



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

18th May 2021

SITE MEETING

APPLICATION NO. 20/1342/10 - 11 affordable dwellings and associated works. Revised site layout plan (repositioned bin store and shared amenity space) and additional section/elevation drawings re plot 6, received 9th March 2021. FORMER MISKIN PRIMARY SCHOOL, SCHOOL ROAD, MISKIN, PONTYCLUN

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 166 (Planning and Development Committee – 29th April 2021) a site inspection was undertaken on Tuesday 18th May 2021 to consider overdevelopment of the site and highways concerns.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, D. Grehan, W. Owen, S Powderhill, D. Williams and J. Williams.

- 3.3 Apologies for absence were received from Committee Members - County Borough Councillors J. Bonetto, G. Caple, G. Hughes, P. Jarman and R. Yeo
- 3.4 Members met at the proposed front entrance to the site on School Road and entered the site to view the proposed parking site, outdoor amenity space and rear of the current building. The Planning Officer in attendance informed members that planning permission is sought for the conversion the former Miskin Primary School, School Road, Miskin, to 11 affordable dwellings.
- 3.5 The Planning Officer outlined the proposed conversion works which would result in extensions to the front and rear of the School building and the considerations in respect of the amenity of the adjoining neighbouring occupiers. Members noted that the primary entrance would be at the front of the building facing School Road, although there would be an additional access leading to the rear car park and shared amenity area. A total of 11 off-street car parking spaces and a cycle store would be provided within the site, the location of which was pointed out to Members.
- 3.6 Members noted their concerns regarding the highways safety and access to the site and were informed that the proposed site plan incorporates a localised narrowing of School Road to 5.5m, which would allow the kerb line on the development side to be 'built-out' to improve the available vision splays. The Highways officer present also confirmed to Members that the side access was the only vehicular access point to the site.
- 3.7 Members also discussed the proposed outdoor amenity space and asked the Planning Officer to outline where this would be on the site. Members discussed the size of the site alongside the proposed parking area.
- 3.8 Members asked the applicant who was also present, to detail their experience of delivering any similar schemes and for information on how the applicant determines who would live in the proposed dwellings. The applicant provided information of a nearby project in Llantrisant and also provided details of how they form their lettings policy. They provided information of the criteria that can be incorporated into the lettings policy.
- 3.9 Members also queried the number of dwellings outlined in the application and questioned whether 11 is a possible over development. Members were advised that the outlined plans for each proposed dwelling meet the DQR requirements for internal space and the applicant felt confident that the number could be achieved.
- 3.9 The Chair thanked the officers for the report and closed the meeting.