



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**PLANNING & DEVELOPMENT COMMITTEE**

**7<sup>th</sup> July 2021**

**SITE MEETING**

**APPLICATION NO. 20/1337/10- Erection of 3 detached dwellings. Retention of existing dwelling and associated works (Amended Plans rec. 15/02/2021). BIRCHWOOD, LLWYDCOED ROAD, LLWYDCOED, ABERDARE, CF44 0UL**

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

**3. BACKGROUND**

- 3.1 In accordance with Minute No 7 (Planning and Development Committee – 24<sup>th</sup> June 2021) a site inspection was undertaken on Wednesday 7<sup>th</sup> July 2021 to look into the issue of flooding and the close proximity of nearby properties.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors G. Caple, S. Rees, P. Jarman, W. Lewis and D. Williams.

- 3.3 Members met at the entrance to the existing property on the site and entered the site to view the proposed new entrance and proposed area for the 3 new dwellings. The Planning Officer in attendance informed members that planning permission is sought for the construction of 3 detached dwellings on a parcel of land that currently forms part of the garden curtilage of an existing residential dwelling known as Birchwood, which is situated on Llwydcoed Road, Llwydcoed, Aberdare.
- 3.4 The Planning Officer outlined to Members the existing dwelling at the site and its associated garage would be retained and demonstrated to Members the proposed dwellings would be situated to its south-eastern side elevation (plot 1) and south-western rear elevation (plots 2 and 3). The Planning Officer also highlighted to Members that both the existing dwelling and the three dwellings proposed would be accessed off a new private access road which would be served off Llwydcoed Road to the north. The driveway would run along the north western boundary of the site. The existing Public Right of Way (OED/22/5) that runs alongside the south-eastern side of the site would be altered as a result of the proposal.
- 3.5 Members walked around the site and noted the large number of hedgerows that are currently situated on the land. Members queried to what extent these hedgerows and trees would be retained. The Planning Officer advised Members that there are no tree protection orders in place on any tree on the land and that the nature of the works to provide the new private access road would result in the loss of some trees and hedgerow to the entrance of the site. Members were advised that the remaining hedgerows bordering the development would remain.
- 3.6 Members also discussed the risk of flooding. The Flood Risk Management Officer advised Members that the site is within a high surface water flood risk area which has the potential to impact on to the existing, proposed and neighbouring property and land. He advised that the proposed changes required to develop the new access road is believed to increase the risk at the site.
- 3.7 The Officer explained that the proposed development is required to meet the requirements of TAN15 specifically paragraph 8 (surface water flood risk) and in doing so will require evidence to be submitted by the applicant that outlines a strategy to manage the existing surface water flood risk, details of the proposed sites discharge rate to prevent flood risk being exacerbated and a strategy detailing the proposed communication plan to inform prospective homeowners of the perceived risk and overland flow paths.
- 3.8 The Flood Risk Management Officer also advised Members that separate Sustainable Drainage Approval will be required at the site However, this

approval would focus on the technical information related to the developments sustainable drainage infrastructure which generally requires above ground drainage infrastructure such as Swales, Greenroofs, Rain Gardens or attenuation basins. As such, it is believed that the technical surface water drainage details will be adequately dealt with in the Sustainable Drainage application process. However, it should be recommended that the proposed development is conditioned as part of the Planning permission to meet the requirements of TAN15 paragraph 8.

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