties with reference made to previous developments causing an increase in highways issues and dust. The Highways Officer advised Members that conditions have been suggested limiting HGV delivery times and construction traffic management plan to mitigate adverse impact of construction on local highway network in the interests of highway safety and free flow of traffic.
- 3.11 Local Member, County Borough Councillor A.G. Cox spoke on the application and put forward their objections sharing the same concern as local residents regarding the close proximity of the parking space to private land and the potential issues this could cause.
- 3.12 The Chair thanked the officers for the report and closed the meeting.