

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2017- 2018:**

**PLANNING & DEVELOPMENT  
COMMITTEE  
7 DECEMBER 2017**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 7(2)</b>
<p><b>APPLICATION NO: 16/0808 - FULL CONSENT IS SOUGHT FOR THE CONSTRUCTION OF 19 DWELLINGS ON THE SITE, TOGETHER WITH THE INFRASTRUCTURE ASSOCIATED WITH THE DEVELOPMENT, LAND ADJACENT TO RHIGOS POST OFFICE, HEOL PENDARREN, RHIGOS, HIRWAUN.</b></p>	

**1. PURPOSE OF THE REPORT**

To consider the determination of the above mentioned planning application in light of the information provided below.

**2. RECOMMENDATION**

That planning permission be granted subject to conditions as modified below and without the requirement to provide affordable housing through a Section 106 legal agreement as originally recommended.

**3. BACKGROUND**

Application 16/0808 was originally reported to the meeting of the former Development Committee held on 17<sup>th</sup> February 2017 (a copy of the original report forms **APPENDIX A** to this report). At that meeting Members resolved to approve the application subject to conditions and the developer entering into a Section 106 agreement for one of the three bedroom houses to be provided on site to be provided as a low cost housing unit or that an offsite contribution be made to the equivalent of 30% of the value of an open market dwelling on the site. (Minute no.136(2) refers).

Since the matter was first presented to Committee the applicant has maintained that the site is not financially viable with any accompanying Section 106 agreement contribution requirements.

The applicant has submitted a viability assessment and the site is not considered to be viable according to the figures submitted by the applicant. The applicant's evidence has been compared with the results of recent work undertaken on behalf of the Council by an independent quantity surveyor. The work identifies industry standards based on BCIS data with regards to

build costs and other assumptions for the County Borough. Whilst there are slight differences; the applicant's evidence is not considered to be unreasonable in this regard. Indeed utilising the information produced by the quantity surveyor only serves to make the development less viable. That being said, the viability assessment does highlight that there is no profit to be gained from the development, even with zero affordable housing contribution. Therefore officers concur with the applicant that the scheme cannot sustain the section 106 contribution sought and that it should be waived in this instance.

In addition to the above due to the passage of time and some activity on the site there is a need to review the wording of some of the conditions and it is therefore also suggested that if Members are minded to support the proposals then the following revised schedule of conditions should be applied to any consent that might be issued.

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 approved shall be carried out in accordance with the approved plan(s) no(s) 469-001B, 469-002, 469-002B, 469-003A, 469-005A, 469-006A, 469-008A and documents received by the Local Planning Authority on 23rd December 2016, 31st January 2017 and 1st February 2017 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. Within three months of the date of this consent each of the trees to be retained shall be securely fenced off by a chestnut paling or similar fence erected in a circle round each tree to coincide with the extremity of the canopy of the tree. Within the areas so fenced off the existing ground level shall be neither raised nor lowered, and no materials or temporary buildings or surplus soil of any kind shall be placed or stored thereon during the period of construction works. If any trenches for services are required in the fenced-off areas during construction works they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cms or more shall be left unsevered.

Reason: To protect the existing trees on the site during the course of building work in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. Within three months of the date of this permission a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
  - a) An appropriate scale plan showing 'Wildlife Protection Zones' where
  - b) construction activities are restricted and where protective measures will
  - c) be installed or implemented;
  - d) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
  - e) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
  - f) Details of specific nesting and reptile mitigation strategies;
  - g) Details of root protection measures of retained boundary trees;
  - h) Details of pollution control measures;
  - i) Persons responsible for:
    - i) Compliance with legal consents relating to nature conservation;
    - ii) Compliance with planning conditions relating to nature conservation;
    - iii) Installation of physical protection measures during construction;
    - iv) implementation of sensitive working practices during construction;
    - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
    - vi) Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the Local Planning Authority'.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

5. Full details of a scheme for the eradication and/or control of any Japanese Knotweed (*Fallonica japonica*, *Rouse decraene*, *Polygonum cuspidatum*) on the site shall be submitted to and approved by the Local Planning Authority within one month of the date of this consent. The approved scheme shall be implemented prior to the occupation of any dwelling/building.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981.

6. Within three months of the date of this consent detailed drainage arrangements to serve the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

8. Prior to the construction of any dwellings, a scheme of changes to the traffic management along Heol Pendarren shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation of the site.

Reason: In the interest of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taff Local Development Plan.

9. Notwithstanding the submitted plans, development of any dwellings shall not commence until full engineering design and details of the access to be constructed from Heol Pendarren, the tie in of the access with Heol Pendarren changes to traffic calming arrangements along Heol Pendarren, the provision of pedestrian crossing facilities, the setting back of the site boundary and the widening of the footway to accommodate the development, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation of the first dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason: To facilitate safe access and egress from the proposed development in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. No further development shall take place, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for:

- a) the means of access into 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 constructing
- 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 agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 11.No HGV deliveries during the construction period shall taken place between the hours of 08:00-0:900 and 15:00-16:00 Monday to Friday.

Reason: In the interests of the safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 12.Building operations in respect of any dwelling hereby approved, shall not be commenced until samples of the external materials, proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 13.No further development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

- 14.All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

15. No further development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will in keeping with the surrounding area and to protect residential amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no windows or roof lights (other than any hereby permitted) shall be installed above ground floor ceiling height on the rear elevation of plots 7, 8, 9 and 10 and the side elevation of plot 19 without the prior express permission of the Local Planning Authority.

Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

**APPENDIX A**

**APPLICATION NO:** 16/0808/10 (HW)  
**APPLICANT:** How refreshing  
**DEVELOPMENT:** Full consent is sought for the construction of 19 dwellings on the site, together with the infrastructure associated with the development (revised plans received 10/10/16)  
**LOCATION:** LAND ADJACENT TO RHIGOS POST OFFICE, HEOL PENDARREN, RHIGOS, HIRWAUN  
**DATE REGISTERED:** 22/07/2016  
**ELECTORAL DIVISION:** Rhigos

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**RECOMMENDATION:** Approve

**REASONS:** The site is within the settlement boundary and is considered to be acceptable in respect of neighbour amenity, visual impact and impact on highway safety. Therefore the site is considered to represent a welcome addition to the housing supply in the north of the County Borough and it is recommended that planning permission is granted.

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**REASON APPLICATION REPORTED TO COMMITTEE**

This is required to be reported to the Committee as it involves the creation of more residential units than can be considered under delegated powers.

**APPLICATION DETAILS**

Full planning permission is sought for the development of the site for 19 houses, comprising 16 three bedroom houses and 3 four bedroom houses. The houses will be accessed via a new cul-de-sac road running through the centre of the site.

The houses will be arranged as 7 pairs of semi detached houses and 5 detached houses. Three of the houses provide a frontage on to Heol Pendarren. Parking will mainly be in spaces in front of and to the side of houses, including some garages, but those houses fronting Heol Pendarren will access their parking via a new private drive to the rear of them. The houses will be finished in render and facing brick, with artificial slate roofs.

As well as the plans, a Design and Access Statement has been submitted with the application.

**SITE APPRAISAL**

The existing site is a vacant greenfield site in the settlement boundary. It is an irregular shaped site measuring 0.45 hectares in size. The site fronts Heol Pendarren on its north west boundary immediately opposite the recent development at Min Afon. It is bound by a Post Office/convenience store, a dwelling known as Ty

Dafydd and a play area along its north east boundary, and the rear of properties in Cwrt Glanrhyd and Cwrt Bryn Isaf to the south east and south. There are several trees to the south west and the Nant Gwrrangon is close to the western tip of the site. It appears that this part of the Nant Gwrrangon and the trees on its bank form part of a property known as The Rhyd, which is to the south and is orientated so it faces the site.

## PLANNING HISTORY

16/0092/10	2 no. detached houses	Permission granted 14/06/16.
07/1231/10	14no. detached dwellings	Permission granted 18/01/11.
03/1206/13	Residential development (outline application)	Permission granted 10/11/03.
51/91/0012	11no.Bungalows	Permission 22/5/91.
51/77/0160	9no. Detached and 1no. Pair of semi detached bungalows.	Permission granted 22/06/77.

## PUBLICITY

The application has been advertised by means of site notices and a press notice due to it being a major application.

Two objections have been received from the occupants of one neighbouring property. The concerns are that the proposed development will impact on the amenity of The Rhyd due to overlooking, loss of privacy and the development being overbearing.

## CONSULTATION

Highways Development Control - no objection raised, subject to conditions.

Countryside - no objection raised, subject to conditions, but want confirmation that certain trees on the southern boundary and in the north west corner of the site can be protected.

Public Health and Protection - no objection raised, subject to a condition on hours of construction.

Land Reclamation and Engineering - no objection, subject to a condition in respect of drainage details.

Housing Strategy - two houses should be provided for low cost home ownership.



Education - no comments made.

Natural Resources Wales - no comments to make.

Dwr Cymru/Welsh Water - no objection raised, subject to a condition in respect of surface water drainage.

Western Power Distribution - no comments made.

Wales and West Utilities - no objections raised.

South Wales Police - no objection raised and provide design advice.

Fire Service - no comments made.

Rhigos Community Council - object due to Japanese Knotweed on the land.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan (LDP)**

The site is unallocated and within the settlement boundary.

Policy AW1 - Supply of New Housing

Policy AW5 - New Development

Policy AW8 - Protection And Enhancement Of The Natural Environment

Policy NSA11 - Affordable Housing

The following Supplementary Planning Guidance (SPG) is also considered relevant to this application:

Affordable Housing

Planning Obligations

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

Chapter 9- Housing

## **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.

Although the site is unallocated for development, it is in the settlement boundary. In addition, a previous housing development was granted planning permission on this site in 2011. The site would provide a small, but welcome, contribution to the housing supply in the Northern Strategy Area. Therefore, the development of this site for housing is considered acceptable in principle.

The key issues are considered to be the impact on neighbour amenity and highway safety.

In respect of neighbour amenity, there are other residential properties immediately adjacent to the site. Some of the gardens proposed are relatively short, and therefore the rear of some of the proposed houses do face existing gardens at relatively short distances, of less than 10 metres, to the boundaries of these gardens. However, none of the proposed houses are considered to face windows of neighbouring properties at unacceptable distances, and the proposed houses concerned are facing the rear of gardens which are of generous size. In addition, no objections have been received from the properties impacted by this. Therefore, the proposed development is considered acceptable in this respect.

In respect of the Rhyd, it is noted that the land forming this property adjoins the site and the side of one of the houses is adjacent to it at a very short distance. However, the house at the Rhyd is approximately 35 metres from the site and the Nant Gwranon and trees on its bank sit between the site and the main garden area of the Rhyd. Therefore, it is considered the development has an acceptable impact on this property. It is also noted that a house was approved in a similar position as part of application 16/0092/10.

In respect of highway safety, the development proposes sufficient parking and is considered acceptable subject to some alterations to the existing traffic calming arrangements along Heol Penydarren. It is considered this can be addressed via a condition, although it is noted that the developer will have to apply for a separate Traffic Regulation Order to make these alterations.

## **OTHER ISSUES**

In respect of the Community Council's concerns, the Council's Ecologist has advised that (aerial photographs indicate) there may be Japanese Knotweed on the site. He was unable to verify this from a site visit as he could not gain any access to the site. However, a condition has been recommended requiring that any Japanese Knotweed on the site is treated and removed prior to building, so development of the site would address any current problems in this respect. It is not considered that the presence of Japanese Knotweed is a sufficient reason to refuse planning permission in itself.

In respect of the trees in the north west corner and the southern boundary, the applicant has stated that as many of the trees as possible on the boundary will be kept, but no specific details of tree protection have been received. However, in

respect of the trees in the north west corner again it is noted that there is an extant consent for a dwelling (16/0092/10) in a similar position to that proposed by these trees here. A condition is recommended for tree protection during construction.

In respect of the condition Public Health and Protection have recommended to restrict hours of construction, it is considered that there are sufficient powers already available to deal with any nuisance generated from working on the site at unsociable hours.

## **PLANNING OBLIGATIONS**

Section 106 of the Town and Country Planning Act (as amended) enables local planning authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and,
3. Fairly and reasonably related in scale and kind to the development.

Given Policy NSA 11 requires 10% of housing on sites of over 10 dwellings to be affordable. Whilst Housing Strategy would like to see 2 low cost units, the applicant has offered one. As the affordable housing requirement on this site is not quite 2 dwellings (1.9) it is considered that this is reasonable in this case. This would either be provided on site or an equivalent off site contribution would be made, and it is proposed this will be agreed during the Section 106 Agreement process.

### Community Infrastructure Levy (CIL) Liability

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

The application is for residential development is of a kind that is liable for a charge under the CIL Regulations 2010 (as amended) however, the application lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable and therefore no CIL is payable.

## **CONCLUSION**

Given the above, it is recommended that planning permission is granted.

**RECOMMENDATION Approve subject to a Section 106 Agreement for one of the 3 bedroom houses on the site to be provided as a low cost housing unit, or**

**an off site contribution to be made at the equivalent of 30% of the open market value of the house and the following conditions:**

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 approved shall be carried out in accordance with the approved plan(s) no(s) 469-001B, 469-002, 469-002B, 469-003A, 469-005A, 469-006A, 469-008A and documents received by the Local Planning Authority on 23rd December 2016, 31st January 2017 and 1st February 2017 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. Before any work is commenced on site, including site works of any description, each of the trees to be retained shall be securely fenced off by a chestnut paling or similar fence erected in a circle round each tree to coincide with the extremity of the canopy of the tree. Within the areas so fenced off the existing ground level shall be neither raised nor lowered, and no materials or temporary buildings or surplus soil of any kind shall be placed or stored thereon during the period of construction works. If any trenches for services are required in the fenced-off areas during construction works they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cms or more shall be left unsevered.

Reason: To protect the existing trees on the site during the course of building work in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall take place until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the local planning authority. The plan shall include:
  - a. An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
  - b. Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
  - c. A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
  - d. Details of specific nesting and reptile mitigation strategies;
  - e. Details of root protection measures of retained boundary trees;
  - f. Details of pollution control measures;

g. Persons responsible for:

- i) Compliance with legal consents relating to nature conservation;
- ii) Compliance with planning conditions relating to nature conservation;
- iii) Installation of physical protection measures during construction;
- iv) implementation of sensitive working practices during construction;
- v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
- vi) Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the local planning authority'.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

5. Full details of a scheme for the eradication and/or control of any Japanese Knotweed (*Fallonia japonica*, *Rouse decraene*, *Polygonum cuspidatum*) on the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on site. The approved scheme shall be implemented prior to the occupation of any dwelling/building.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981.

6. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

8. Prior to the commencement of development, a scheme of changes to the traffic management along Heol Pendarren shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation of the site.

Reason: In the interest of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taff Local Development Plan.

9. Notwithstanding the submitted plans, development shall not commence until full engineering design and details of the access to be constructed from Heol Pendarren, the tie in of the access with Heol Pendarren changes to traffic calming arrangements along Heol Pendarren, the provision of pedestrian crossing facilities, the setting back of the site boundary and the widening of the footway to accommodate the development, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation unless otherwise agreed in writing by the Local Planning Authority.

Reason: To facilitate safe access and egress from the proposed development in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;
- a) the means of access into 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 constructing 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 agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. No HGV deliveries during the construction period shall taken place between the hours of 08:00-0:900 and 15:00-16:00 Monday to Friday.

Reason: In the interests of the safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. Building operations shall not be commenced until samples of the external materials, proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5

and AW6 of the Rhondda Cynon Taf Local Development Plan.

13. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

14. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will in keeping with the surrounding area and to protect residential amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no windows or roof lights (other than any hereby permitted) shall be installed above ground floor ceiling height on the rear elevation of plots 7, 8, 9 and 10 and the side elevation of plot 19 without the prior express permission of the Local Planning Authority.

Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**PLANNING & DEVELOPMENT COMMITTEE**

**7 DECEMBER 2017**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**APPLICATION NO: 16/0808 - FULL  
CONSENT IS SOUGHT FOR THE  
CONSTRUCTION OF 19  
DWELLINGS ON THE SITE,  
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INFRASTRUCTURE ASSOCIATED  
WITH THE DEVELOPMENT, LAND  
ADJACENT TO RHIGOS POST  
OFFICE, HEOL PENDARREN,  
RHIGOS, HIRWAUN.**

**OFFICER TO CONTACT**

**MR G DAVIES  
(Tel. No. 01443 494741)**

**See Relevant Application File**