

## PLANNING & DEVELOPMENT COMMITTEE

08 February 2024

### REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

#### PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 23/1052/10 (KL)  
**APPLICANT:** Vision of Hope  
**DEVELOPMENT:** Change of use from guest house and ancillary bungalow to a residential drugs and alcohol rehabilitation centre (Use Class C2).  
**LOCATION:** FIFTH AVENUE GUEST HOUSE, FIFTH AVENUE, HIRWAUN INDUSTRIAL ESTATE, HIRWAUN, ABERDARE, CF44 9UN  
**DATE REGISTERED:** 31/10/2023  
**ELECTORAL DIVISION:** Hirwaun, Penderyn and Rhigos

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**RECOMMENDATION:** Approve, subject to conditions

**REASONS:** Whilst the application site is situated outside of the defined settlement boundary, it has been operated as a guest house (Use Class C1) for many years and, given that the proposed use of the site as a residential rehabilitation centre (Use Class C2) can be facilitated within the fabric of the existing building without any building works or alterations being required, it is not considered that the proposal to change the use of the site from Class C1 to C2, for the purposes identified, would result in a significant change to the overall character of the site.

There is some concern with regards to the secluded location of the site, however, it is accepted that such locations can aid in the rehabilitation of individuals by removing them from society and reducing any potential for temptation to revert back to previous routines and habits.

Furthermore, given the location of site in relation to surrounding residential and commercial properties, it is not considered that the use would be detrimental to the amenity of existing neighbouring residents and businesses.

As such, the application is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

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#### REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is considered to be of a nature that warrants the involvement of the Planning and Development Committee.

## APPLICATION DETAILS

Full planning permission is sought for the change of use of Fifth Avenue Guest House and its ancillary bungalow, which are situated on Fifth Avenue on the outskirts of Hirwaun Industrial Estate, to a residential rehabilitation centre for individuals suffering from drugs and alcohol addiction.

The proposed change of use would be undertaken within the fabric of the existing building and no physical internal or external alterations would be required to facilitate the proposed use. The proposal would consist of the following accommodation, which is largely the same as the existing arrangement:

### Main Building

- Reception and breakfast room, kitchen/dining room, separate kitchen and utility area, a lounge and separate sitting room, WCs and 5 en-suite bedrooms at ground floor.
- 7 en-suite bedrooms and 3 standard bedrooms served by a separate shared bathroom at first floor.

### Detached Bungalow

- Lounge, kitchen/breakfast room, utility room, 3 bedrooms and 1 bathroom.

It is indicated that the centre would be operated by a Christian charity that successfully rehabilitates ex-offenders and those suffering from drugs and alcohol addiction. Residents of the centre would be reintegrated back into society through education and volunteering. It is understood that the charity currently operates a successful facility elsewhere and the proposal would enable their relocation.

Details submitted with the application indicate that the use would accommodate up to 20 individuals and that the use would predominantly be operated from the main guest house building. It is understood that two of the bedrooms in the main building would be reserved for sleep in staff whilst the ancillary bungalow would likely be occupied by a member of staff and a small number of residents of the facility that have almost completed the rehabilitation programme and are almost ready to live completely independently.

No changes are proposed to the existing access and parking arrangements with the parking spaces to the front of the building and the integral garages of both the main building and the ancillary bungalow being retained. It is indicated that the wider site (not within the application site but identified as being in the applicant's control) is currently used to keep a small number of animals and the applicant has confirmed that they would continue to use the land for this purpose to help support the residents with the animals playing an important part in their therapy.

The application is accompanied by a supporting statement which sets out the intended operation of the proposed use:

- It is indicated that the charity is run by 1 manager and 4 trustees (with more set to be appointed in the near future). Each of the trustees bring different expertise to the Trust.
- The current facility employs 7 members of staff.
- The referral/vetting process for potential residents is via the completion of an application, following referral from the prison service or a probation officer. Applicants deemed suitable are offered an interview prior to being offered a place at the facility.
- Each resident has a clear one-year plan in place and these are designed around the individual and their interests and aspirations. The plans include basic skills, literacy, numeracy and digital competence.
- If a resident chooses to leave the facility, every effort is made to signpost them to other facilities/suitable placements. The charity has worked to build good relationships with other agencies.
- For those individuals that have completed the programme, support is provided by the charity in order to help secure employment and accommodation.
- Medication reduction is managed in conjunction with formal addiction agencies and local GPs.
- The rules of the facility include zero tolerance of verbal or physical outbursts, no illegal substances permitted on site and no leaving the site without staff supervision.
- Residents start off in the main house, under close 24-hour supervision. Only once they have progressed and can be trusted do they graduate to the bungalow (manager's accommodation). These residents will take more responsibility for themselves, before going back into the community, but they will still have the full support and guidance of the charity if required.
- It is advised that the application site is ideal for the proposed use as it is not near the town, meaning that alcohol and drugs are not 'on the doorstep' and the property is already set up with individual accommodation due to its current use as a guest house.
- The success of the charity is very important to the Trustees and policies and procedures have been put in place to protect against and ensure that the charity is run well and that things do not 'go wrong'.
- One of the main priorities is that both the residents and employees feel safe and are able to flourish.
- All safeguarding concerns, current and historical are compiled into a report and shared with Trustees.
- Any concerns that Trustees have are submitted to Social Services, including highlighting any concerns the Trustees have over how the charity has dealt with things in the past.
- The Charity never carries out the investigation, simply presents their evidence.
- Key policies are in place, particularly with regard to safeguarding, whistleblowing, data protection and health and safety.

- All staff are made aware of these key policies and these are reflected in every day procedures and the culture of the charity.
- A code of conduct is in place for staff and residents.
- Articles and Schemes of Delegation are in place.
- Further discussions are ongoing with potential trustees that could add further value to the charity.

## **SITE APPRAISAL**

The application site relates to an irregular shaped parcel of land which is located off Fifth Avenue on the northern edge of Hirwaun Industrial Estate. The site measures approximately 0.4 hectares in area and is currently occupied by an existing guest house and an associated detached bungalow. Access to the site is off Fifth Avenue to the north with numerous off-street car parking spaces being located to the front of the main building. Parking is also provided in front of the bungalow and within the integral/attached garages that serve each of the buildings.

The wider site, which is not subject to this planning application but is identified as being within the applicant's control, is currently used for the keeping of animals.

As a result of its position on the edge of Hirwaun Industrial Estate, surrounding land uses are typically commercial or industrial in nature, although the nearest commercial/industrial neighbour is situated some 200 metres away to the south-east and some 200 metres away to the north-west (Nantllechau Farm which Members very recently approved permission for the change of use of the land to Class B8 storage, including the siting of 50 no. storage containers). Further industrial uses associated with Hirwaun Industrial Estate are situated on the opposite side of the A465.

The nearest residential properties are situated approximately 250 metres to the west (Nantllechau Farm), and 300 metres to the north (Cae'r Llwyn Bungalow) and north-east (Tai Cwmpplau Farm). Further residential properties are located in Halt Road, approximately 0.5km to the southwest (as the crow flies).

## **PLANNING HISTORY**

17/0783	Fifth Avenue Guest House, Fifth Avenue, Hirwaun Industrial Estate, Hirwaun	Proposed sunroom domestic extension together with a kitchen extension to guest house	Granted 08/09/17
13/0544	Fifth Avenue Guest House, Fifth Avenue, Hirwaun Industrial Estate, Hirwaun	Extension to provide self-catering accommodation	Granted 28/10/13

08/1817	Fifth Avenue Guest House, Fifth Avenue, Hirwaun Industrial Estate, Hirwaun	Staff Management bungalow (reserved matters)	Granted 26/01/09
08/1815	Buckleys Bungalow, Fifth Avenue, Hirwaun Industrial Estate, Hirwaun	New offices and service depot	Granted 06/03/09
08/1241	Fifth Avenue Guest House, Fifth Avenue, Hirwaun Industrial Estate, Hirwaun	Staff Management bungalow (outline application)	Granted 10/11/08
07/0978	Fifth Avenue Guest House, Fifth Avenue, Hirwaun Industrial Estate, Hirwaun	Conversion of attic space to provide 5 no. single hotel rooms and construction of stairwell annexe	Granted 31/07/07

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification letters and through the erection of site notices in the vicinity of the site. A press notice has also been published in a local newspaper. One letter of objection has been received as a result of this exercise and is summarised as follows:

- There is no need for such a facility in our local area.
- Residents would rather see tourism brought here instead.
- The facility would be tucked amongst a developing area with the new road expected to bring new tourist ideas and the proposal risks such plans from happening.
- The proposal is out of place.
- The proposal would serve those from far outside the valleys and would not benefit our area.

## **CONSULTATION**

The following consultation responses have been received:

### Flood Risk Management

The proposal does not include any construction works that will result in a change in the external footprint of the existing structure. As such, it is not envisaged that the development would result in an alteration of the sites surface water discharge rate and no objections are raised.

### Highways and Transportation

No objection or condition recommended. The response is considered in more detail in the *Access and Highway Safety* section below.

### Hirwaun and Rhigos Community Council

Objections are raised for the following reasons:

- There is a lack of suitable holiday accommodation in the area and to change the use of this hotel would be to the detriment of the village.
- It would also reduce any employment opportunity near to the village.
- There is a similar facility in RCT where residents are not contained to the facility and residents have frequently been seen sitting outside of the perimeter of the facility, drinking alcohol in full sight of members of the public, even though the facility is supposed to be for rehabilitation.
- This is not the impression that Rhigos community want tourists to have of the village and surrounding area.
- The property is in very close proximity to businesses on the estate and not too far away from the village of Rhigos.
- Residents do not want residents of such a facility near to the village, or near to the school and local children's homes where vulnerable children and young adults reside and who can easily be influenced.
- The industrial estate is used by locals to walk and cycle and it is not fair on them that they could possibly be subjected to this kind of behaviour.

### National Grid

No objection. It is advised that a separate application will need to be made to National Grid if a new connection or service alteration is required.

### Public Health and Protection

No objection. It is advised that a former ordnance factory once occupied the site and a waste disposal site is also located within 250m, both of which are considered as significant areas of contamination. It is recommended that a desk top study and report be undertaken in order to identify and evaluate all potential sources and impacts of contamination relevant to the site, its proposed use and end users. Following a review of the findings, further contaminated land conditions may be recommended. The response is discussed further in *Contaminated Land* section below.

### South Wales Police

No objections raised however recommendations have been made for if/when any alterations or refurbishments are required. It is further recommended that a robust

Management Plan should be in place and visited regularly to ensure that it is for purpose. Staff should liaise with the Local Neighbourhood Inspector prior to the centre opening to encourage good relationships and a clear understanding as to how the premises will operate.

### Welsh Water

No objection.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

The application site is located outside of the defined settlement boundary but is within the designated boundary of Hirwaun Industrial Estate. The following policies are considered to be relevant in the determination of this application:

**Policy CS9 – Waste Management:** allocates land at Hirwaun Industrial Estate to accommodate a range of waste management options.

**Policy AW2 – Sustainable Locations:** promotes development in sustainable locations which includes sites that are within the defined settlement boundary that would not unacceptably conflict with surrounding uses, that have good accessibility by a range of sustainable transport options and have good access to key services and facilities.

**Policy AW5 – New Development:** sets out criteria for appropriate amenity and accessibility on new development sites.

**Policy AW6 – Design and Placemaking:** encourages proposals which are of a high standard of design, and are appropriate in terms of siting, appearance, scale, height, etc.

**Policy AW8 – Protection and Enhancement of the Natural Environment:** seeks to preserve and enhance the distinctive natural heritage of RCT by protecting it from inappropriate development.

**Policy AW9 – Buildings in the Countryside:** states that the conversion of buildings outside the defined settlement boundaries will be supported where the existing building is structurally sound.

**Policy AW10 – Environmental Protection and Public Health:** development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and/or local amenity because of land instability, flooding, contamination etc.

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 4<sup>th</sup> 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 4<sup>th</sup> 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 24<sup>th</sup> September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

## **Supplementary Planning Guidance**

Design and Placemaking  
Access Circulation and Parking

## **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 24<sup>th</sup> 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:

- 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.

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 12: Design;  
PPW Technical Advice Note 18: Transport;  
Manual for Streets

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PPW Technical Advice Note 12: Design;  
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## **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:**

#### **Principle of the proposed development**

This application seeks to change the use of two existing buildings, which are situated within the same curtilage, from a guest house and its associated managers accommodation bungalow (Use Class C1) to a residential rehabilitation centre (Use Class C2) for individuals suffering from drugs and alcohol addiction.

The application site is situated on the northern edge of Hirwaun Industrial Estate and outside of the defined settlement boundary, as prescribed in the Rhondda Cynon Taf Local Development Plan. The site is also allocated for waste development under Policy CS9, as is the wider industrial estate. Whilst these factors would ordinarily go against the favour of the proposed development, firstly owing to the unsustainable location of the site (as defined by Policy AW2) and secondly due to it potentially conflicting with surrounding uses and prejudicing development for waste from coming forward in the future, it must be noted that the proposal relates to two existing buildings at the site that have been in use as a guest house and its associated residential bungalow for many years. Furthermore, whilst residential rehabilitation centres would

ordinarily be encouraged within sustainable locations and within defined settlement boundaries in order to aid the integration of individuals back into society, it is accepted that there are certain factors that could weigh in favour of siting such uses in a more secluded area.

As indicated elsewhere in this report, the existing guest house already provides individual accommodation through a series of en-suite and standalone bedrooms and shared facilities in the form of kitchens, bathrooms etc. and details submitted with the application confirm that the proposed rehabilitation centre can be facilitated within the existing fabric of the two buildings, without any physical alterations or building works required.

Policy AW9 of the LDP seeks to support proposals for the alteration, renovation or conversion of existing buildings outside the defined settlement boundaries for residential, employment, community or tourism uses, providing that it can be demonstrated that the existing building is structurally sound or is capable of being made so without substantial major external alteration. In this case, both properties appear to be in excellent condition, being used as guest house for many years, and no works are required to facilitate the proposed use. Furthermore, the general use of the building would not be significantly different to its current use as a guest house in that both uses would offer overnight accommodation, albeit for differing lengths of time. The provision of care and support as a rehabilitation centre would also be a differentiating feature. As such, it is not considered that there would be a significant change in the overall character of the site and, given that the proposal would not result in any increase in floor area of the existing buildings, it is doubtful that the proposal would result in a marked increase in intensity of use of the site.

In terms of siting this particular type of development in more rural areas, there is some concern that individuals would essentially be secluded from society whilst undertaking their rehabilitation programme and this could potentially create challenges with the integration of individuals back into society towards the end or following their rehabilitation programme, particularly given that there are no public services or facilities available in the immediate area. However, it is accepted that this could be a positive situation for individuals and help in their overall rehabilitation as there is less temptation of drugs and/or alcohol due to those substances not being readily available on the doorstep. Indeed, the applicant has indicated that they already operate a successful facility elsewhere, outside of RCT, the success of which they consider to be down to it being situated on a farm and away from society.

It must also be noted that proposals for rehabilitation centres usually come with some degree of concern and objection from local residents who do not wish for such establishments to be sited within any distance of their homes due to the perceived impact that they would have upon their amenity and public safety. This issue is considered in more detail in the *Residential Amenity and Privacy* section below however, it must be noted that in this case, the nearest residential properties are

situated between 250 metres and 500 metres away and would not be immediately or directly affected by the proposal.

Two letters of objection have been received in relation to the proposal; one from a member of the public (no address provided) and another from Hirwaun and Rhigos Community Council. Both objections refer to the importance of the area and the existing guest house in supporting and encouraging tourism in the local and wider area and whilst this is duly noted and the loss of the guest house would indeed be regrettable, it is understood that the current owners of the guest house have put the property up for sale, with the applicant seeking to purchase the property following any grant of planning permission for the proposed use. As such, it can only be assumed that the current owners of the guest house no longer wish to run the guest house business and therefore the continued use of the site as a guest house cannot be guaranteed regardless of the outcome of this or any other potential application.

Whilst the retention of the guest house would undoubtedly be preferred due to its potential to support tourism in the area, this application for the change of use of the site to a residential rehabilitation centre must be considered on its own merit, and in light of the assessment set out above, the principle of changing the use of the property to a residential rehabilitation centre is considered to be acceptable, subject to the consideration of the following material planning matters:

### **Residential Amenity and Privacy**

The application site is situated some distance away from the nearest neighbouring residential and commercial properties and the proposal would not result in any physical changes to the site that would result in any adverse impact upon the nearest neighbours in this regard. However, it will be important to consider the impact of the proposed use upon existing residents, particularly given that such uses can very often be associated with negative perceptions in terms of the issues they may introduce to the locality.

As noted in previous sections of this report, other than for an element of care and the presence of staff, it is considered that the development would generally exhibit the same characteristics as that of the existing use. Furthermore, it is not considered unlikely that the use would generate a high degree of coming and goings, or a level of activity, that would be very different from the existing use. The site is situated some distance away from the nearest neighbouring residential and commercial properties and, as such, it is unlikely that the comings and goings associated with the use would attract the attention of neighbours.

The application is supported by an operational statement which sets out the general operation of the proposed use. The statement has been reviewed by South Wales Police (who also met with the applicant to discuss the details of the proposal) and **no objection is raised** in this regard. This outcome is markedly different to the facility previously proposed in Penywaun and considered by Members in March 2023, in

which South Wales Police raised a strong objection due to the lack of information provided to support the application (planning ref. 22/0395). Indeed, information provided with this application indicates that the referral process would be via the prison service/probation officer rather than through outreach work undertaken by the charity and safeguarding and suitability checks would be undertaken prior to any individual being invited onto the programme. Furthermore, the statement indicates that the charity considers the safety of their residents, employees and local residents to be of great importance and have implemented a number of safeguarding and health and safety policies to ensure the success of the facility and its integration within its surroundings. Whilst the use is still unlikely to require regulation by Care Inspectorate Wales, the fact that the referral process will be via the prison service/probation service/Dyfodol will require the facility to be operated appropriately and in accordance with certain rules and regulations.

It is noted that two letters of objection have been received in relation to the proposal with one of those highlighting the proximity of the site to the village of Rhigos and the impact that the proposed use could have on the local primary school and a number of residential children's homes. Whilst these concerns are noted, the village of Rhigos is situated approximately 1km to the south-west (as the crow flies), and given that the application site is located on what can effectively be described as a ring road around Hirwaun Industrial Estate and that the site can be accessed without entering the village, it is not considered that the village of Rhigos would be directly affected by the day to day operation of the proposed use. Whilst it is accepted that residents of the facility may enter the village, the applicant has provided a statement to support the application which indicates that the residents would not ordinarily be permitted to leave the facility without supervision so the chances of them entering the village unaccompanied would be unlikely.

The objection further refers to a similar facility that is operated elsewhere in RCT, highlighting issues of anti-social behaviour associated with that facility. Whilst the concerns raised by the objector are indeed noted, the operation and management of that facility cannot be taken into account in the determination of this application. Indeed, the management of one particular facility cannot be transferred and compared with the management of another, particularly when they are not operated by the same company/charity and may have different operational policies and values. As indicated above, the supporting statement provided by the applicant includes sufficient information to demonstrate how the use would operate and whilst it would not be possible to guarantee that no issues would ever arise during the operation of the facility, South Wales Police are satisfied that the use would be appropriately managed to limit any potential operational issues.

It is therefore considered that any perceived risk to public safety would be adequately dealt with by the Charity and it is not considered that the proposed use would have a detrimental impact upon the amenity and privacy of surrounding residential properties and the wider community. The application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

## **Character and Appearance**

As indicated previously, the proposal would not result in any physical alterations or building works to either of the two properties located within the application site. The proposed use would therefore be facilitated within the fabric of the existing buildings and they would visually remain the same.

As such, it is not considered that the proposal would have any impact upon the character and appearance of the application property or the surrounding area and the application would comply with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

## **Access and Highway Safety**

The application has been assessed by the Council's Highways and Transportation section and no objection is raised in relation to the proposal. The comments received are summarised as follows:

### Access

indicate that the proposal would be served off an existing access point onto Fifth Avenue, which is considered acceptable for safe vehicular and pedestrian movement.

### Parking

The proposed use would incorporate 18 no. bedrooms (15 within the main building and 3 in the adjacent bungalow) and details submitted with the application indicates that there are currently 7 members of staff.

The Council's Supplementary Planning Guidance: Access, Circulation and Parking indicates that the proposed use requires 1 space per resident staff, 1 space per 3 non-resident staff and 1 space per 4 bedrooms. The proposed 18 bedrooms require 5 off-street spaces with 3 spaces required for staff, which takes the total parking requirement to 8 no. spaces. The proposal provides 20 spaces within the site which is in excess of the requirements set out in the SPG.

In light of the comments received from the Highways and Transportation Officer, the proposal is considered to be acceptable in terms of the impact it would have upon highway safety in the vicinity of the site and, as such, the application would comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

## **Other Issues:**

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation.

### **Contaminated Land**

As indicated in the *Consultation* section above, the Council's Public Health and Protection team highlighted the potential for contamination to exist on site and it is recommended that a desk top study and report be submitted to support the application. Whilst this recommendation is acknowledged, the proposal does not involve any building works whatsoever and, if Members are minded to approve the application, would result in one group of people moving out of the buildings and a new group of people moving in. Furthermore, the use of the building could change to any other use within the C1 Use Class (hotel or boarding accommodation) without planning permission being required.

As such, it is not considered that it would be reasonable to ask for this information to be submitted as part of the application and any condition to secure the information would not pass the tests for conditions in that it would be unreasonable and unnecessary.

### **Other issues raised by objector(s)**

One letter of objection has been received which questions the need for such a use in the area with further concern being raised that it would not serve local people. Further concern is raised that the use would be out of place within the area.

Whilst these concerns are noted, the need for such a use is outside of the parameters of the planning system. The use is unique in that it does not necessarily require local people to be in need of such a use in that individuals would usually be re-located to another area for rehabilitation in order to remove them from their existing situations and to break their daily routines or habits/remove temptations etc and to give the individuals the best chance of success. Furthermore, issues of drugs and alcohol addiction are unfortunately becoming increasingly common and an increase in the need for rehabilitation centres in general cannot be denied. As such, the compatibility of such uses within the locality and careful consideration of operations etc. will be important in order to determine location suitability. These issues have been considered previously in this report.

### **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 not CIL liable under the CIL Regulations 2010 (as amended).

## **Conclusion**

It is considered the proposal would not have a significant impact on the character and appearance of the locality or upon the amenity of the closest neighbouring properties. The application is therefore considered to comply with Policies AW5, AW6 and AW10 of the Local Development Plan.

## **RECOMMENDATION: Approve**

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents received on 31<sup>st</sup> October 2023 unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Site Location Plan
- Site Layout Plan
- Elevation Plans
- Floor Plans

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.