

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2022-2023:

**PLANNING AND
DEVELOPMENT COMMITTEE**
7th July 2022

**REPORT OF: DIRECTOR
PROSPERITY AND
DEVELOPMENT**

	Agenda Item No.
APPLICATION NO: 18/1346/10 – Proposed 120 unit residential development with associated landscaping and engineering works at the Former Blengwawr Comprehensive School, Club Street, Aberaman, Aberdare	

1. PURPOSE OF THE REPORT

Members are asked to consider the determination of the above planning application.

2. RECOMMENDATION

That Members consider the report in respect of the application and determine the application having regard to the advice given.

3. BACKGROUND

The above planning application was granted planning permission at appeal on 8th January 2020. The permission was subject to a Section 106 agreement requiring the following: -

- The construction of 12 affordable housing units
- The provision of bat commuting and foraging routes in line with the bat addendum report; and,
- The provision of a local equipped area for play for children up to 3 years.

The intention was that the play area was to be provided on an area of land located between plots 79 and 80 and immediately south east of Maesyffynon Grove. Following extensive discussion with the Council's Play Officer and the developer it has been concluded that the delivery of such a facility is not viable without it having an adverse impact on the dwellings (existing and proposed) and is too restrictive an area to properly accommodate play equipment. In addition a number of services run through this part of the site which further constrains its potential for any kind of development

Given the difficulties, the developer has indicated willingness to make a financial contribution of £10,000 instead of providing the play area.

As such Members are asked to authorise a deed of variation to the Section 106 agreement in the terms described above.