



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

21st September 2021

SITE MEETING

**APPLICATION NO: 21/0635/10 Detached 3 bed bungalow with parking for 3 cars (Affecting Public Right of Way PON/4/1).
Bodwenarth Farm, Albion Court, Cilfynydd, CF37 4JA**

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 53 (Planning and Development Committee – 2nd September 2021) a site inspection was undertaken on Tuesday September 2021 to consider the potential drainage issues and height of the proposed fence.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Grehan and J. Williams.

- 3.3 Members met at the front of the site at Bodwenarth Farm and walked around the site to view the rear of the proposed development. The Planning Officer advised Members that full planning permission was previously granted for a dwelling at Bodwenarth Farm in Cilfynydd and all conditions discharged. Members noted that Construction of the dwelling has commenced, however it is being constructed 1m above the approved slab level. As no formal application had been submitted for the changes, this application has been submitted to attempt to authorise those works. It was advised the access and the size and design of the dwelling being constructed is the same as previously permitted with some minor elevation changes i.e. the front of the dwelling would be render and not stone.
- 3.4 The Planning Officer advised Members that the plans detail a 900mm high stone wall that would be provided to mark the front boundary. A 1.8m high close boarded fence would be provided along the remaining boundaries. To the rear, between the site and rear gardens of dwellings on Hilltop Avenue, it is detailed there would be a buffer zone of soft landscaping. Members observed the site from the rear of the property to view the area of proposed fencing and soft landscaping. Members noted the distance to the rear of properties in Hilltop Avenue and the presence of dwellings alongside the proposed development site of two storeys. It was advised photographs taken from the perspective of the occupiers of dwellings on Hilltop Avenue are available to view in the presentation to Committee.
- 3.5 Members also considered the concerns regarding potential drainage issues. The Planning Officer outlined the response from the Councils Flood Risk Management team and Structural Officer as contained in the original report. Members noted the gradient of the land running backwards towards the property.
- 3.6 The Planning Officer also highlighted that there are less conditions on this recommended permission, as compared to the original permission, as this application is retrospective, conditions on the original permission have been previously discharged and the necessary conditions for this application are a response to the consultation comments as highlighted in the original report.
- 3.7 The Chair thanked the officers for the report and closed the meeting.