



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

5th October 2021

SITE MEETING

APPLICATION NO: 21/0256/10 Partial change of use from commercial to residential to create two commercial premises and eight flats, along with associated works (Flood Consequence Report received 05/07/2021, Amended Plans received 07/07/2021).

22-22A CARDIFF STREET, ABERDARE, CF44 7DP

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 66 (Planning and Development Committee – 16th September 2021) a site inspection was undertaken on Tuesday 5th October 2021 to consider the potential impact the proposed extension would have on the street scene, the impact on parking and the storage location for refuse.

- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Williams and P. Jarman.
- 3.3 Members met at the front entrance to the building on Cardiff Street. The Planning Officer informed Members that the application seeks full planning permission for the conversion and partial change of use from a commercial premises with residential accommodation above to two commercial premises and eight residential flats at 22-22a Cardiff Street, Aberdare. The Planning Officer outlined the proposed layout of the building noting the commercial use to the front ground floor and rear basement units with accommodation mainly on the upper floors.
- 3.4 The Planning Officer advised site is positioned within the defined retail boundary of Aberdare, which is designated as a Principal Town Centre within the retail hierarchy. Surrounding land is most commonly made up of commercial and residential properties. The Planning Officer highlighted to Members the current condition of the building and the reasoning for the recommendation to approve the application.
- 3.5 Members noted the number of residential accommodation units and queried who the intended market would be for these. Following discussion with the applicant the Planning Officer advised that it is believed they would appeal to a variety of tenants, including young couples and families.
- 3.6 Members also queried the fire safety aspects of the application noting that a single fire escape route was outlined on the application. The Planning Officer advised that the development would be required to meet full building regulations and a full sprinkler system throughout the building was proposed. Members also raised questions regarding the location of the bin storage and the Planning Officer outlined that following re-submission of the application bike and bin storage has been moved to the front of the building, rather than within the basement to the rear.
- 3.7 Members walked to the rear of the property to view the site for the proposed extension. The Planning Officer showed Members the visual plans for the extension and pointed out buildings of a similar height on the street. Members noted the scale in comparison.
- 3.8 Members queried access to the nearest amenity space for young children. The Planning Officer advised Members of the close distance to the Sobell Sports Centre and Fields as well as Aberdare Park. Members however noted the requirement to cross busy highways and the distance to access these spaces. Members also noted the lack of outdoor space for purposes such as laundry drying.

- 3.9 Members also queried the provision of parking at the proposed development. The Highways Officer advised that the site was within zone 1 and would require 8 parking spaces in accordance with the SPG. The development would retain commercial use to both Cardiff Street and Duke Street and therefore the loading bay in Duke Street would need to be retained to serve the development and adjacent businesses. In response to Members enquiry with regard parking permits, the flats would be addressed into Cardiff Street and as such would have potential to apply for parking permits for the Cardiff Street and associated zone.
- 3.10 Local Member, County Borough Councillors S Bradwick and M. Forey spoke on the application and outlined their concerns in regards to parking. They noted the location of the building in close proximity to the Town Centre but raised concerns that there will be an increased demand for residential parking permits in the area as a result.
- 3.11 The Chair thanked the officers for the report and closed the meeting.