



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

25th April 2024

SITE MEETING

APPLICATION NO 23/1169/10 Detached dwelling and upgrade works to access lane. (Coal Mining Risk Assessment received 21/11/23) (amended red line boundary and plans received 15/12/23) LAND TO THE REAR OF MILDRED STREET, BEDDAU

REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES & COMMUNICATION

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1. PURPOSE OF THE REPORT

- 1.1 To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Director, Prosperity & Development, attached at Appendix 1.

2. RECOMMENDATION

It is recommended that Members:

- 2.1 Approve the application in accordance with the recommendation of the Director, Prosperity & Development.

3. BACKGROUND

- 3.1 In accordance with Minute No 223 (Planning and Development Committee – 7th March 2024), a site inspection was undertaken on Tuesday 9th April 2024 of the proposed development.
- 3.2 The meeting was attended by Planning and Development Committee Members, County Borough Councillors S Rees, W Lewis, A Dennis, S Emmanuel, D Grehan, L Tomkinson, J Smith, R Williams and Local Member County Borough Councillors R Yeo and J Barton.

- 3.3 Apologies for absence were received from Planning and Development Committee Members, County Borough Councillors J Bonetto, G Hughes and M Powell.
- 3.4 Members met at the entrance to the service lane at the rear of Mildred Street. The Planning Officer advised Members that full planning permission was sought for the construction of a detached dwelling and upgrade works to the adjacent service lane at land to the rear of Mildred Street, Beddau.
- 3.5 The Planning Officer noted the recommendation to approve the application as the principle of development is considered acceptable and the proposed scheme would not result in a significant impact upon the character and appearance of the surrounding area or the amenities of the surrounding properties. Furthermore, there would be no undue impact upon pedestrian or highway safety in the vicinity of the site, subject to works detailed in the conditions below being carried out. As such, the application is considered to comply with the relevant policies of the Local Development Plan and is recommended for approval.
- 3.6 The Planning Officer highlighted to Members the full list of points raised as objections as contained within the report and that there were no objections raised from statutory consultees.
- 3.7 Members sought further clarification on the highways response to the proposal. The Planning Officer outlined to Members that the report acknowledged the sub-standard access however as stated in the report it is the view of Highways Officers that the works to widen the access-lane, to provide a carriageway widened to 4.5m with a large section widened to 5.5m and a full size turning facility which can accommodate the turning movements associated with a residential use such as a refuse vehicle. Members were also informed that taking into account the limited additional traffic to that which already occurs, the improvements suggested to overcome previous concerns by widening the existing lane with provision of full size turning facility which will not only result in the application being acceptable as a shared use for pedestrians and vehicles but will provide a wider lane width to enable residents of Mildred Street to provide rear off-street car parking with the lane width providing easier access to the rear garden should residents wish to convert gardens to parking spaces or use existing facilities
- 3.8 Members sought clarification on the location of the proposed widening of the lane and the Highways Officer and Planning Officer clearly marked out

the proposed changes. Members noted the position of telegraph pole in place at the opening of the access lane and the Planning Officer confirmed there would be no impact to this as part of the proposals.

- 3.9 Members walked up the lane and entered the site for the proposed dwelling taking into account the position of the proposed turning facility.
- 4.0 Members queried the level of the proposed dwelling. The Planning Officer provided visual plans for Members and pointed out the indicated levels. Members also discussed the positioning of windows as indicated on the visual plan.

Members noted the position of a culvert at the top of the site and queried the impact the proposed development could have. The Planning Officer informed Members that as indicated by the submitted plans, there is no development to be carried out in this area. The Planning Officer advised that the applicant would be required to complete a Sustainable drainage systems (SuDS) application with the Council.

- 4.1 Local Member, County Borough Councillors R Yeo and J Barton spoke of their concerns in respect of the impact on highways safety as a result of the proposed development sharing local knowledge of how the lane is currently used and accessed by residents of Mildred Street. The Local Members also highlighted concerns in respect of drainage and the vision splays at the junction of the access lane. Concerns were also raised over the overbearing impact and loss of light on neighbouring properties. The Local Members also expressed ecology concerns highlighting particular wildlife including bats that are believed to be habituating in the site.
- 4.2 The Chair thanked the Officers for the report and closed the meeting.

Additional correspondence received.

- 4.3 Members are advised that since the original report was reported to Committee on the 7th of March 2024, 3no. late letters to the application from existing objectors have been received. The letters raise questions with regard to the levels and boundaries of the site. These matters have been assessed by the Planning Officer and it is not considered that there are any issues in this regard.

A late letter also requested that a stage 1 habitat assessment is submitted to support the application. As set out within the Officers report the Council's ecologist has assessed the application and did not consider a full ecology survey was required in this case. This is because the trees at the rear of the site would not be touched during development and because the rest of the site is cleared, made ground with only some minor general

scrub regrowth, which would unlikely support any protected species. As such, no objection to the application was raised, subject to a standard condition for biodiversity/ecology mitigation/enhancement measures to be implemented on site both during and after development should the development gain consent.