

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2022-2023:

**PLANNING AND
DEVELOPMENT COMMITTEE**

9th MARCH 2023

**REPORT OF: DIRECTOR
PROSPERITY AND
DEVELOPMENT**

Agenda Item No. 14

APPLICATION NO: 22/0690 – Reserved matters approval of the appearance, landscaping, layout and scale of residential development (460 units), local centre development pursuant to outline planning permission 20/1196, with open space and associated drainage works; together with the discharge of conditions 3, 4, 8, 9, 10, 11, 15, 16, 26, 28, 30 and 32 as imposed on outline planning permission 20/1196. (Revised details received 07/09/22, 01/11/22 and revised site layout plan received 07/02/23).
LAND WEST OF A4119, CEFN YR HENDY, LLANTRISANT

1. PURPOSE OF THE REPORT

Members are asked to determine the above planning application

2. RECOMMENDATION

That Members **approve** the reserved matters subject of this application, subject to the revised two conditions as set out below in this report. In addition, approval be granted for the discharge of conditions, 3, 4, 8, 9, 10, 11, 16, 26, 28, 30 & 32 as imposed on the associated outline planning permission 20/1196. However, details submitted in respect of conditions 15 are not sufficient and are not discharged.

3. BACKGROUND

This application seeks an approval of reserved matters with an associated discharge of conditions pursuant to the outline planning permission 20/1196. The application was initially reported to the meeting of the Planning and Development Committee held on 26th January 2023 with a recommendation that permission be granted. A copy of the original report forms **Appendix 'A'** to this report.

At the meeting, Members expressed concerns regarding the relationship of the development (specifically plots 1-4) to the rear of existing properties in Bryn Dewi Sant (*as no doubt Members will recall the owner/occupier of 16 Bryn Dewi Sant orally addressed the Committee expressing his objections to the development in respect of the adverse impact on his property, prior to consideration of the application*). Given Members concerns Committee resolved to defer further consideration and determination of the application in order to give the applicant the opportunity to revise the scheme in order to address these concerns.

A revised site layout was subsequently submitted on 7 February 2023. This removes plots 1-4 as originally proposed, to the rear of Bryn Dewi Sant.

The total number of dwellings proposed will remain at 460no. and it is proposed that the four 're-located' dwellings be accommodated as follows:

- an additional unit has been added adjacent to what was unit 123;
- an additional unit has been added adjacent to what was unit 460;
- the previously proposed larger dwelling on plot 383 has been re-planned to provide two dwellings (so a net increase of one);
- the three plots, 5-7 on the original layout have been replaced with four smaller house types (which now become plots 1 - 4 on the revised layout), so again a net increase of one.

Plots 5-7 on the original layout, which it is proposed as plots 1-4 on the revised layout did and still do lie adjacent to the boundary with Bryn Dewi Sant. However, these do not extend further south than the parking court which lies to the side of nos. 17 and 18 Bryn Dewi Sant. No new house is no proposed from the roundabout junction on the main estate distributor road up to and past the rear boundary of 16 Bryn Dewi Sant. (*Plans clearly showing the original and revised proposals at this part of the site and the relationship with properties in Bryn Dewi Sant will be shown at the meeting*).

Following the receipt of the revised proposals a further neighbour re-consultation was undertaken with those existing neighbours who could be impacted by the changes. No objections have been received in response to this.

The revised scheme now presented for Committee's consideration and determination continues to propose 460 units and remains in accordance with the parameters established in the original grant of outline planning permission and its subsequent renewal under application 20/1196.

The submitted base site layout for the proposed development has been necessarily updated as a result of the alterations outlined above. In addition other plans based on the now revised layout are updated to maintain consistency. This also necessitates that the approved plans condition, as set out in the 26 January 2023 report (as attached at Appendix 'A') is in need of updating to the following:

1. The development hereby approved shall be carried out in accordance with the approved plans and documents listed below unless otherwise

amended by other conditions of this consent

- Planning layout drawing no. edp_6879_d018a1
- Site plan drawing no. edp_6879_d020b
- Boundary treatment plan drawing no. edp_6879_d030f
- Ambleford B edp6879_d004-A
- Brambleford edp6879_d005-A
- Keford B edp6879_d006-A
- Aynesdale edp6879_d007 -B
- Aylesford edp6879_d008-A
- Colford edp6879_d009-A
- Rightford R edp6879_d010-A
- Hubham B edp6879_d011-A
- Kitham C&R edp6879_d012-A
- Wayford R edp6879_d014-A
- Winterford C&R edp6879_d015-B
- Appleford B edp6879_d019-A
- 2.7 affordable house drawing no. edp_6879_d025a
- 3.1 affordable house drawing no. edp_6879_d026a
- 4.2 affordable house drawing no. edp_6879_d027a
- 1BF affordable house drawing no. edp_6879_d028b
- Appleford R edp6879_d031-B
- Aynesdale B edp6879_d034-A
- Ayleford R edp6879_d035-A
- Colford R edp6879_d036-A
- Keeford R edp6879_d037-B
- Brambleford R edp6879_d038-B
- Brambleford S edp6879_d039-B
- Ambleford C edp6879_d040-B
- Rightford B edp6879_d041-B
- Rightford C edp6879_d042-B
- Rightford S edp6879_d043-A
- Kitham C&B edp6879_d045-B
- Kitham R edp6879_d046-B
- Kitham B edp6879_d047-B
- Hubham R edp6879_d048-B
- Hubham S edp6879_d049-B
- Winterford R edp6879_d051-B
- Winterford S edp6879_d052-B
- Wayford C&R edp6879_d053-B
- Aynesdale C edp6879_d055-B
- Brambleford C edp6879_d056-B
- Hubham C edp6879_d057-A
- Keeford C edp6879_d058-A
- Plumdale S edp6879_d059-B
- Garages drawing no. edp6879_d061a
- Retail unit and elevations drawing no. edp_6879_d069a
- Retail unit site plan drawing no. edp_6879_d070c
- Arboricultural Impact assessment (incorporating Tree Protection measures) edp6879_r003f

- Arboricultural addendum statement edp6879_r006
- Desk study report (integral geotechnique February 2022)
- Site investigation report revision A (integral geotechnique October 2022)
- Addendum Geotechnical Site Investigation Report (intégral géotechnique, 03 November 2022)

Reason: For the avoidance of doubt as to the approved plans and documents.

Additionally, the applicants have also requested that the wording of condition 2 (as set out in the 26 January 2023 report, copy as attached at Appendix 'A') be revised to reflect the fact that the development is to take place on a phased basis and to allow required site investigations to take place through the phases rather than deal with the entire site prior to any works commencing. There is no planning objection to the alteration sought and it is considered will reflect the proposed phased nature of the development.

Accordingly, the revised condition 2, as set out below is recommended:

2. Prior to the commencement of any works within a given phase of development a further site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The report shall be sufficiently detailed to establish any further ground precautions required within that phase of development, due to the geology of the underlying limestone conglomerate and shall fully justify the choice of foundation design to serve the proposed development within that phase of development

Reason: The site may be unstable and as such, a further report on the identified issues is required in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Members are advised that details for the first phase of the development are effectively already under consideration with the submission of application 23/0147 which seeks, amongst other things, the discharge of condition 12 of outline approval 20/1196.

Members are further advised that as a consequence of the revisions, as outlined above, the Community Infrastructure Levy (CIL) due to be paid also alters slightly. As a result of the alterations made to the layout there is an increase in the amount of residential floor space to be built of 26.72 sq.m. and this leads to the total CIL liability for the development increasing to £6,121,288.05

The position in respect of the discharge of conditions sought with the current application remains as originally reported on 26 January 2023.

It is considered that the revised proposals do respond positively to the concerns that were raised by Members (and the local resident who spoke) at the 26 January meeting of the Planning and Development Committee. In the view of officers the proposed revisions represent an improvement over the original scheme presented. As such, it is further recommended that approval of the proposals with the required amendments to condition be granted.

Recommendation

That the reserved matters subject of this application, subject to the revised two conditions as set above in this report. In addition, approval be granted for the discharge of conditions, 3, 4, 8, 9, 10, 11, 16, 26, 28, 30 & 32 as imposed on the associated outline planning permission 20/1196. However, details submitted in respect of conditions 15 are not sufficient and are not discharged.

PLANNING & DEVELOPMENT COMMITTEE

26 January 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 22/0690/16 (GD)
APPLICANT: Taylor Wimpey South Wales
DEVELOPMENT: Reserved matters approval of the appearance, landscaping, layout and scale of residential development (460 units), and local centre development pursuant to outline planning permission 20/1196/15, open space and associated drainage and landscaping including the discharge of conditions 3, 4, 8, 9, 10, 11, 15, 16, 26, 28, 30 and 32. 20/1196/15 (revised details received 7th September 2022 and 1st November 2022)
LOCATION: LAND WEST OF A4119, CEFN YR HENDY, LLANTRISANT
DATE REGISTERED: 08/09/2022
ELECTORAL DIVISION: Pontyclun East

RECOMMENDATION: Approve

REASONS: The principle of the proposed development has been established under the original grant of outline planning permission 16/1385 and its subsequent renewal under 20/1196. The details submitted in respect of reserved matters are considered acceptable as are those relating to the discharge of conditions other than as stated in the report below.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development
- Three or more letters of objection have been received.

APPLICATION DETAILS

The proposals currently under consideration seek reserved matters approval for the appearance, landscaping, layout and scale for 460 dwellings and a local centre at the site. There are a wide variety of house types proposed with a mix of link, semidetached and detached houses across all phases of the development as follows: -

- 2 bedroom Appleford
- 3 bedroom Ambleford
- 3 bedroom Brambleford
- 3 Bedroom Keeford
- 3 bedroom Aynesdale
- 4 bedroom Ayleford
- 4 bedroom Plumdale
- 4 bedroom Colford
- 4 bedroom Hubham
- 4 bedroom Rlghtford
- 4 bedroom Kitham
- 5 bedroom Wayford
- 5 bedroom Wlnterford

These will deliver a total of 368 houses for private sale

- 2 bedroom Appleford
- 3 bedroom Ambleford

These will deliver a total of 30 affordable housing intermediate units

- 1 bedroom walk up flats
- WHQS 2.7 - 2 bedroom house
- WHQS 3.1 – 3 bedroom house
- WHQS 4.2 – 4 bedroom house

These will deliver a total of 62 social rented properties

The houses will be finished in a red multi brick with detailing in aggregate Bradstone Silver Grey and white through colour render. Additionally other detailing employed will be Cedral weatherboarding in forest or slate grey. Roofs will be finished in either a dark or light grey roof tile. Roads will be in tarmac with private drives in brindle block paving and paths completed in Sureset resin. Members should also note that photovoltaic panels will be applied to the front and rear elevations of properties to meet Building Regulations requirements.

The commercial unit would comprise a single storey pitched roof construction of some 200 sq. m of floorspace finished in a combination of Bradstone and rendered walls and a grey tiled roof. It would be located in the 4th phase of development.

The principal means of access to the proposed development has already been approved in the original grant of outline planning permission and its subsequent renewal under planning applications 16/1385 and 20/1196 utilising the existing roundabouts on Ffordd Cefn Y Hendy. A site distributor road will forge through the site linking the two roundabouts and the new development will be formed either facing directly on to the distributor road and through a series of cul de sacs served off it.

The current submission also seeks the discharge of conditions pertinent to the grant of outline planning permission as follows: -

Condition 3 Phasing – the housing and local centre to proceed in four phases with relevant lengths of the spine road provided within relevant phases of housing.

Condition 4 landscaping – submitted plans illustrate details of landscaping across the site in respect of areas of public open space and individual residential plots.

Condition 8 Wildlife Protection Plan – ecological baseline information has been updated and informed the Wildlife Protection Plan submitted with the application

Condition 9 Habitat Management Plan – the updated baseline ecological information has informed the Habitat management Plan submitted for consideration.

Condition 10 Site Levels – the applicants have submitted details of existing and proposed levels for consideration.

Condition 11 External Finishes – the applicants have submitted details of the external finishes they intend to use in the development, and these are described above.

Condition 15 Drainage – requires that no development on any phase of development shall commence until details of foul and surface water drainage have been agreed and such details are submitted with this application, and they take into account details of discussion undertaken with the SuDS Approval Body.

Condition 16 Protected Species Mitigation – is covered by the submitted Ecological Assessment and Ecological Mitigation and Management Plan.

Condition 26 Public Rights of Way (PROW) improvements – public footpath ANT/ 314 will enter and leave the site in the same locations as at present though its route within the site is amended to reflect the proposed layout, running alongside a retained hedgerow and area of public open space for the majority of the route and to be delivered before the completion of 200 dwellings as it falls within phase 1 of the proposed development.

Condition 28 Noise – an updated Environmental Noise Assessment has been submitted based on the housing layout now under consideration clarifying the required location of acoustic barriers

Condition 30 Construction Environmental Management Plan – is submitted with the application containing appropriate information.

Condition 32 EV charging – the condition requires the submission of electrical vehicle charging points with the retail floorspace to be provided. An EV charging point will be provided at the retail outlet covering a standard and disabled standard parking bay, which is in excess of the Future Wales minimum standard.

In addition to the submitted application forms and plans, the application is accompanied by the following:

- Design Compliance Statement

- Arboricultural Impact Assessment (incorporating Tree Protection Measures)
- Environmental Noise Assessment
- Ecological Assessment
- Wildlife Protection Plan
- Ecological Mitigation & Management Plan
- RCT Highways Construction Details Booklet
- Construction & Environmental Management Plan

SITE APPRAISAL

The application site is comprised in some 19.8 hectares of land formed in an L shape around and to the north of the established residential development at Cefn y Hendy, Miskin. The site is situated between Coed Yr Hendy on its western and some of its northern boundary with the remainder of the northern boundary only defined by hedgerow and trees. The eastern boundary is largely defined by the A4119 save for where it tracks around Ty Cefn Parc, and the southern boundary is otherwise defined by the established residential development in the area. The topography of the area can best be described as undulating with principal falls from south to north for the majority of the site with the eastern part of the site falling from west to east. The highest part of the site lies in the western part of the site with the lowest in the east.

The site is comprised of a series of fields defined by hedgerow and some key mature trees.

At present vehicular and pedestrian access to the site is gained through Ffordd Cefn Y Hendy the principal road serving as access to the existing estate. A public right of way crosses the site in a northerly direction towards Llantrisant and a second Public Right of Way runs through the woodland adjacent to the western boundary of the site

The estate itself is a relatively recent development that has come forward over the last 25 30 years for the most part. The estate is typically a combination of detached or semi-detached properties finished in brick and render combinations with conventional roof tiling and occasional feature detailing such as cast lintels and cils. The estate is also home to Ysgol Gynradd Gymunedol Gymraeg Llantrisant.

In the wider area, and within approximately half a mile of the site boundary, there are a number of amenities such as the Glamorgan Vale Retail Park and Talbot Green Shopping Park and its adjacent town centre whilst alternative shopping options are available to the south west in Pontyclun. The Llantrisant Leisure Centre is a little further away from the site at Southgate.

The site is affected by a number of designations directly adjacent to it. The Local Development Plan designates the woodland and open space as both a special landscape area (SLA) and site of importance for nature conservation (SINC). There are also designated regionally important geological sites (RIGS) to the north and east

of the site. The site is not subject of an air quality management designation though the Mwyndy Air Quality Management Area lies nearby.

PLANNING HISTORY

20/1196	Variation of condition 1(b) extension of time of planning permission 16/1385	Approved 14/05/21
20/0606	Discharge of conditions 8 Wildlife protection plan and 30 Construction Environmental management Plan planning application 16/1385	Approved 15/09/20
20/0462	Non Material Amendment to vary the wording of conditions 1(a) Reserved matters, 2 site investigation, 3 phasing, 8 wildlife, 10 levels, 11 external materials, 12 contamination, 16 protected species, 19 historic environment mitigation, 21 alignment of site distributor road, 22 engineering details, 28 noise, 29 glazing, 30 CEMP.planning application 16/1385	Approved 29/06/20
16/1385	Outline planning application for the construction of up to 460 dwellings, primary school, local centre (up to 200 sq. m net sales) open space, and associated drainage and landscaping	Approved 08/02/18
03/1674	19.1 hectare mixed use development comprising B1 business development and residential units	Allowed at appeal 23/10/08

PUBLICITY

The application was initially advertised by means of press notice, site notices and neighbour notification letters and this has generated 49 responses commenting/objecting to the proposals, following revision to the proposals a further round of public consultation was undertaken in the same manner which generated a further 16 objections. The issues identifies below relate to both rounds of consultation:

Planning Policy Issues

- The Local Development Plan states that phase 1 of the development would be low density housing and the proposed layout makes a mockery of the Local Development Plan process and is a breach of trust by RCT.

- The outline application documents confirm that a green wedge would be placed between new and existing properties and this is not included in the current layout
- Local Development Plan Policy AW5 requires that development should have no significant impact upon the amenities of neighbouring occupiers and that development should be compatible with other land uses in the area., the current design is incompatible with other uses in the locality and a new resident arguing nuisance as a result of agricultural activity would have an adverse impact on the amenities of the resident of Cefn Parc farmhouse with a potential that it could end over 150 years of agricultural activity at the property. The design adjacent should be reconsidered to meet the objectives of compatibility with the adjacent use.
- The replacement Local Development Plan is yet to be delivered and to comment on this application in isolation of those details and still further approval is premature.
- The site is designated green belt and should not be built upon

Highways & Transportation Issues

- The access point to the proposed development opposite the YGGG Llantrisant represents an unnecessary danger to children, particularly at school drop off and pick up times, with large trucks and heavy machinery passing the school and through a heavily populated area. The safety of children, parents and residents should be paramount over and above financial gain.
- Surely, it would be far safer to create access from the eastern spine roundabout. With the development progressing from east to west, which would avoid conflict through the existing development and with the school.
- The intended phasing plan requires site traffic to travel along Ffordd Cefn Y Hendy through the existing estate creating noise dust pollution and a danger to pedestrians Site traffic will enter the site off the mini roundabout by YGGG Llantrisant endangering the lives of pupils and parents. It would be beneficial to all if the proposed phasing were reversed.
- During certain times of the day there is on street parking along the spine roads which combined with development traffic will exacerbate pollution.
- The A4119 and its supporting infrastructure cannot cope with increased traffic particularly if volumes increase significantly. The Church Village by pass was reduced to single lane from a dual carriageway and any gain it brought has been absorbed by additional development along its route
- The roundabout on to the M4 does not encourage a constant flow and this needs to be looked at regardless of the current planning application. Similarly, the traffic lights at Groesfaen need redesigning to maintain flow on the A4119.
- There is insufficient designated parking to serve the proposed flats, which will lead to increased on street parking, obstruction and road safety issues.
- Original plans included traffic calming on the A4119 and plans for a footbridge near the Arthur Llewelyn Jenkins facility which has now been removed putting more lives at risk
- The potential cut through to Maes Y Wennol shows a road in the layout close by and reassurance is sought that this will not become a through road as it

could not cope with the increased traffic and would be to the detriment of children who use the existing play facility.

- Additional housing will put further pressure on commuting facilities at Pontyclun Station, the car park at Heol Orsaf is full by 9am and the stations second phase has not yet been realised leading to overspill parking on adjacent streets and gridlock.
- Residents are concerned that at the potential for increased traffic and the parking of contractors vehicles during the construction phase along existing roads leading to increased congestion and danger.
- Will there be a separate access to serve the development.
- Will residents have input into any impact assessment on access/egress during the construction phase? What plans are in place to ensure access/egress to people's homes will not be impacted during construction?
- In terms of post construction when will impact assessment take place and how residents can input regarding traffic levels, noise and air quality on the estate and in the surrounding area.
- A plea is made for the provision of a crossing point possibly supervised close to the school.
- Ffordd Cefn Y Hendy would benefit from traffic calming measures even at present few motorists adhere to the 20mph speed limit.
- The development description does not include access and it is the understanding of residents that infrastructure improvements to the A4119 and connecting roads will be undertaken as part of the build programme - no document to support this is provided and as such to comment on layout and scale is not possible
- One resident offers support for the phased approach proposed as it will prevent a build-up of traffic entering the site from the road opposite BETS for longer than necessary
- For the extra amount of housing proposed the extra pressure on already congested roads there is no mention of any added relief roads to take the additional traffic

Amenity Issues

- The layout has been changed from the plans submitted at the outline stage and for some this has resulted in a higher density of development adjacent to some existing dwellings to the detriment of their amenity.
- The level of the fields is being raised giving cause for concern which was not disclosed under the original planning application and it gives concern in respect of drainage of the site and privacy.
- Submitted plans are unclear as to what boundary treatments will be placed between existing and proposed housing there is no indication of height or materials it would be unacceptable to have no clear boundary. A number of residents have expressed some concern at the potential for the removal of existing and well established boundary hedges to their properties.
- The submitted boundary treatment plan does not confirm the distance between the close boarded fence and the boundary hedge at Cefn Parc Farmhouse to allow for hedge cutting and wall maintenance and this requires clarification on the southern or western boundary

- Many residents work from home and how will noise be controlled during the construction period.
- A number of residents express concern at the proximity of some of the proposed dwellings to existing properties
- The proposed levels for the development are raised above those of adjacent fields that will result in existing properties being overlooked.
- Proposed open space on phase 1 of the proposed development is close to the established play facility at Maes Y Wennol open space should be placed in other areas to the greater benefit of the new development particularly with regard to phase 1.
- Could the side windows of plots 54 & 55 be obscurely glazed as they overlook adjacent property?
- What times of the day and week will construction works be allowed and how will the Council/developer protect the environment and residents homes in terms of noise, air quality, dust and pollution during the construction. It is also suggested that normal operating times should be further considered whilst work takes place in proximity to the school
- The density of development is much higher than on other estates built by the applicants
- Consideration should be given to the elevation and positioning of any new houses to allow existing residents to retain some of the views and will also limit any encroachment by new properties.
- Many residents will experience a loss of view.
- On plots 1 to 4 the proximity of the houses (within 10m) and garages (within 5m) at a level approximately 4m higher than the adjacent garden and property is completely unacceptable. This is a sharp contrast with much of the rest of the proposed development where no garages are placed close to boundaries with established property and generally garden areas sit back to back. Even with the amendments finished floor levels would remain 4m above adjacent property and 3m above existing ground levels – they need to be lower to lessen their impact on existing homes.
- The location of garages on plots 1-4 have an overbearing impact on garden areas immediately adjacent similarly the houses with finished floor level approximately 4m above adjacent gardens – the consequence is a garage ridge height above 8m high on the boundary along with a house ridge height in excess of 12m. The relocation of the garages in the revised plans is an improvement but is still far from ideal. However, the amendments represent a slight improvement.
- How will the drainage ditch between the development and Bryn Dewi Sant be maintained – this is concerning as failure to maintain this feature will lead to flooding of established property
- The properties on plots 1-4 need to lower their floor levels to be more respectful of established development.
- The relationship of plots 1-4 with existing property is overbearing, overburdening and adversely impacts light, privacy and the right to personal enjoyment of property
- The layout plans are at odds with the no build zone illustrated in the applicant's constraints and opportunities plan that would prevent new development in close proximity to established homes as the applicant is proposing on the layout plan.

- The lack of rear boundary treatments for plots 1-4 will exacerbate overlooking of existing properties and add the loss of privacy.
- The design compliance statement provided by the applicants indicates that development on plots 1-4 to be a medium density area. Given the close proximity to established homes and the school it should be low density?
- The site section drawings imply that there will be trees between plots 1-4 and the properties at Bryn Dewi Sant - the trees are not there.
- Large retaining walls sitting on the boundary with established dwellings is unacceptable. Though the amendments represent a slight improvement
- It is suggested that the removal of the first 4 -7 plots (i.e. plots 1-7 on the layout) would help reduce traffic congestion, and provide an amenity to the community in the form of open ground
- Cefn Parc Farmhouse is an active smallholding with poultry, pigs and cattle present and the density of the housing adjacent within the urban core is incompatible with agricultural activity further indicating that development adjacent to this property should be considered rural edge.
- The existing community relies heavily on the development site as green space and its development will force existing residents to travel further to access green space.
- The environment act places an obligation to reduce emissions how can this be achieved when the development removes carbon neutral green space and replacing it with housing and traffic?
- Will the Welsh development quality standards be met by this development - housing should be sustainable carbon neutral and of a high standard.
- Could the site compounds shown on the submitted plans be relocated further away from existing development?

Health Issues

- The access being where it is proposed also presents a threat to health through emissions from plant, heavy machinery and trucks running close to the school and residential areas.
- Healthcare provision in the area is overstretched and allowing further development will only exacerbate the situation that has worsened through the covid pandemic.
- The loss of open space will be detrimental to the physical and mental health of residents.
- There has been previous dumping of toxic waste by Purolite, fuel ash and non-degradable construction waste on the site and building close to or on this area is a danger to human health.
- The development is not proportional with too many houses proposed for the land area involved more cars equals more emissions in an area that already exceeds Welsh Government emissions target levels and the development will exacerbate this.
- What steps are being taken by the developer to protect air quality through the course of construction? The noise and dust associated with new development has the potential to adversely affect physical and mental wellbeing.
- What actions will the Council take post construction to evaluate its impact on air quality following the completion of construction?

- What assurance can be given That Radon gas levels in the area have been fully evaluated and that the impact can be appropriately mitigated
- Can it be confirmed that the assessment of this being “agricultural land” in the Taylor Wimpey Construction and Environmental Plan – despite the well-known presence of mining activity – hasn’t meant that studies and surveys that would be required under usual circumstances from the land being designated as industrial haven’t been ignored or passed over due to this apparently incorrect status classification

Design Related Issues

- The Construction Environmental Management Plan (CEMP) illustrates surface water flows heading towards properties in Bryn Dewi Sant with a slit trench adjacent to the boundary this is a concern given the difference in levels given the potential for surface water run off to discharge into existing property causing flooding.
- Regarding detention basin 4 can confirmation be given that Cefn Parc Farmhouse is not at risk of flooding if its ground levels are below it, that the basin will not have a negative impact on the water table resulting in wet conditions within the property grounds or ingress into its cellar and that construction work will not affect the water quality of the natural spring located within the property?
- The high pressure water main would be located in a number of proposed gardens and this raises concerns in respect of how it will be accessed should maintenance be required and the potential damage that it would cause to new homes should it fail.
- Engineering layout drawing does not allow scale measurements and confirmation is sought that plots 316-318 have habitable room windows facing Cefn Parc Farm, 317 at a distance of less than 21m, these plots are built in a continuous terrace resulting in decreased light levels with a risk of overshadowing.
- The treatment of the southern boundary at Cefn Parc Farmhouse due to the density of plots 312 – 319 is such that over a distance of 60m only 6m of space for light to penetrate is available between building structures. The current density of housing proposed on the property’s southern boundary will result in further loss of light as it is already affected by properties to the north
- The design and compliance document designates land to the southern boundary of Cefn Parc Farmhouse as urban core, which is inconsistent with the charter principles set out in the introduction which sets out to integrate the development into the wider rural edge landscape the boundary should be designated rural edge. As Cefn Parc Farmhouse dates from the 19th century and is part of the areas rural history and photographic evidence from the 1950’s & 60’s shows many of its buildings unchanged from that time. Further the Councils Supplementary Planning Guidance Design and Placemaking refers to respecting natural heritage and how design should respond to the character of the landscape - the buildings at Cefn Parc Farm are traditionally built agricultural buildings which typify the rural landscape and the density design and orientation of the plots adjacent do not respect this heritage and fail to respond to the character and landscape around Cefn Parc Farmhouse

- The design and compliance document in relating to character and approach designates rural edge on the western boundary of Cefn Parc Farmhouse which is inconsistent with other boundaries being classed as urban core.

Physical Infrastructure Issues

- Mine surveys from earlier application need to be reconsidered and development could have serious environmental and Health & Safety consequences. The applicants should produce evidence that shows the new housing to be safe. Concern is expressed that the site might be unsuitable for development due to the presence of old mine workings close to the surface, particularly in relation to the ridge area of the site. It is noted that The Coal Authority has raised objection to the initial submissions.
- The proposed layout takes no account of recorded mine workings within the site and this has resulted in the recommendation from The Coal Authority that the application be refused. There is documented subsidence and property damage in the area caused by old mine workings - the land is unstable. Previous developments have been prevented because of this planned houses close to the Welsh School never came forward and the potential effect on existing properties is unknown
- Parts of Newmill Gardens appear to have already been built in high risk coal areas and residents seek reassurance that the development would not affect the stability of their own properties
- The proposals will result in the loss of a well-used footpath from the western end of the site which joins the existing PROW running from Maes Y Wennol to Penygawsi.
- The public right of way is used daily and must remain accessible throughout the build - this also relates to proposals under planning application 22/0689 for the construction of the drainage ditch
- Some concern is expressed as to where sewage disposal from the development will go.
- It is noted that Dwr Cymru Welsh Water have also objected to the discharge of condition 15 on drainage.

Social Infrastructure Issues

- Pontyclun Primary School is oversubscribed and losing outdoor space to the provision of new classrooms and school provision to serve the development needs to be reconsidered.
- The placement of social housing close to the play park at Maes Y Wennol is inappropriate.
- The development will remove well used open space and there is insufficient open space/green areas incorporated in this design.
- Original plans included proposals for a community centre, doctor's surgery and a school, there remains a desperate need for these facilities in the community as existing facilities at Talbot Green and Pontyclun are insufficient.

Ecology Issues

- No decision on the application should be made until summer 2022 ecology survey and especially the bat survey is reported and made public
- The removal of trees and hedgerows gives insufficient consideration to the impact on ecology, wildlife and the environment.
- The wildlife protection plan clearly favours the developer residents have witnessed field mice, bats, and birds of prey using the site and to suggest there is no evidence is simply wrong
- The loss of two oak trees designated low and medium quality is challenged as they have provided shelter learning and play for generations and their loss will depreciate the quality of the local environment which is not in keeping with Welsh Government plans.
- The public claim that they were previously assured that the oak tree would not be removed and would be integrated as part of the plans but this does not now appear to be the case, the tree supports wildlife and has bats roosting in it.
- A swathe of ancient woodland will be removed adjacent to the A4119/A473 roundabout what is being done to mitigate this loss?
- Where is the documentation that evaluates the impact of the proposed development on the woodland bat colony?
- In the middle of a climate emergency all trees should be preserved.
- The land is very biodiverse and in constant use as a village green
- The environmental mitigation commitments of the developer may be sincere but the reality can be very different.

Other Matters

- A number of residents express concern over the proposed location of social housing throughout the development and suggest it should be located elsewhere or that there is an over concentration of provision in certain parts of the site and there should be greater pepper potting throughout the wider site.
- Why are there a higher number of one bedroom flats in this development than in other Taylor Wimpey developments in adjoining authorities
- The application site lies within a low area of deprivation and clustering social housing in phases 3 and 4 could lower the areas positioning in the Welsh Index of Deprivation Quintiles
- It is also suggested that the current arrangements in the provision of social housing as it will lead to anti-social behaviour.
- Residents are aware that a quantity of World War II ordnance was abandoned on the site and this needs to be properly investigated.
- A number of properties on Newmill Gardens have benefitted from unfettered access to the fields since 2001 and the layout plan is not clear as to what the developer's intentions are with regard to this.
- The introduction of solar panels or ground/air source heating pumps is objected to for noise and nuisance reasons as they would be located too close to existing properties
- It is claimed that the plans do not accurately reflect the boundary between the site and a number of properties at Maes Y Wennol with the applicants claiming land that is part of established gardens to some houses.
- It is claimed that the boundary hedgerow at Maes Y Wennol is protected by covenant

- Residents have planted trees in the hedgerow and seek reassurance that they will not be removed as part of the development.
- What oversight will the Council put in place to ensure the developer the developer delivers against agreed plans and who should the residents contact to discuss any concerns.
- The land designated for a school is not included in the current submission, as there is no longer a need for a school is there an opportunity to put something else of benefit to the community there (green space, park ,allotments)?
- A small strip of land between 12 Oaklands and plot 53 is shown on the layout plan but its purpose is not clear.
- Concern is expressed at the potential use of PV panels on roofs might create a reflective nuisance for existing residents
- Similarly, if the applicant intends to employ air source heat pumps concern is expressed at the level of noise that they might generate
- The application form indicates that the developer has not consulted with neighbours or the local community, which is at odds with good planning practice. there appears to be no commitment to this within the documentation which would be welcome by local residents
- Loss of property value.
- The grass in the fields has not been cut this year and is very high and there is concern at what it might become if left unattended for a number of years or what might take up residence there
- Will the developer provide compensation or payment for existing residents to clean windows patios, cars etc. throughout the build process?
- Did the planning department ever consider using the redundant supermarket site on the A473 for housing development? It would create far less disruption to existing residents and be well positioned for access.
- The acquisition of top rate council tax would be high on the list of considerations for RCT whilst existing residents pay and get nothing in return.
- Reference is made to one resident who has an autistic grandchild and the adverse impact that change would have for that individual who currently finds peace in watching the fields and finds change difficult to cope with

CONSULTATION

Transportation – raise no objection to the approval of reserved matters and recommend that condition 30 is discharged due to sufficient information being provided.

Flood Risk Management – Raise no objections to the proposed development itself but advise that condition 15 not be discharged due to a lack of information in respect of discharge rates.

Public Health & Protection – regarding condition 28 of the outline planning permission the Environmental Noise Assessment dated 14/04/2022 and the boundary treatment plan addresses the matters required by that condition. All noise mitigation measures as specified in the Environmental Noise Assessment should be implemented prior to the first occupation of any dwelling that the measures are intended to serve.

Structural Engineer – The report by Integral Geotechnique, Ref: 12976/JJ/22/SI dated September 2022, makes several recommendations for further works to understand or mitigate the identified risks. We would recommend that these further works are undertaken

Education & Children's Services – No objections

Rights of Way Officer – Regarding application 22/0690, it appears that the line of Footpath 314 Llantrisant is affected. The applicant will need to supply a site layout plan or drawing showing the existing line of the footpath, and the proposed new line or the length of footpath to be stopped-up, so that we can see how the footpath is being dealt with. They will need to submit a public path diversion or extinguishment order under the provisions of the Town & Country Planning Act 1990 depending on the intended effect of the proposal.

If the proposal is to maintain or divert the line of the footpath through the development, the applicant must submit the footpath construction details for approval by the Council's Countryside Section.

A temporary path closure may be required during construction.

For guidance or further information, the applicant is advised to contact the Council's Public Rights of Way Officer.

Natural Resources Wales – no objections subject to the imposition of conditions on any consent that might be issued.

Dwr Cymru Welsh Water – Offer support for the application seeking approval of reserved matters but cannot support the discharge of condition 15 (drainage) and advise that the applicant continue to liaise with them on hydraulic modelling for the site.

Western Power Distribution – If the applicant requires a new connection or service alteration they will need to make a separate application to WPD

Wales & West Utilities – advise that the developer contact them directly with regard to the location of their assets in the vicinity of the application site.

South Wales Fire & Rescue Service – no response received.

Cadw – the proposals will have a low but not significant impact on the setting of scheduled monuments GM065 Rhiw Saeson Caerau and GM074 Llantrisant Castle.

The Coal Authority – no objection to the revised scheme.

South Wales Police – Initially expressed some concern at the permeability of the site given the footpath links that the developer was showing between various streets – the applicant has now addressed those concerns and standing advice in respect of the development of this site applies.

Glamorgan Gwent Archaeological Trust – the reserved matters addressed or conditions discharged in this application do not relate to any archaeological constraints or conditions. As such, GGAT have no further comments to make on this application

Sport Wales – No response received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

Policy CS2 - promotes sustainable growth in the Southern Strategy Area, that benefits Rhondda Cynon Taf as a whole, to be achieved by, residential development with a sense of place that respects the principal towns, focusing development within settlement boundaries and realising the importance of Talbot Green / Llantrisant for social and economic growth.

Policy CS3 – Allocates strategic sites, including Mwyndy – Talbot Green for large scale residential, employment, retail and recreational purposes. The same policy also requires proposals for the strategic sites to have regard to the indicative concept plans.

Policy CS4 – Allocates the Mwyndy – Talbot Green strategic site for 500 dwellings (400 at Cefn Y Hendy and 100 at Cowbridge Road).

Policy CS5 – Requires the provision of affordable housing.

Policy AW1 – Defines the sources of land for new housing including the allocations in the Local development plan and the provision of affordable housing.

Policy AW2 – Defines sustainable locations for development including sites within settlement boundaries, sites with good transport accessibility, sites with good access to services and facilities, sites that support principal towns key settlements and smaller settlements, sites that support strategic sites and sites that are well served by infrastructure.

Policy AW4 – provides for the securing of planning obligations.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW7 – requires that developments which affect Public Rights of Way to enhance or replace that public right of unless there is no need for it.

Policy AW10 – requires development proposals to overcome any harm to public health, the environment or local amenity as a result of air pollution, noise pollution, light pollution, contamination, landfill gas, land instability water pollution or flooding.

Policy SSA8 - for the Mwyndy-Talbot Green strategic site states that it is allocated for construction of:

- 500 dwellings (400 at Cefn-yr-Hendy and 100 at Cowbridge Road),
- 15 hectares of employment land,
- retail and leisure development,
- a new primary school,
- library-community facility and
- Informal amenity space in a landscape setting.

Policy SSA11 – Seeks a minimum housing density of 35 dwellings per hectare.

Policy SSA12 – Seeks an affordable housing contribution of no less than 20%.

Policy SSA13 – Gives general criteria for the consideration of housing development taking place within settlement boundaries, including that any proposed development does not prejudice the development of strategic sites.

Relevant Supplementary Planning Guidance

- 1 Design and placemaking
- 5 Affordable housing
- 6 Nature conservation
- 8 Access, circulation and parking
- 10 Flats
- 11 Employment skills.

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through

its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed: *(or not in the case of refusals)*

- Policy 1 – Where Wales will grow – Employment/Housing/Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 3 – Supporting Urban Growth – Council land/Placemaking/developers/regeneration/sustainable communities'/exemplar developments.
- Policy 9 – Resilient Ecological Networks – green infrastructure/ecology
- Policy 12 – Regional Connectivity – active travel/metro/electric vehicles

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other relevant policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing;
PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 11: Noise;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 15: Development and Flood Risk;
PPW Technical Advice Note 16: Sport Recreation and Open Space;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 23: Economic Development
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

As this application seeks the approval of reserved matters and the discharge of certain planning conditions associated with the outline planning permission and its subsequent renewal, Members need to consider the suitability/ appropriateness of appearance, landscaping, layout and scale in terms of the acceptability of the details

submitted. Details of access in terms of the key access points to the site have already been agreed in the details approved under earlier applications

Principle of the proposed development

The principle of development **is not** under consideration as it has already been established in the grant of outline planning permission and its subsequent renewal under applications 16/1385 and 20/1196

Planning Policy Issues

Members will note that since the grant of outline planning permission and its subsequent renewal, the latest iteration of planning Policy Wales (PPW11) has been issued along with the National Plan Future Wales 2040 (FW2040). It is considered that these policy updates do not fundamentally alter the soundness of the principle of residential development on this site.

Notwithstanding issues of principle, public consultation in respect of this development has resulted in residents choosing to comment on policy issues and the following comments are offered with regard to the issues raised.

The adopted Local Development Plan indicates that phase 1 of the site should be low density and it is not under the current proposals. Whilst this is true, this issue was addressed at outline application stage and it is well documented that the successful development of this site would require a greater variety in the density of the development and that is reflected in the current proposals. In any event, the change in density is necessary to deliver the other more important Local Development Plan objective of delivering 35 dwellings per hectare and making the best and most efficient use of development land.

A claim is made that outline application documents showed a green wedge placed between new and existing properties. Members are advised that the plans submitted at outline stage were illustrative only and the applicants are not bound by that. Moreover, the illustrative masterplan submitted at outline stage showed extensive back to back arrangements between new and existing houses along the shared boundaries.

The Owner of Cefn Parc Farm cites Local Development Plan Policy AW5 in the context that the proposed development might if allowed lead to conflict between land uses due to the impact his facility might have on future occupants of the site. This presumes a worst-case scenario that might never arise particularly as future occupiers of the proposed development will be acquiring their property knowing what sits next door to them.

The suggestion that the development of the site would be premature in the absence of a new Local Development Plan holds no weight. The site is allocated for residential in the current Local Development Plan and Members are referred to the comments on its status above.

The site is not greenbelt as suggested and is designated for residential development in the Local Development Plan.

In conclusion, on this issue the policy issue the proposals are consistent with planning policy as contained in the Local Development Plan, Planning Policy Wales and Future Wales 2040.

Ecology Issues

The proposals have also drawn considerable concern with regard to ecology, which is unsurprising given that in addition to seeking approval of reserved matters the current proposals also seek to discharge conditions 4, 8, 9, 16 and 30 all of which have an associated ecological element.

Concerns are expressed in respect of the timing of survey work, removal of hedgerow, anecdotal evidence of residents being at odds with the findings of survey work, the loss of any trees and particularly some of the oak trees when we are in a climate emergency, impact on the woodland bat colony, loss of the biodiversity of the site, and the delivery of environmental mitigation at the site.

Members should first note that in light of the updated information provided in September Natural Resources Wales (NRW) have not raised any objections to the proposals as submitted. The concerns that NRW had with regard to the proposed development related principally to protected species namely dormouse and bat. Their concerns in respect of both have been assuaged by the updated content of the Ecological Assessment, Ecological Mitigation and Management Plan and Wildlife Protection Plan During Construction. NRW are satisfied with the content, findings and recommendations of those documents and advise that condition 16 can be discharged. NRW also refer back to earlier correspondence where they indicated that following the results of further surveys, the Ecological Assessment, Ecological Mitigation and Management Plan, and Wildlife Protection Plan During Construction be updated to reflect the results of these surveys. The applicant's agent has confirmed that the September updates to these documents do precisely that. Similarly with regard to the most recent update the Council's ecologist is now content with the submitted detail and what it will achieve and as such the proposals are considered acceptable in this respect and relevant conditions can be discharged.

Members should also note that since the submission of the reserved matters application the Operational Tree and Allotments Officer has issued a Tree Preservation Order relating to the woodland group on the northern fringe of the site and the oak tree that has been the subject of much concern from residents. As such, there is a suitable level of protection afforded to the most valuable features of the site and the proposals for other features such as hedgerows and trees contained in the landscaping scheme are acceptable in visual terms and in terms of what they will contribute to the mitigation and enhancement of the ecology of the area.

In conclusion, on the ecology issue it is considered that the proposals, as a whole are consistent with the requirements of Local development Plan Policy AW8 and the wider objectives of Planning Policy Wales and Future Wales 2040. The submitted detail clearly illustrates that the site can be developed in a manner that has due regard to

existing elements of ecological importance and can deliver enhancement on and off site. Not only does this make the reserved matters acceptable in an ecological context it also means that the ecology conditions that form part of this submission can also be discharged.

Impact on the character and appearance of the area

The impact of the proposed development on the character and appearance of the area is broadly reflective of and responsive to many of the concerns that have been raised in respect of this issue. The proposed development is contiguous with the existing built form of Cefn Y Hendy though also distinct from the existing as a deliberate result of the character areas that the applicants have developed and the approach to layout and boundary treatments that have been employed. . the current proposal represents a sympathetic and coherent extension to the village with a clear relationship with existing development brought about through the links to and between existing and proposed housing along with the provision of public open space and play areas, the location of street frontages, key buildings and access routes is not dissimilar from earlier iterations of the masterplan provided for the outline planning application which illustrates how the proposed development connects with established development. Similarly, the proposals react and respond to earlier concerns in respect of achieving an appropriate density of development whilst at the same time varying and reducing it moving northwards through the site leading to the buffer zone on its northern boundaries. Finished levels at the site though higher slightly than established ground levels would not adversely impact the character and appearance of the area.

The Public Right of Way will within its boundaries, be absorbed into the layout of the proposed development though its path will take it past many of the open spaces within the site. Beyond the site, it will follow its current route and will still afford users access to open countryside and green space. In this respect the applicants have done as much as is reasonably achievable.

The landscape and visual impact of the proposed development was considered in some detail at the outline planning application phase and the details submitted in respect of reserved matters do not alter the conclusion arrived at that the impacts are overall acceptable. The density is appropriate and lessens in a northerly direction, the approach is underpinned by a strong landscaping scheme, and the Tree Preservation Order recently imposed on the northern boundary of the site.

As such, the proposals remain compliant with Local Development Plan policies CS3, AW1, AW2, AW5, AW6, SSA8 and SSA11 in as much as they relate to this issue

Impact on residential amenity and privacy

The details submitted currently, broadly accord with the illustrative details submitted at the outline application stage, though with the requirement to provide sustainable drainage the layout has altered from that originally envisaged. The site remains well defined with strong natural boundaries and the proposals exploit that where appropriate. The proposals maintain adequate distances between established and proposed properties and between the new properties under consideration. The site

does give some cause for concern in relation to levels between existing and some of the properties proposed and this is dealt with in greater detail below.

Some residents have indicated that the layout has changed from the plans submitted at outline application stage and that the higher densities involved is to the general detriment of their current experienced amenity. The introduction of new housing will affect the amenity of established property the effects in this case are though considered acceptable in planning terms. It has also been asserted that the density of development proposed is higher than that on other developments that the applicant is involved with. No evidence is offered to support the claim and in any event, the density of development is considered acceptable in this instance reflecting as it does policy requirements.

The development of the site will mean that its levels will be altered to facilitate the new housing this is inevitable. In most cases, the changes are relatively minor particularly along the main southern boundary of the site where it sits immediately adjacent to the established residential areas. Under the current submission, this will not result in any unacceptable overlooking or impact on drainage etc. One area where the impact of levels is of greatest concern is on plots 1-4 on the western side of the site adjacent to one of the principal entrances off the western roundabout. The initial proposals showed substantial retaining walls on the boundary to the effect that garden levels as initially proposed would be 4m higher with garages on the boundary and the houses also sitting close to the site boundary. The applicant has subsequently revised the proposals reducing the height of the boundary retaining wall to between 1.5 and 2m terracing up to the houses. The house type has been altered on plot 3 with the smaller Keeford house type replacing the Aylesford and it having no garage, and the garages on other plots moved forward and .moved further away from the boundary. This represents a substantial improvement over the initial submission. For their part the applicant points out that there is a need to raise the land in the area of plots 1 – 4 in order primarily to achieve an acceptable and adoptable gradient on the access/distributor road and that they have reduced this as far as it is possible to do so in the circumstances. Other contributory factors in this include storm and foul drainage where the former has to be designed to ultimately discharge into the River Clun and the latter requires minimum gradients for adoption. Whilst the residents concern that this results in a development that is overbearing and overburdening towards existing adjacent property and that it will lead to a loss of privacy is understood the current revised arrangement is the best that can be achieved without sacrificing this part of the site all together. The no build zone referred to by the objector is now clear of development other than for the required retaining walls which have been reduced in size. Revised boundary treatments and landscaping will also help to reduce this impact. The objector is correct in pointing out that the removal of these properties has the potential to reduce congestion and provide an amenity space for the community but the developer has also made their best endeavours to deliver a form of development on this site that is acceptable in planning terms. The retaining walls on the boundary will have weep holes but the applicant's agent has confirmed that this would be the full extent of any drainage to be employed. There will be not slit trenches but there will be a silt trap employed to catch such material through the course of development.

The application is accompanied by full details of all boundary treatments to be employed across the proposed development and these are considered acceptable. Some residents have raised issues at the appropriateness of the proposed boundary treatment finishes. Whilst this would not form a reason to be refusing the current application the applicant's agent has confirmed that the developer will endeavour to continue engagement with neighbours on a case by case basis as to whether or not they would want any approved fence and within reason will be willing to accommodate them. Residents have also expressed some concern over a perceived ambiguity with regard to the developer's intentions in respect of boundary treatments along the southern boundary of the site (existing development northern boundary). To this end, the agent has confirmed that existing resident's fences will be untouched, that they will be erecting 1.8m close boarded fence parallel with but north of the existing boundary and planting hedge between residents existing boundary and the proposed new fence.

One resident references noise through the construction period potentially affecting their ability to work from home. Whilst the development will have some noise above and beyond what would normally be expected within an area of housing through the course of construction, it is a short term issue and would not be a substantive reason for refusing this planning application. Moreover, should noise from development works prove to be a statutory nuisance other legislation is available to address it. More generally, concern has been expressed by established residents in respect of noise, air quality, dust and pollution as a result of development this is largely controlled by other legislation and the developer is subject to a Construction Environment Management Plan (CEMP) the purpose of which is to minimise these effects.

Comment has been made that some of the proposed public open space is too close to the playground at Maes Y Wennol. Under the layout now proposed there will be housing between Maes Y Wennol and any new Public Open space. Moreover, the public open space nearest to Maes Y Wennol is one of a number that will be provided across the development to serve the various phases proposed the overall arrangement of which is acceptable in planning terms

The positioning of windows in plots 54 and 55 as originally submitted was questioned by residents in respect of the initial layout as it showed flats with secondary living room windows in proximity to established dwellings. This has been addressed in the revised layout plan and is no longer an issue.

Loss of view is often cited as an objection to proposed development as a loss to the amenity of existing residents and this is again the case here. However, loss of a private view is not a material planning consideration.

The suggestion that the presence of Cefn Parc Farmhouse and smallholding should see the character area designated rural edge ignores the proposed layout placing settlement ponds and open space in close proximity to that property other than on its southern boundary where a substantial hedge is already established.

A number of objectors have referred to existing residents relying heavily on the site as an area of green space claiming its development would lead to them having to travel further to access green space. This would be an inevitability of developing the site. Members should note though that the site has been allocated for residential

development for a number of years and that the established site is well served by open space as things stand and that the proposed development will also deliver a commensurate amount of public open space of its own.

A number of residents draw attention to the requirements of the Environment Act and the associated obligation to reduce emissions making the point that the development removes carbon neutral green space and replaces it with housing and traffic. This cannot be considered an overriding factor as if it were it would be a reason to build nothing on green field sites. Emissions are reduced over time by building modern housing that gives off lower emissions (in some cases houses can be made carbon neutral over their life time) and by using renewable energy sources. The point is that this is something we move towards as a society and it is not something that becomes the automatic default for refusing planning permission. Similarly, Welsh Design Quality Requirements will be met insofar as the developer is obliged to do so in this particular case.

Residents have also suggested that the site compounds be relocated further away from existing development this though is a matter for the developer and not one that can influence a decision as to whether or not planning permission should be granted.

Whilst some established areas and homes will be subject to greater impacts than others because of the development, overall the proposals remain compliant with Local Development Plan Policies CS3, CS4, AW5 and AW6 inasmuch as they relate to this issue.

Design Detail related Issues

A number of existing residents have raised issues of design detail that they believe may affect their own properties and these are addressed below.

The applicants have indicated that there is no intention to provide drainage through or beyond any retaining walls (other than any necessary weep holes to retaining walls) and as such properties at Bryn Dewi Sant will not be affected in the manner suggested by the objectors, though retaining walls, as is conventional, will out of necessity have weep holes.

The possible impacts of the detention basin 4 are raised however the applicant points out in the sectional detail at sections G-G and H-H, that given the difference in levels indicated that such possibilities are unlikely and the Council's drainage section have raised no objection to the approach adopted. In the final analysis, this issue will be resolved through the SUDs process rather than the planning process

The high pressure water main does run through a number of gardens on the eastern side of the site. This of itself is not unusual and the line of the water main is subject of an easement for maintenance that future residents will be made aware of.

The nearest properties facing Cefn Parc Farm are plots 314-316 and at their nearest they are over 22m from any of the buildings in the farm complex and this is considered sufficient particularly as the sectional detail provided indicates very little difference in levels between the two. Similarly, claims made in respect of loss of light on the

southern boundary as a result of terracing and other built development proposed would only have a very minor effect that would not be substantial enough to warrant a refusal of the planning application. See also comments in respect of boundary treatments above.

Notwithstanding any argument or inconsistency in the applicants supporting documentation as to whether the land around Cefn Parc Farmhouse has a designation as rural edge or urban core and giving due regard to its history and heritage, in the final analysis the proposed development is in accordance with the principles established at the outline planning application stage. In this respect, Members should also have regard to the comments made above in respect of much of the land bordering Cefn Parc Farm not being built upon but used for recreational and/or drainage purposes, which in itself is consistent with a transition from rural to urban regardless of labelling.

The development for the most part attempts to maintain a distance of 21m between existing and proposed development where it sits back to back. There are exceptions to this notably plot 106 has a lesser distance of just over 19 metres this though is a consequence of the developer meeting the requirement to provide a LEAP and LAP to the north which have minimum off set distances of 30m and 10m respectively. . Plots 185 – 191 are more that 21m from the main elevations of existing properties though single garages and conservatory extensions make the situation appear less distant.

The plans and supporting documentation are considered acceptable on their own terms and the proposed development is therefore considered acceptable in terms of Local Development Plan Policy AW6.

Physical Infrastructure Issues

Members will note that The Coal Authority initially raised objection to the proposed development due to certain dwellings on the site being located too close to certain mining features. This has been rectified with some minor alterations to the internal proposed layout of the site and The Coal Authority were re-consulted and they have dropped the holding objection to the proposed development and this is reflected in the recommendation. The councils structural engineer has also been consulted and advises that the revised layout mitigates the risk from man made items and that the natural risks from the underlying limestone conglomerate remains and on this basis recommends further work be undertaken to fully characterise the nature of the issue and proposed design solutions. Members should note that condition 2 of planning approval 20/1196 is discharged inasmuch as detailed ground investigation reports have been submitted with this reserved matters application and should this application be approved the developer will still need to address additional detail . This is referenced in the reports themselves, which recommend further investigation of trial pit results as the anomalies revealed require further study and the recommended foundation type (raft foundation) require further justification. As it stands there is sufficient comfort in the detail provided to date to allow this reserved matters application to progress to a positive determination, subject to the inclusion of a further condition on any consent that might be issued to address these outstanding issues.

Much of the original development at Cefn Y Hendy including elements of Newmill Gardens are built in high risk coal areas and residents seek assurance that the development would not affect the stability of their own properties. This presumes that there is a potential causal link between the two without offering any evidence to support such a position. Moreover, the stability of existing property better rests with it having been built appropriately in the first place having regard to underlying ground conditions rather than what might happen on adjacent land.

Reference is made to a footpath that runs parallel with the boundary on the northern side of existing development. This is not a registered Public Right of Way though it is well used by local residents including as a link to the actual Public Right of Way. The route the path follows will be accommodated within the street layout of the proposed development and will still link with the registered Public Right of Way that leads to Penygawsi. Turning to the Public Right of Way it is well-used and residents have indicated that it should remain open and unaltered by the development. The development of the site means that some of the route will change as it is absorbed into the proposed street network and the remainder will be largely unaffected other than where the impacts of the drainage ditch proposed under application 22/0689 bear upon it. In any event, proposals to realign or temporarily stop up the Public Right of Way as a part of this development are subject to a separate consenting regime.

Some concern is expressed as to where foul sewage will be disposed. The intention of the applicant is that foul drainage will be taken to the mains sewer. Members should note that under consultation Dwr Cymru Welsh Water have indicated that the point of connection for the proposed development with the main sewer has not been agreed with the applicant and as such if Members are minded to approve the application it is recommended that the discharge of condition 15 referenced above is not agreed. Storm, roof and Yard water will be subject to the SUDs consenting regime whilst highways will have an entirely separate drainage solution.

Social Infrastructure Issues

Residents have raised problems associated with Pontyclun Primary School as an issue for the proposed development. However as it is not to be the English Language Primary that will serve the proposed development it has no impact on the determination of this application for the approval of reserved matters.

The proposed street, which links with the footpath from Maes Y Wennol, does contain a mixture of social housing and low cost home ownership properties. The objector makes no argument as to why this arrangement might be more inappropriate next to a play park than private housing and there is no substance in such an argument that would warrant the refusal of the application on this basis.

Issues relating to the loss of open space have previously been addressed at the outline planning application stage and at its subsequent renewal. Members are reminded that the site is allocated for residential development under the current Local Development Plan. Further, the current proposals make sufficient provision of public open space to serve the development in accordance with planning policy and that land to the north of the development site remains a designated SINC and public open space.

A claim is made that original plans included proposals for a community centre, doctor's surgery and school all of which there is a desperate need for in the locality. The school needs will now be met elsewhere and the Local Development Plan does not allocate land at this site for a doctor's surgery or community centre, though it does indicate that a library/community facility could be provided within the wider allocation. The current proposals do not prevent the provision of such facilities on unused land remaining within the current allocation..

Health Issues

Objectors suggest that the location of the access close to the school and residential areas is a threat to health through emissions from plant heavy machinery and trucks. No evidence is offered to support this assertion and it also needs to be kept in mind that as this development progresses the areas for development will move further away from established properties lessening any affect that there might be.

Healthcare provision being stretched is a national issue and by no means unique to this area, of itself it is no reason to refuse this application, particularly as the Local Health Board were consulted in respect of the earlier applications and raised no objections at that time.

The loss of open space it is claimed would be detrimental to the physical and mental health of existing residents. Notwithstanding a lack of evidence to support the claim the application site is not and never has been public open space, the development will provide formal and informal areas of public open space and the land to the north of the development site remains designated a SINC and public open space under the Local Development Plan.

Regarding toxic waste fuel ash and ordinance, no evidence is offered to support the claims made as to where the alleged dumping has taken place in respect of toxic waste or ordinance. The site has been subject of geo-environmental investigation that identifies an area to the south east of the site that is not part of the current housing proposals as the location of pulverised fuel ash; and the site can be developed in accordance with its findings.

Objectors have equated new houses with increased numbers of cars in the area and therefore increased car borne pollution in the area, with emissions already exceeding healthy levels. Members should note that the Air Quality Management Area is restricted to parts of the A4119 corridor only and that Public Health and Protection have not raised the matter as an issue. As far as noise and air pollution through the course of development are concerned it should be noted that the development of the site is subject of a Construction Environment Management Plan and that any exceedances are better dealt with through enforcing Public Health legislation. There is no obligation on the Council to evaluate air quality post construction.

Though Radon gas is an issue for the proposed development site, it is managed through the Building Regulations rather than the planning process.

As mentioned above, reports prepared to investigate ground conditions take into account previous uses as well as current designations.

Access and highway safety

The principle of the development and traffic impact on the local and strategic highway network was assessed and considered at outline application 16/1135 and measures and requirements to mitigate adverse impact on the local and strategic highway network were secured by conditions.

Access to the development is proposed from existing roundabouts at Ffordd Cefn-Yr-Hendy.

Limited information has been submitted with regard to the Western access to the development, (Drawing 10329-S111-Rev E), and whilst the proposals are acceptable in principle the information provided falls well below the full engineering design required to allow discharge of the appropriate element of condition 21, however, such deficiencies in the submitted information can be addressed through the discharge of the conditions imposed at the outline application.

Information submitted outside of the planning process including swept paths indicates that the geometry and lane widths would accommodate turning manoeuvres by public service vehicles and larger delivery and service vehicle that would be expected to service the proposed development.

The access is proposed via a new arm on the existing roundabout to provide a 6.1m carriageway and bus route with 3m wide shared path to one side and a 2m footway to the other. Again limited information has been submitted, (Drawing No 10329-S111-2-101 Rev F), which again falls well below the level of information required to allow the discharge of the appropriate element of condition 21.

Information submitted outside of the planning process including swept paths indicates that the geometry and lane widths would accommodate turning manoeuvres by public service vehicles and larger delivery and service vehicle that would be expected to service the proposed development.

Furthermore, the submitted drawings do not reflect the requirements set out within condition 20 part iii for the provision of a shared use path to link the development to the unnamed road; however, such deficiencies in the submitted information can be addressed through the discharge of the conditions imposed at the outline application.

The limited information provided with regard the internal estate roads falls well below the full engineering design and detail required to allow discharge of the appropriate element of conditions.

The S38 Drawings include dimensions, which indicate that the spine road corridor would comprise a 6.5m carriageway, bounded by a 2m wide raingarden and with a 3m wide shared use. Pedestrian/cycle route along the eastern/northern edge and a 2m footway along the western/southern edge.

Rain Garden features which are to be adopted and maintained as a sustainable drainage feature by the Sustainable Drainage Approving Body (SAB) are provided alongside the carriageway to cater for carriageway drainage in lieu of traditional road gullies.

The arrangement of extensive rain gardens alongside the carriageway will restrict places where pedestrians can cross the spine road, however, in response to concerns raised the proposals have been amended crossing points incorporating flush kerbs and tactile paving which is considered acceptable in principle and can be further refined at detailed design stage to allow discharge of the appropriate conditions.

The layout of the spine road and drainage features removes potential short term on street parking provision for calling service and delivery vehicles and visitors, however, the drawings have been amended to indicate potential on street parking locations and parking bays with direct access to the footway. Considering the further ability to utilise vehicle crossovers as a link between the carriageway and the footway/ dwellings and the lack of published guidance in this regard the proposals are considered to provide a reasonable balance between the requirements for SUDS, pedestrians and access to the dwellings.

There is concern with regard the arrangement with a large number of vehicle accesses to dwellings and private shared accesses over the shared use path and potential conflict between emerging pedestrians and cyclists. With no information provided to indicate how the potential conflict and accident risks to users of the shared use path would be mitigated.

In response to concerns raised with regard the provision of public transport infrastructure, the amended plans indicate the omission of some sections of raingarden to provide suitable areas for bus stops and the detailed arrangement to incorporate bus boarder kerbs, shelter; pole and flag can be addressed as part of the detailed design and discharge of conditions.

Submitted drawing 10329-SAB-02 Rev C provides details with regard the rain gardens proposed to drain the spine road and side roads. The proposal includes concrete quadrants at the kerb side opening and is acceptable in principle; however, there is scope to further refine the details in collaboration with the Sustainable Drainage Approval Body (SAB) body and approval as part of the full engineering design and detail required for as set out within conditions 21 and 22.

The S38 drawings indicate that the approach roads/ Culs-de-Sac/side roads would consist of a 5.5m wide carriageway, with a 1.25m wide rain garden and a 2m footway provided on both sides. The carriageway width is in compliance with the Rhondda Cynon Taf CBC Design Guide for Residential, Commercial and Industrial development and the Common Standards for Residential, Industrial & Commercial Estate Roads promoted by the Welsh Government and National House Builders Federation. There are some concerns that vehicles parked on street adjacent to the rain gardens may be

parked further from the kerb to allow pedestrians to enter or exit the vehicle, however, this would be mitigated to a degree by an acceptable level of parking provision for each dwelling and the increase of the side road width from 5m to 5.5m.

It is noted that the rain garden inlets at a number of side roads are not located at the lowest point at the end of the road and areas where the road contours indicate low spots where no rain garden is proposed or road gully shown. In such areas a supplementary road gully will be required to ensure surface water run-off from the highway is captured and it does not result in ponding or direction of run-off onto private land. The details can be considered as part of the detailed design process in consultation with the SAB.

The swept path information provided on submitted drawing Nos 10329-110-01 Rev C, 10329-110-02 Rev C and 10329-110-03 for refuse vehicles and Nos 10329-111-01 Rev B & 10329-111-02 Rev B, for public service vehicles.

The amended drawings indicate minor changes to the arrangement of the turning heads and with the widening of the side-roads from 5m to 5.5m the swept paths provided indicate that the largest refuse collection vehicle would be able to turn with minimal impact on the fabric of the estate road.

The horizontal alignment of the spine road has been refined at the 90-degree bend adjacent to Plots 7 and 8 to incorporate widening of the carriageway to permit two buses or similar sized vehicles to pass safely. The swept paths indicate that the horizontal design of the spine road can accommodate passing of a refuse vehicle and a bus with a vehicle speeds of 20mph which is considered to be a realistic reflection of vehicle speeds along the spine road in light of the alignment which has been designed to constrain speed and the Welsh Government default 20mph speed limit which will come into effect before the spine road is completed.

It is noted that private shared accesses have been amended to incorporate turning facilities in accordance with the RCT Design Guide and Common Standards for Residential, Industrial & Commercial Estate Roads. It is noted that it is not possible to provide compliant turning facilities at the private shared accesses serving plots 198-202 and the adjacent private shared access serving plots 244-247 due to the constraints of the housing layout, and ecological constraints which require retention of the original hedgerow.

Turning facilities at these locations are adequate to accommodate turning manoeuvres by a small delivery vehicle such as a transit type van/ supermarket delivery vehicle which would be more likely to make frequent use of the turning area. Deliveries by larger vehicles would be much less frequent and it would be likely that the occupiers of the dwellings would be able to advise the delivery agent in advance to ensure that deliveries are made to the entrance to the private shared access or that vehicles can be advised to reverse into the private shared access with guidance from the occupier or additional delivery personnel. As large deliveries would be an exception and the impact can be mitigated the departure from the guidance provided within the Council's design guide is considered acceptable in light of the ecological constraints.

Visitor Parking		92	0	0	92
Totals	460	1258		1142	

* Over provision of parking associated with 4-bed dwellings due to provision of double driveway in front of double garages

Table 1 indicates that the parking provision is not in accordance with the maximum provision set out within the Council's SPG; Access, Circulation and Parking (March 2011). The lower parking provision can be seen to be associated with the smaller 3-bed house types.

It is noted that the larger 5-bed dwellings exceed the maximum parking provision contrary to Welsh Government Policy, however, these large dwellings benefit from double garages which are served by a double width driveway resulting in excess parking, however, it is considered unlikely that this would not result in significant increased car ownership within the development beyond that normally associated with larger dwellings.

In some areas parking bays appear to be located to the front of adjoining properties, eg parking for plots 291-302 which would inevitably result in disputes between neighbours and prevent or create difficulties should property owners wish to provide EV charging facilities for their vehicles, however, this is not a highway issue that would warrant objection but should be considered by the developer in the interests of their customers /end users.

There is also an issue with regard access to the parking provided at plot 45 which appears to require access over the raingarden to the front of the property and where there appears to be no positive drainage from the low point of the road, however, these issues a can be addressed as part of the detailed design process.

In response to concerns raised with regard lack of visitor parking exacerbated by the substandard width of the side roads and presence of extensive Suds features the developer has increased the carriageway width and indicated on the submitted drawings areas of proposed highway where short term on street visitor parking and deliveries could be accommodated 92 locations are identified. Measures including localised widening of the carriageway/ narrowing of the rain gardens are proposed at 40 of these locations to permit occupants to step from their vehicle onto the carriageway instead of the adjacent rain garden and whilst some aspects of these proposals require refinement they indicate that short term parking visitor parking can be accommodated on street. The final form and detail of the narrowed rain gardens can be agreed in collaboration with the SAB as part of the detailed highway design process.

The retail unit indicated would have a GFA of 200m² and the parking requirements in accordance with the council's SPG would be 1 space per 60 m² giving a requirement of 4 spaces and 1 commercial vehicle space.

The proposal provides for 3 spaces including a disabled space with an EV charging point with potential to serve the disabled space and adjacent parking off the side road between the retail unit and the spine road and a further 2 spaces to the south of the retail unit and pumping station access. Whilst the split in parking locations is not considered ideal the overall parking provision is in accordance with the Councils SPG.

It is likely that customers will also utilise the pumping station access for parking which may not be considered desirable by the statutory undertaker taking ownership of the asset.

There is no provision for commercial vehicle parking or information indicating how the retail unit would be serviced, however, the improved turning head and road width would accommodate deliveries by a distributors vehicle adjacent to the units and there would be scope for a small trader to service the unit with a small van utilising one of the parking spaces provided.

Drawing No. edp6879_d070c indicates provision of 4 'Sheffield' type cycle stands with capacity of 8 bicycles which is considered acceptable.

No details of how the EV charging provision would be operated, managed and maintained has been provided

The phasing and house types within each phase are summarised as set out below:-

House Type	Bed	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Private Sales						
Appleford	2	6	10	11	11	38
Ambleford	3	6	7	4	4	21
Brambleford	3	11	20	2	11	44
Keeford	3	18	18	11	9	56
Aynesdale	3	14	9	5	7	35
Ayleford	4	2	8	4	3	17
Plumdale	4	3	1	1	5	10
Colford	4	5	5	4	4	18
Hubham	4	17	2	0	5	24
Rightford	4	6	9	2	6	23
Kitham	4	22	15	6	12	55
Wayford	5	2	4	1	0	7
Winterford	5	6	8	3	3	20
Affordable						
Appleford	2	3	3	4	0	10
Ambleford	3	8	4	6	2	20
Social						

1 bed Flat	1	4	0	20	4	28
WHQS 2.7	2	0	0	10	8	18
WHQS 3.1	3	4	2	2	2	10
WHQS 4.2	4	0	0	2	4	6
		137	125	98	100	460

On the basis of the phasing drawing and conditions imposed at the outline planning application, (condition 21), requires delivery of the through route along the spine road is to be delivered prior to the completion of the 350th dwelling that will occur during Phase 3. Condition is clear that the spine road link must be completed prior to the completion of the 350th dwelling, therefore the spine road within Phase 4 will need approval at the appropriate stage to allow the works to be undertaken at the appropriate time to ensure compliance.

It is noted from the phasing plan that temporary turning facilities are not provided at the end of each phase to facilitate turning of residents and service vehicles associated with the completed dwellings on each phase. The provision of temporary turning facilities can be incorporated into the engineering design and detail to be approved for each phase and therefore there is no highway objection to the discharge of condition 3

The Highway related element of Condition 30 imposed at outline application 16/138 states: -

30 Other than in respect of phase 1 details of which have already been agreed, no development shall take place on any identified phase of the development until a phase specific Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Council.

The Plan shall provide a construction method statement for:

- a) the means of access to the site for all construction traffic.
- b) the parking of vehicles of site operatives and visitors.
- c) the management of vehicular and pedestrian traffic.
- d) loading and unloading of plant and materials.
- e) storage of plant and materials used in construction the development.
- f) wheel cleansing facilities.
- g) the sheeting of lorries leaving the site.

The approved construction method statement shall be adhered to throughout the development process unless otherwise agreed in writing with the local planning authority.

In response to concerns revised with regards to the adequacy of the CEMP dated 27th October 2022 an amended document dated 1st December 2022 has been submitted.

The amended CEMP indicates: -

- i) The primary means of access for all construction traffic will be via the A4119 and Ffordd Cefn Yr Hendy and the Western Roundabout to minimise the impact of construction traffic on residential streets.
- ii) Deliveries of plant and materials will be timed to avoid School drop-off and pick-up times and a procedure to manage deliveries will be implemented.
- iii) Confirmation that all deliveries of plant and materials will take place within the development site.
- iv) Warning signs will be provided as appropriate along Ffordd Cefn Yr Hendy to warn of construction traffic.
- v) The developer will adopt best practice to liaise with local residents and plan and execute works to minimise adverse impact and publicise contact numbers and a formal complaints handling process to ensure issues are addressed.
- vi) Condition Survey of the access route via Ffordd Cefn Yr Hendy pre and post development and an undertaking to address any damage caused by construction traffic.
- vii) Measures are outlined to ensure that mud and debris from the site are not tracked onto the adjacent highway and for sheeting of lorries entering and leaving the site where required.
- viii) Sufficient parking to be provided within two site compounds site to cater for anticipated demand by construction staff and visitors including the sales office/show home.

The proposed measures outlined with the amended CEMP are considered acceptable to allow the pre-commencement approval of the highway elements of the condition 30 to be discharged.

Geotechnical report numbered 12976/JJ/22/SI/Rev A Titled Land at Cefn-Yr-Hendy, Miskin, dated October 2022, has been submitted in support of the reserved matters application.

The report highlights the requirement for provision of measures to mitigate potential impact of long term settlement and sinkholes by inclusion of geo-grid reinforcement within all roads within the site. Detailed proposals with regard the provision or extent of additional measures to mitigate the impact of the underlying ground conditions can be addressed as part of the approval of the spine road and side roads as part of the detailed design and discharge of conditions on a phase by phase basis.

Details of stabilisation and capping of shafts under or adjacent to the access roads and measures to address dissolution features beneath the proposed access roads will need to be provided as part of the phase by phase approval of engineering design and detail and discharge of conditions for both the spine road and side roads.

Highways summary and conclusions

Matters relating to traffic generation, trip distribution were addressed as part of the outline application 16/1385/08.

The overall form and layout of the spine road and internal access roads is acceptable in terms of alignment and width and any remaining minor issues can be addressed at

detailed design, and with consultation with the SAB outside the planning process. Therefore, the key elements of the reserved matters application with regard to the overall appearance, landscaping, layout and scale of the proposed development are considered acceptable in highway terms.

A number of objectors raise concern that the principal access is located opposite the primary school this though has been agreed in the grant of outline planning permission and its subsequent renewal and cannot be considered further. Members should also note the conditions that restrict working practices at school drop off and pick up times associated with the outline planning permission and that the distributor road linking the east and west roundabouts will be completed on completion of the 350th dwelling. It has been suggested that the development should run east to west but the expressed preference of the developer is west to east and there is no legitimate highway reason to object to that approach, this would also be relevant in respect of issues raised relating to noise and pollution in this context. Whilst concerns about pollution have concentrated more in relation to the A4119, no consultee has raised this as an issue that would affect the positive outcome of this application.

Concerns relating to the impact of the development on the A 473, A4119 and the M4 access roundabout were fully considered at the outline planning application stage and a full programme of improvements that would ameliorate the impact of the development in respect of the A4119 was agreed under the conditions of consent and associated section 106 agreement. Matters relating to the impact of the development on the M4 roundabout are a matter for the Welsh Government. In addition, earlier plans for the development of the site did not involve the provision of a footbridge, though it was initially proposed as part of the strategic site allocation, the applicants were able to demonstrate that it was/is not necessary.

The proposals do not involve the provision of a road link between Maes y Wennol and the new development though the public footpath will remain.

The issue of the impact of the proposed development on Pontyclun Railway Station was addressed at the outline planning application phase and cannot be revisited. Members should also note that the S106 agreement involves a substantial financial contribution to improving that situation.

Traffic impact of the proposed development was assessed initially by the Transport Assessment submitted at the outline planning application stage and has been supplemented by the details submitted with this reserved matters proposal. Public consultation undertaken as part of the planning process presents the opportunity to comment on that. Members should also note that deliveries for development vehicles are restricted by condition. Traffic Impact Assessment has already been undertaken and there are no proposals for any post development assessment.

Current proposals do not involve the provision of any crossing point close to the school as no requirement for one has been established.

There are no proposals for a relief road, as existing arrangements with the proposed improvements are deemed adequate and acceptable.

Other Issues:

- The matter of location of social housing has been resolved through the issue of the revised layout plans showing a consistent distribution of social housing and low cost housing across the phases of the site. The housing strategy team have no issues with the revised arrangements.
- The number of one bedroom flats in this development reflects the level of need identified by the housing strategy team
- Even if the social housing as provided by the developer does affect the position of the locality in the Welsh Index of Deprivation Quintiles this is not a planning consideration.
- Though it is suggested that the provision of social housing as proposed might lead to an increase in anti social behaviour no evidence is offered to support such a stance.
- World War II ordnance was raised as an issue when the outline planning permission was renewed, and is raised again now. The issue was taken up with the applicant previously who advised that they could find no evidence to support the allegation and neither have the residents objecting to the proposals. Site investigation would have identified the likely presence of such material and has not.
- Whether or not residents of Newmill Gardens have benefitted from unfettered access to the application site for any number of years is a matter between them and the developers rather than a planning issue.
- The use of solar panels on roofs is proposed as part of the proposed development and has become a regular feature in new home construction and it is not considered that they would represent any sort of nuisance. The applicants have confirmed that they will not be installing air source heat pumps.
- The allegation that the proposals will include garden areas of Maes Y Wennol and does not accurately reflect the existing situation is a land ownership rather than a planning issue that would need to be resolved between the developer and the affected individuals Members should also note the applicants approach to boundary treatments outlined above.
- If the hedgerow boundary at Maes Y Wennol is protected by covenant then any proposals to remove that would need to pursue the appropriate action.
- If residents have planted trees in the hedgerow then they should seek guarantees from the developer that they will remain there.
- When any site is developed, it should be in accordance with approved plans. Should there be any variation then the Council has the option/discretion to take enforcement action should the need arise.
- The current proposals do not affect anything in terms of the part of the site designated for the development of the school and any future use proposed for the site would be the subject of future proposals.

- The potential for reflective nuisance from solar panels is minimal given that their purpose is to absorb energy rather than reflect it.
- As this application seeks approval of reserved matters and discharge to conditions there would have been no further obligation on the developer to undertake any further public consultation beyond that undertaken at the outline planning application stage
- Loss of property value is not a planning consideration
- The fact that the field lies fallow and grass has grown does not affect the consideration of the planning application. However, the matter along with residents' concerns at a perceived fire risk have been passed on to the applicant's agent and the matter has been resolved.
- Compensation for cleaning through the course of construction is outside the scope of the planning merit of the case and is a matter for the developer.
- The application should be considered on its planning merit and not based on a hypothetical question relating to whether or not the Council has considered developing housing on the undeveloped retail site to the north.
- Similarly, the application needs to be determined on its planning merit and the amount of Council Tax that a development may or may not deliver to the Council's coffers simply does not influence that.
- Whilst there is every sympathy for the potentially disproportionate effect that development might have on the wellbeing of a single individual this would not form a sufficient basis for refusal of the application particularly as it does not directly relate to the approval of reserved matters currently sought.

Discharge of Conditions

In addition to seeking approval of reserved matters, the current submission also seeks to discharge a number of conditions associated with the grant and subsequent renewal of outline planning permission. The requirements of the conditions seek to agree technical detail and should they prove successful their discharge would be reflected in an updated version of the outline planning permission (as renewed) rather than on any consent that might be issued in respect of reserved matters.

Condition 3 Phasing –this ties in with the previously approved non material amendment. Rather than the previously agreed 5 phases the developer now wants to undertake the development over 4 phases. As the applicant has confirmed that the provisions of condition 21 of the outline planning permission requiring the completion of the site distributor road prior to the 350th dwelling will be adhered to this condition can be discharged.

Condition 4 Landscaping – submitted details are deemed acceptable by consultees and as such, the condition can be discharged.

Condition 8 Wildlife Protection Plan – submitted details are deemed acceptable by consultees and as such, the condition can be discharged

Condition 9 Habitat management Plan – submitted details are deemed acceptable by consultees and as such, the condition can be discharged

Condition 10 levels –the finished levels submitted in support of the application for the approval of reserved matters are considered acceptable and the requirements of this condition can be discharged.

Condition 11 external finishes – the details submitted in respect of external finishes in support of the application for approval of reserved matters are adequate to discharge the requirements of this condition

Condition 15 drainage – As the applicants have not yet agreed a connection point for drainage from the site with Dwr Cymru Welsh Water and have not supplied Flood Risk Management colleagues with discharge rates; it is recommended that this condition not be discharged at this point in time.

Condition 16 – protected species mitigation - submitted details are deemed acceptable by consultees and as such, the condition can be discharged

Condition 26 Public Right of Way – the submitted details show the existing line of the Public Right of Way and the intended route for its realignment as such and given that the applicants will need to make a separate application for the diversion of the Public Right of Way, the requirements of the condition can be discharged.

Condition 28 noise – As Public Health & Protection officers have confirmed the adequacy of the report in terms of its conclusions and recommendations this condition can be treated as discharged to the point where development can proceed full compliance can only be achieved by the implementation and construction of the noise attenuation barriers that the report recommends.

Condition 30 Construction Environmental Management Plan - submitted details are deemed acceptable by consultees, as such the condition can be discharged in terms of pre commencement requirements

Condition 32 EV charging – provision for an EV charging point will be made within the site for the commercial element of the proposed development and this is sufficient to meet the requirements of this condition.

National Sustainable Placemaking Outcomes

Chapter 2 of PPW emphasises that development proposals should demonstrate sustainable placemaking to ensure that the right development is achieved in the right place, and states that development proposals should be assessed against the national sustainable placemaking outcomes to ensure this is the case.

PPW acknowledges that not every development proposal will be able to demonstrate that they can meet all of the outcomes, or that it can be proved that an attribute of a proposal will necessarily result in a particular outcome.

It is also recognised that the interpretation of the relevant criteria will depend upon the detail and context of the proposal and the application site, and in the planning balance, that greater material weight may be given to some attributes rather than others.

Therefore, in addition to consideration of the placemaking merits of the scheme within the sections of the report further above, a brief outline of how the proposed development is considered to align particularly well with the national sustainable placemaking outcomes is set out below:

Creating and Sustaining Communities: The development would provide new housing in accordance with the current Local Development Plan including the requisite amount of social housing.

Growing Our Economy in a Sustainable Manner: The development would have but positive effect in terms of construction jobs and employment in the construction phase.

Making Best Use of Resources: The development accords with the policy requirement of the Local Development Plan albeit on a greenfield site but would employ sustainable building practices/materials and includes some energy production from renewable sources

Maximising Environmental Protection and Limiting Environmental Impact: The development would include suitable tree/landscape planting and biodiversity enhancement measures.

Facilitating Accessible and Healthy Environments: The application site is designed to facilitate access by public transport providers and aims to maintain and enhance existing walking routes.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is CIL liable under the CIL Regulations 2010 (as amended). In this respect, the full CIL liability for the site including the A1 retail development is £6,117,771.97 though this might be subject to reduction if the applicants claim a social housing exemption.

Section 106 Contributions / Planning Obligations

The Section 106 agreement in respect of this site was concluded at the outline planning application stage (application 16/1385) and renewed with the subsequent Section 73 application (application 20/1196). The S106 agreement requires the following.

- The provision of 20% affordable housing
- The provision of a local centre
- The agreement of a long term management plan for the management of open space to the north of the site and the ecologically sensitive areas of the site.

- Provision of green space and play areas for management and maintenance in accordance with the Council's supplementary planning guidance
- The agreement of an employment skills training plan, and
- A financial contribution of £90,000 towards the provision of additional park and ride facilities at Pontyclun railway station.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the key characteristics requiring consideration in this application for approval of reserved matters. Members will note that the public have raised a wide range of issues in respect of these proposals many of which were addressed at the outline planning application stage. In this instance however the planning balance falls in favour of approving these submitted details as the proposal is considered to meet the key policy requirements in relation to appearance, landscaping layout and scale, and are also deemed reasonable in terms of all other material planning considerations. As such, in terms of the approval of reserved matters members are advised to accept the recommendation below. Members will note that the application also seeks to discharge certain conditions associated with the discharge of conditions pertinent to the earlier grant of outline planning permission and it's a recommended they be approved or not approved as described.

RECOMMENDATION: Approve all reserved matters subject of this application and that the details submitted to support the discharge of conditions, 3,4, 8, 9, 10, 11, 16, 26, 28 30 & 32 relating to application 20/1196 are accepted and the conditions discharged. Details submitted in respect of conditions 15 are not sufficient and are not discharged.

1. The development hereby approved shall be carried out in accordance with the approved plans and documents, unless otherwise amended by other conditions of this consent.
 - Planning layout drawing no. edp_6879_d018a1
 - Site plan drawing no. edp_6879_d02b
 - Boundary treatment plan drawing no. edp_6879_d030e
 - Ambleford B edp6879_d004-A
 - Brambleford edp6879_d005-A
 - Keford B edp6879_d006-A
 - Aynesdale edp6879_d007 -B
 - Aylesford edp6879_d008-A
 - Colford edp6879_d009-A
 - Rightford R edp6879_d010-A
 - Hubham B edp6879_d011-A
 - Kitham C&R edp6879_d012-A
 - Wayford R edp6879_d014-A
 - Winterford C&R edp6879_d015-B
 - Appleford B edp6879_d019-A
 - 4.2 affordable house drawing no. edp_6879_d027a

- 1BF affordable house drawing no. edp_6879_d028b
- 2.7 affordable house drawing no. edp_6879_d025a
- 3.1 affordable house drawing no. edp_6879_d026a
- Appleford R edp6879_d031-B
- Aynesdale B edp6879_d034-A
- Ayleford R edp6879_d035-A
- Colford R edp6879_d036-A
- Keeford R edp6879_d037-B
- Brambleford R edp6879_d038-B
- Brambleford S edp6879_d039-B
- Ambleford C edp6879_d040-B
- Rightford B edp6879_d041-B
- Rightford C edp6879_d042-B
- Rightford S edp6879_d043-A
- Kitham C&B edp6879_d045-B
- Kitham R edp6879_d046-B
- Kitham B edp6879_d047-B
- Hubham R edp6879_d048-B
- Hubham S edp6879_d049-B
- Winterford R edp6879_d051-B
- Winterford S edp6879_d052-B
- Wayford C&R edp6879_d053-B
- Aynesdale C edp6879_d055-B
- Brambleford C edp6879_d056-B
- Hubham C edp6879_d057-A
- Keeford C edp6879_d058-A
- Plumdale S edp6879_d059-B
- Garages drawing no. edp6879_d061a
- Retail unit and elevations drawing no. edp_6879_d069a
- Retail unit site plan drawing no. edp_6879_d070c
- Arboricultural Impact assessment (incorporating Tree Protection
 - measures) edp6879_r003e
- Arboricultural addendum statement edp6879_r006
- Desk study report (integral geotechnique February 2022)
- Site investigation report revision A (integral geotechnique October 2022)

Reason: for the avoidance of doubt as to the approved plans and documents.

2. Prior to the commencement of any works on site a further site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The report shall be sufficiently detailed to establish any further ground precautions required due to the geology of the underlying limestone conglomerate and shall fully justify the choice of foundation design to serve the proposed development.

Reason: the site may be unstable and as such, a further report on the identified issues is required in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.