

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**PLANNING & DEVELOPMENT COMMITTEE**

**19<sup>th</sup> July 2022**

**SITE MEETING**

**APPLICATION NO 21/1690/10 - Proposed construction of new dwelling with attached garage (Re-submission of 21/1208/10) (Amended red line boundary received 10/03/2022), LAND ADJACENT TO CARTREF MELYS, HEOL LLECHAU, WATTSTOWN, PORTH, CF39 0PP.**

**REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES & COMMUNICATION**

**Author:** Kate Spence, 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 Refuse the application in accordance with the recommendation of the Director, Prosperity & Development.

**3. BACKGROUND**

- 3.1 In accordance with Minute No 6 (Planning and Development Committee – 7<sup>th</sup> July 2022), a site inspection was undertaken on Tuesday 19<sup>th</sup> July 2022 to visualise the lay of the land of the proposed development.
- 3.2 The meeting was attended by Planning and Development Committee Members, County Borough Councillors S Rees, G Hughes, C Middle, L Tomkinson and J Smith, and Local Member County Borough Councillor R Bevan.

- 3.3 Apologies for absence were received from Planning and Development Committee Members, County Borough Councillors J Bonetto, D Grehan, W Lewis, D Williams, R Williams, and Local Member County Borough Councillor J Edwards.
- 3.4 Members met at the front of Cartref Melys on Heol Llechau, Wattstown, Porth. The Planning Officer advised Members that full planning permission was sought for the erection of a new detached dwelling on the land adjacent to Cartref Melys.
- 3.5 The Planning Officer noted the recommendation to refuse the application as the site of the proposed development lies outside of the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan (LDP) and is contrary to Policies AW1 and AW2.
- 3.6 Members sought further understanding as to the officer recommendation of such proposals that are contrary to policy. The Planning Officer advised that the proposed development lies well outside the settlement boundary in this case, whereas historically approved applications that were contrary to policy instead bordered the settlement boundary.
- 3.7 The Highways Officer raised no objection to the proposed development, subject to conditions relating to surfacing of the private access road, surface water run-off, the use of the garage, HGV deliveries, traffic management, and wheel washing.
- 3.8. Members discussed planning history of the site.
- 3.9 Members queried sewage and draining. The Planning Officer advised that the applicant would be required to complete a Sustainable drainage systems (SuDS) application with the Council.
- 4.0 Local Member, County Borough Councillor R Bevan spoke in support of the proposed development and shared further knowledge of the site's planning history.
- 4.1 Members queried the overbearing nature of the proposed development onto existing properties. The Planning Officer advised that the proposed detached dwelling would be sufficiently distanced from the existing dwelling, Cartref Melys.
- 4.2 The Chair thanked the Officers for the report and closed the meeting.