



PLANNING & DEVELOPMENT COMMITTEE

21 FEBRUARY 2019

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below

APPLICATION NO: 18/1207/16
(GD)
APPLICANT: Maes Bach Holdings
DEVELOPMENT: Details of layout, house designs, access, appearance, landscape, materials, drainage and parking layout (42no.dwellings). Revised layout received 31st January 2019.
LOCATION: LAND AT END OF GODREAMAN STREET, ABERAMAN, ABERDARE, CF44 6DF
DATE REGISTERED: 12/11/2018
ELECTORAL DIVISION: Aberaman South

RECOMMENDATION: Approve

REASONS:

The principle of the proposed development has already been established in the initial grant of outline planning permission at appeal its subsequent renewal and in the approval of housing details on parts of the site. This submission presents the opportunity to have the balance of the site built out in a coherent manner which is to be welcomed.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to Service Director Planning.

APPLICATION DETAILS

The application seeks reserved matters approval for the construction of 42 no dwellings on a vacant site immediately south west of Godreaman Street, Godreaman

Aberdare. The proposals will involve the construction of 1no. bungalow and 39no. houses to 3no different designs as follows –

- Two bedroom detached bungalow.
- House type A three bedroom three storey (to be built as link houses and as detached properties).
- House type C three storey three bedroom detached house with balconies at first and second floor levels.
- House type D three storey three bedroom detached house with balconies at first and second floor levels (recessed front entrance).

The principal unifying feature across the proposed development will be the use of materials, which will be reconstituted stone with slate substitute roofs, and the occasional use of cladding panels. Window frames and doors will all be finished in powder coated aluminium. The other unifying feature lies in the design of the houses, which will feature substantial glazed areas at the front and rear of the properties.

Unlike previous proposals for the development of the site the current submission does not propose to create a link through the site between Godreaman Street and Foundry View/Forge View. Instead, the applicant is proposing to create two discreet and unlinked access points with 28no of the dwellings served from Godreaman Street and the remaining 14no houses served from Foundry View/Forge View. Both accesses are to be built to adoptable standards with private drives serving the houses located in the furthest extremities.

SITE APPRAISAL

The application site is a rough rectangle of land of some 1.32 hectares located southwest of Godreaman Street and Forge View in Aberaman. The site is bounded by those streets and the adult education centre to the north east, Brynmair Road to the northwest, Allotment land to the southwest and the narrow road that links Forge View with The Falcon Inn to the southeast.

Topographically the site slopes downwards from northwest to southeast towards the River Aman with a shallow cross fall from northeast to southwest. The site has well defined boundaries characterised by a combination of post and wire fencing and mature hedgerow. There were previously a number of outbuildings on site close to its access on to Godreaman Street but these have recently been demolished. The field gate at this point is the only access into the site. Other than this the site was grassed, though initial engineering works undertaken by a sub-contractor to try to establish the line of the road originally intended has led to a substantial amount of ground disturbance across the site. Though there is some evidence of Japanese

knotweed infestation adjacent to the northwestern boundary of the site this has substantially decreased since the original planning application was considered in 2012 due to the former owner following a programme of treatment.

PLANNING HISTORY

18/1314	Variation of condition 7 relating to the approved road layout	Not yet determined
16/1085	Variation of conditions 1, 2 & 3 of planning permission 12/0446 to extend time for the submission of reserved matters	Approved 01/08/17
16/0846	Discharge of conditions relating to 12/0446 conditions 7,8,10,17 & 18 discharged	Approved 28/07/17
12/0446	43 no dwellings (including affordable housing)	Refused 26/09/12
		Allowed at Appeal 24/10/13
02/1065	Stables	Approved 28/08/02

PUBLICITY

The application has been advertised by means of press notice, site notices and neighbour notification letters. Further, on submission of the revised layout further neighbour consultation letters were sent out to those closest to the site. One letter of objection has been received, in which the following objections have been received.

- The groundworks that have been undertaken at the site to date have proven extremely disruptive to the residents of Godreaman Street, disrupting access to people's homes with large vehicles frequently blocking the street.
- The works to date have also inconvenienced local residents through mud and debris being carried through from the site and on to the street and into people's homes and leaving people's footwear and clothes in a terrible state. Allowing 42 further houses will prolong this situation and in the view of residents make matters worse.
- It is questioned why planning permission is now being sought when there is already a house on the site.

- It is questioned if access to the site will be via Brynmair Road with the bollards being removed from that junction
- Will the development disrupt parking arrangements in Godreaman Street where there are a number of elderly residents who need to park in front of their homes?
- Will residents be compensated if development goes ahead?
- If the development proceeds will there be any social housing provision? If so how much and who will be the nominating landlord?
- Is the current drainage and sewerage works adequate to take a further 42 dwellings and if not how given the terrain will the system be installed?

CONSULTATION

Highways – no objections subject to conditions.

Drainage – no objection subject to conditions relating to drainage associated with the grant of outline planning permission and its subsequent renewals being adhered to.

Public Health & Protection – no observations received in respect of the current submission however, no objections have been raised to earlier submissions for the residential development of this site.

Countryside – no objections subject to compliance with previously approved ecological improvements/maintenance of the site as per the previously agreed scheme.

Education – no objections.

Natural Resources Wales – no objections subject to conditions.

Dwr Cymru/Welsh Water – no objections subject to conditions.

Western Power Distribution – advise of the presence of 132 KV and 11KV lines near the site and that as such due to a deed of grant there are restrictions on construction works and the erection of buildings in close proximity to the tower and line. Should the need arise these features could be diverted but these works are chargeable. The developers are advised to contact Western Power Distribution to discuss these issues before commencing works.

Wales & West Utilities – no response received.

South Wales Fire & rescue Service – raise no objections to the proposed development subject to the developer ensuring the presence of adequate water

supplies for firefighting purposes and access to the development being sufficient to cater for emergency fire fighting appliances.

South Wales Police – initially expressed some concern at the lack of a design and access statement and the nature of the initial layout and advise that the applicant considers a series of adjustments that would bring the development up to secured by design standards.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy CS1 promotes development in the north of the County Borough including residential development that provides high quality, affordable accommodation that promotes diversity in the residential market.

Policy CS4 identifies the housing requirements for the period of the Local Development Plan that is to be provided, amongst other sources, by residential allocations in the northern strategy area.

Policy AW1 identifies how land will be made available to meet the housing land requirements figure.

Policy AW5 sets a series of criteria set around amenity and accessibility that all new development should meet.

Policy AW6 sets a series of design and placemaking criteria that will be supported in new development proposals.

Policy AW10 disallows development where it would cause or result in a risk of unacceptable harm to health and/or local amenity because of (amongst other things) contamination unless it can be demonstrated that measures can be taken to overcome any significant adverse risk.

Policy NSA9.10 allocates the site for the residential development of 40 houses.

Policy NSA10 requires that new development should be developed to a minimum density of 30 dwellings per hectare unless a deviation from that figure can be justified.

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 10 sets out the Welsh Government's current position on planning policy which incorporates the objectives of the Wellbeing of Future generations Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as defined by chapter 2 people and places: Achieving Wellbeing through Placemaking of the new policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 1 managing new development.

Chapter 3 strategic and spatial choices.

Chapter 4 active and social places

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 11: Noise;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport;

PPW Technical Advice Note 23 Economic Development

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

In that the principal of residential development on this site has been established in the granting and subsequent renewal of outline planning permission the key considerations in the determination of this reserved matters application are the impact of the proposed development on the character and appearance of the area, the impact of the proposed development on amenity and privacy, ecological impacts of the proposed development and access and highway safety.

Impact on the character and appearance of the area

Within the site, the proposed development offers a healthy mix of detached and link houses with a single bungalow now proposed. As mentioned above the unifying design features of the proposed development lie in the consistent use of finish materials and the fenestration. The intention is to construct low carbon houses has to some extent dictated the design of the proposed development. All of the houses proposed would be of three-storey construction, which is not dissimilar from the houses along Brynmair Road facing the site that are themselves three storey at the rear and at a considerably higher level than the site. Similarly, the use of a cat slide roof on some of the proposed properties also picks up on a design feature that is not uncommon in local architecture. The materials proposed are similar to those used on the one house that already exists on the site, though the use of cladding panels will add to the variety of finishes. The consistent use of the same finish materials will also help to bring consistency to appearance across the site as a whole which means that the site though distinct in its form, shape and appearance will present as a coherent whole. As such, it is considered that the proposed development is compliant with the requirements of Local Development Plan Policies AW5 & AW6 insofar as they relate to these issues, particularly given the current appearance of the site and the presence of one house on the site that is requiring completion and occupation

Impact on residential amenity and privacy

In that a currently vacant and previously greenfield site would be fully developed, its development will have an impact on the amenity of the locality. Though that has the capacity to be an adverse impact through the course of site development in the long term it can only be beneficial, bringing forward a modern well designed group of houses. The nearest house on Foundry View is in excess of 30m from the site boundary and the built development closest to that will be a further 10m within the site with the intervening space being the garden area. From Godreaman Street the nearest proposed property would be in excess of 12m away and would be a blank wall to gable arrangement. The houses on Brynmair Road are in excess of 25m from the site boundary and site well above the application site itself. As such in terms of the impact of the proposed development on the amenity of existing residential property the proposed arrangement is considered acceptable. Within the site itself, the proposed building line of the new housing would be in excess of 20 from the one house that has already been built. Elsewhere distances are generally in excess of 19m the exception being between plots 39 and 40 and plots 38 and 41 where distances reduce to just in excess of 15m. To enable the delivery of a two access point site in a viable manner the levels will need to be engineered to a greater extent than had previously been envisaged. Whilst some detail has been provided to illustrate how this might be achieved it would be prudent to condition any approval granted to provide precise details of how this will be achieved across the whole site; particularly given the constraint imposed by the one property already built.

Access and highway safety

In considering the current proposals Highways Development Control have had regard to the planning history of the site and the previously approved road layout that was intended to serve the development of the site. Detailed consideration has been

given to the proposed access routes through Godreaman Street for the upper part of the site and via Forge View/Foundry View for the lower part of the site, along with the proposed internal access, circulation and parking arrangements. Consideration has also been given to the consequences of the proposed development for pedestrians, proximity and availability of public transport.

Ecology

Members may recall from earlier reports in respect of this site that certain parts of it are of ecological value. Despite now giving the appearance that much of the site has been churned up in an effort to establish a route through the site, the previous owners have confirmed that the more sensitive areas of the site were fenced off and protected at all times during those works and still hold their ecological value. However, given the extent of works already undertaken and the intention to build further it would be prudent to add a condition to any consent requiring the developer to agree a programme of restoration in accordance with the recommendations of the previously agreed ecological reports.

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.

Objectors refer to the previous developers of the site obstructing the highway and drawing mud on to the road and consequently into people's homes. Whilst this is unfortunate, it would not be appropriate to assume that the new developer for the site would behave in a similar manner and in any event, these are matters that are better dealt with under other legislation.

The current proposals seek reserved matters approval of the balance of the site. The one house already built, which is unoccupied, was the subject of an earlier consent.

It is quite clear from the submitted plans that access to the site will be split between Godreaman Street and Foundry View as described in detail above.

A construction management plan has already agreed for the site and this carries forward by condition in planning application 18/1314, which is reported elsewhere. As long as the developer complies with the requirement of the plan then disruption to local residents in the course of development will be reduced to the absolute minimum.

Compensation of local residents for any inconvenience caused is not a planning consideration.

As explained above due to viability concerns no social housing will be sought in this development.

Consultation with Dwr Cymru Welsh Water and the Council's land drainage section indicates that subject to conditions drainage of the site will not prove problematic.

Community Infrastructure Levy (CIL) Liability

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

The application is for development of a kind that is 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

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of development, particularly so, as the site remains allocated for residential development in the Local Development Plan. The layout and design now proposed represents something of a departure from the earlier more conventional approach to the development of the site but does offer a consistent and coherent design approach to the development of the site, which will improve the character, and appearance of the locality. Their impact of the proposed development in terms of privacy and amenity is clearly acceptable as is the impact on the highway network. As such, the proposed development is acceptable in planning terms.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. The consent hereby granted relates to the following plans –
 - Site plan drawing no.PI001 Rev K
 - Two bedroom bungalow drawing no. PI005 Rev D
 - Three bedroom three storey house type A drawing no. PI004 Rev C
 - Three bedroom three storey house type C drawing no.PI006 Rev D
 - Three bedroom three storey house type D drawing no. PI07 Rev B

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

2. 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 houses are occupied. Development shall be carried out in accordance with the approved details.

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.

3. Building operations shall not be commenced until samples of the external finishes 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.

4. Before any works start on site, existing and proposed levels (including relevant sections) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: To protect residential and visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

5. Notwithstanding the submitted plans no works shall commence on site until full engineering design and details of the tie in with Godreaman Street and Forge View/Foundry View including the internal road layout, street lighting, surface water drainage and highway structures , including longitudinal and cross sections, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme prior to the occupation of the first dwelling on the site or as may otherwise be approved in writing by the Local Planning Authority.

Reason: To ensure the adequacy of the proposed development in the interests of highway safety.

6. Prior to any further works on site, details of the provision of a footway fronting Forge Row/Foundry View and Godreaman Street linking top the wider highway network and of onsite parking provision for residents of Godreaman Street shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details prior to the occupation of the first dwelling on the site or as may be otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of the safety of all highway users and to ensure the adequacy of the proposals.

7. Unless as otherwise agreed with the Local Planning Authority the access shall be at a gradient not steeper than 5% (1 in 20) for the first 20 metres and thereafter not steeper than 12.5% (1 in 8) unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of highway safety.

