



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**PLANNING & DEVELOPMENT COMMITTEE**

**3<sup>rd</sup> August 2021**

**SITE MEETING**

**Application No: 20/1182 - Development of five detached dwellings (Approval of reserved matter details pursuant to grant of outline permission 14/1308/13, as extended by 19/0334/15) (Amended Plans received 23/03/2021). FORMER CWMBACH LIBRARY SITE, MORGAN ROW, CWMBACH, ABERDARE, CF44 0DU**

**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 22 (Planning and Development Committee – 22<sup>nd</sup> July 2021) a site inspection was undertaken on Tuesday 3<sup>rd</sup> August 2021 to consider the highways access and rights of way issues.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, P. Jarman, W. Lewis, D. Williams and J. Williams.

- 3.3 Members met at one of the proposed entries to the site on Morgan Row and walked around to view the second proposed access on Pond Place. The Planning Officer in attendance informed members that the application seeks reserved matters consent (access, appearance, landscaping, layout and scale) for the development of 5 no. detached dwellings at the former Cwmbach Library Site, Morgan Row, Cwmbach. Members were reminded of the history of the site with the Planning Officer advising that outline planning permission was originally granted on 22/04/2015 (Application Ref: 14/1308/13), with the permission extended on 21/05/2019 (Application Ref: 19/0334/15).
- 3.4 The Planning Officer provided a visual copy of the Site Layout Plan indicating that dwellings contained within Plots 1 – 4 would be positioned towards the eastern side of the application site, with Plot 1 accessed from the south via Morgan Row and Plots 2 – 4 accessed via Pond Place. Plot 5 would be located within the north western corner of the application site, with access gained from Cwmbach Road to the west. Members were advised that each dwelling would benefit from private amenity space and Plots 2 – 5 would contain ancillary garages.
- 3.5 The Highways Officer in attendance discussed the concern regarding the proposed access off Pond Place due to the high on street car parking demand, which narrows the available road width, and sub-standard turning area, which results in reversing movements along Pond Place. Members were advised that to mitigate concerns the developer has proposed to increase the length of the turning head to a minimum of 16.5 metres as well as provide a 1.8 metre wide footway on the development side. This would allow for safe turning movements of larger vehicles and segregated footway facilities would improve pedestrian safety.
- 3.6 Members discussed the highways safety on Pond Place and queried the use of double yellow lines on Pond Place currently. The Highways Officer informed Members these were to protect the turning and prevent parking in this area. Members also discussed the concerns raised regarding the public right of way access. The Planning Office advised that there had currently been no decision received regarding this issue. They continued by showing Members visual plans outlining the route in question and it's relation to the proposed plans. Members were advised that the grant of a planning permission does not authorise the obstruction of a right of way and the developer would therefore need to make an application to divert the right of way if necessary.
- 3.7 Members also discussed alternative access routes to the site and were advised by the Highways Officer that there had been no alternative plans submitted by the applicant. Members also discussed the impact on current residents in Pond Place and provision of parking. The Highways Officer

advised Members that in accordance with the SPG Access, Circulation & Parking 2011, each dwelling proposed has a maximum off street car parking requirement of three spaces, with each plot accommodating in excess of this requirement therefore it is believed there will be no impact to parking on Pond Place.

- 3.8 Local Member, County Borough Councillor J. Elliott and County Borough Councillor T. Williams spoke on the application. One Member outlined their concerns regarding the presence and management of Japanese Knotweed at the site. Reference was also made to the Right of Way issue and one Member commented on the concerns of local residents regarding this. There were also concerns raised by one Member regarding the highways issues discussed by Members during the meeting with reference made to the frequency of deliveries and visitors to the access on Pond Place having a detrimental impact on residents.
- 3.9 The Chair thanked the officers for the report and closed the meeting.