



PLANNING & DEVELOPMENT COMMITTEE

8 NOVEMBER 2018

REPORT OF THE SERVICE DIRECTOR, PLANNING

APPLICATION NO: 18/0897/13
(JE)
APPLICANT: Ms L Lewis
DEVELOPMENT: Outline consent for residential use on land (all matters reserved) (Amended Plans Received 01/10/18).
LOCATION: LAND TO THE EAST OF 1 ELM STREET,
ABERCWBOI, ABERDARE, CF44 6AS
DATE REGISTERED: 20/08/2018
ELECTORAL DIVISION: Aberaman South

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

REASONS:

The principle of residential development at the site is acceptable. Furthermore, the proposed development is considered acceptable in respect of its potential visual impact, its impact upon highway safety in the vicinity of the site.

REASON APPLICATION REPORTED TO COMMITTEE

- The matter is required to come to Committee for the reason that more than three letters of objection have been received from the occupiers of neighbouring properties.

APPLICATION DETAILS

Outline planning permission is sought for residential use on a parcel of land to the east of 1 Elm Street, Abercwmboi, Aberdare, CF44 6AS.

The application is made in outline with all matters reserved for future consideration. The application is accompanied by an indicative layout plan which indicates that development would take place towards the centre of the site at an area measuring a width of 28.6 metres by a depth of 13.2 metres. The layout plan also indicates that the site would be accessed from Elm Street to the front.

As scale is a matter reserved for future consideration, a minimum-maximum range is provided for the depth, width and height of the dwellings, these have been derived from the supporting plans and information, as follows:

	Minimum	Maximum
Width	5m	12.5m
Depth	6m	13.2m
Height (measured from the front)	5m	11m

SITE APPRAISAL

The application site consists of a parcel of land that extends to approximately 908m². The site is located to the east of 1 Elm Street and is bounded by an area of grass verge on its left elevation. On its front and rear elevations the site is bounded by the highways at Elm Street and Maple Terrace. The site itself is mostly grassed area which has been cleared historically, towards the front elevation there is an existing vehicular access with an area of the site levelled which provides 1no. off road parking space. On its front and side elevations the boundary of the site consists of old privet hedgerow with a line of more mature trees located to the rear along the boundary with Maple Terrace.

The land which immediately adjoins the site, to the north, east and south is predominately residential in character. Neighbouring properties in the area are mostly traditional terraced dwellings located at Elm Street and Jenkin Street, with a mix of terraced and semi detached dwellings at Maple Street to the rear.

PLANNING HISTORY

There are no recent applications on record associated with this site.

PUBLICITY

The application has been advertised by direct notification to 14 neighbouring properties and through notices displayed at the site.

4 Letters of objection have been received from the occupiers of neighbouring properties. The points raised have been summarised below:

- Increased traffic
- Parking
- Access from Maple Street
- Loss of view

CONSULTATION

Highways - no objection subject to conditions.

Dwr Cymru/Welsh Water - requests that conditions relating to sewerage and surface water be applied should the development received consent.

Public Health & Protection - no objection however conditions suggested regarding hours of construction, waste, dust and noise.

Land Reclamation & Engineering (Drainage) - no detail of the proposed surface water drainage has been supplied, such that a condition requiring the submission of full drainage details should be appended to any consent.

Wales & West Utilities - apparatus may be located in the vicinity of the site, as such safe digging practices must be observed. The applicant is also advised to contact Wales & West Utilities directly to discuss their requirements.

Western Power - should the developer require a service diversion or a new connection they will be required to make a separate application to Western Power Distribution. An informative note to this effect is recommended.

No other consultation responses have been received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Abercwmboi and isn't allocated for a specific purpose.

Policy CS1 – sets out the criteria for development in the Northern Strategy Area.

Policy AW1 – sets out the criteria for new housing proposals.

Policy AW2 - supports development in sustainable locations.

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 AW10 – does not permit proposals where they could cause or result in a risk of unacceptable harm to health and/or safety.

Policy NSA12 – identifies the criteria for assessment of development proposals within and adjacent to settlement boundaries.

Supplementary Planning Guidance

Design and Placemaking

Delivering design and Placemaking: Circulation & Parking Requirements

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 2 (Local Development Plans), Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability), Chapter 8 (Transport) and Chapter 9 (Housing) set out the Welsh Government's policy on planning issues relevant to the determination of the application.

Other policy guidance considered:

PPW Technical Advice Note 12 – Design

PPW Technical Advice Note 18 – Transport

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

The application seeks outline planning permission for residential use at the application site. The proposal seeks consent for the principle of development only with all other matters relating to design, appearance, layout, scale, landscaping and access reserved for future consideration.

The application site is unallocated and is located within the defined settlement boundary and residential area of Abercwmbi. As such, the application complies with Policies CS1, AW1 and NSA12, all of which support the provision of new housing on unallocated sites within and adjacent to settlement boundaries within the Northern Strategy Area.

Impact on the character and appearance of the area

The appearance, landscaping, layout and scale of the scheme are reserved for future consideration and would be within the control of the Local Authority. This would therefore allow the Council to reject schemes that would have an adverse impact in these respects.

The site forms an area of land at the end of an existing terrace along Elm Street and as such forms a gap in the street scene. As such, it is considered that development at this site would remove what has become an overgrown and unsightly parcel of land. Further, having regard to the size of the site and the indicative site layout plan submitted, it is considered that the site is capable of accommodating carefully designed dwellings that would not result in a detrimental impact upon the character and appearance of the surrounding area. It is however acknowledged that the

submitted details are for indicative purposes only and that this issue would be given further careful consideration at reserved matters stage.

Impact on residential amenity and privacy

Whilst matters relating to design, layout, scale and appearance are reserved for future consideration, it is acknowledged that there would inevitably be a degree of impact upon the amenity of 1 Elm Street on the right elevation from any form of development at the site. However it is noted that the maximum footprint and height of the proposed dwellings would not be significantly larger than the adjacent properties. As such, it would be possible to develop the plot without resulting in an unacceptable level of impact upon the amenity standards currently enjoyed by the occupiers of adjacent properties. It is noted however that no site levels have been submitted with the application and these would be required before any approval of the reserved matters and that the submitted details are for indicative purposes only.

Highways

The letters of objection raised concerns regarding access to the site from Maple Terrace at the rear. This concern was acknowledged and amended plans were submitted by the applicant with a new access to the site gained from Elm Street at the front. The letters of objection also raised concerns regarding parking and wider access to the site. However the following comments were received from the Council's Transportation Section.

The site is a parcel of land between Elm Street and Maple Terrace which slopes steeply from Elm Street to Maple Terrace. The submitted plan 1805.PL01B indicates that primary access is to be served off Elm Street.

Elm Street has a carriageway width that varies between 5.2m and 6.2m along the site frontage with a 1.8m footway on the development side and no footway on the opposite side. Elm Street is considered acceptable for vehicular and pedestrian access.

Maple Terrace to the rear has a carriageway width of 5.3m with a 2.2m footway on the opposite side and no footway on the development side. There are existing services located within the highway verge area which shall be protected and on opposite side. Elm Street is acceptable for vehicular and pedestrian access.

The residential streets leading to the site are sub-standard in terms of width due to high on-street car parking demand, lacking in visibility at the junctions, sub-standard junction radii and acute angled bend leading to Maple Terrace which raises cause for concern. However, taking into account the limited additional traffic the proposal will generate and primary access as now been amended to be accessed off Elm Street on-balance the development is acceptable subject to a number of conditions.

The proposal is an outline application with no details of the proposed dwellings and on this basis a condition requiring the off-street car parking to be provided in accordance with the SPG Access, Circulation & Parking has been suggested. There is potential for the off-street car parking to be served off Elm Street which would

require a vehicular crossover and therefore a condition has been suggested accordingly.

Public Health and Protection

No objections have been received from the Council's Public Health and Protection Division in respect of the application, they did however suggest a number of conditions be attached to any consent in relation to construction noise, waste and dust. Whilst these comments are appreciated, it is not considered that construction noise, dust and waste matters can be more efficiently controlled by other legislation. Therefore, it is considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Objector Comments

With regard to the issue raised in respect of loss of views, this is not a material planning consideration and cannot be taken into account during the determination of the application.

Drainage

Consultation has been undertaken with the Council's Land Reclamation and Engineering Section with a view to assessing any potential impacts upon land drainage. No objection has been received in relation to this application, subject to a standard conditions and advice.

Community Infrastructure Levy (CIL) Liability

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

As planning permission first permits development on the day of the final approval of the last of the reserved matters, CIL is not payable at outline stage but will be calculated for any future reserved matters or full applications.

Conclusion

The development in principle is acceptable and it is considered that the site is capable of accommodating carefully designed dwellings that 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.

RECOMMENDATION: Grant

1. (a) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site

(hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(b) Plans and particulars of the reserved matters referred to in (a) above relating to the layout, scale and appearance of any building to be erected, the means of access to the site and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Applications for the approval of reserved matters shall be made before the expiration of three years from the date of this permission.

(d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with Sections 92 and 93 of the Town and Country Planning Act 1990.

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