



PLANNING & DEVELOPMENT COMMITTEE

5 MARCH 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/1384/10 (MF)
APPLICANT: c/o Agent
DEVELOPMENT: Construction of 5 no. detached dwellings together with service road and associate works (amended site layout received 28/03/19).
LOCATION: VACANT LAND, OFF MEIRION STREET, ABERDARE, RCT
DATE REGISTERED: 18/03/2019
ELECTORAL DIVISION: Aberdare West/Llwydcoed

RECOMMENDATION: Approve

REASONS: The principle of residential development at the site is acceptable. Furthermore, it is not considered the construction of 5 no. dwellings at the site would result in a significant impact upon the character and appearance of the locality; the amenity and privacy of the surrounding neighbouring properties; or upon highway safety in the vicinity of the site.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to the Planning and Development Committee for final determination as the scheme proposes 5 no. or more dwellings and because 3 no. or more objections have been received.

APPLICATION DETAILS

Full planning permission is sought for the erection of 5 no. detached dwellings on the former Meirion Street Allotment, Trecynon.

The proposed dwellings would be sited in a linear arrangement along the eastern boundary of the site, essentially forming a new cul-de-sac off the main street. They would each incorporate an amenity area to the rear and 3 no. off-street parking spaces and a turning area to the front. 4 no. house types are proposed:

- House Type A (Plot 4): A 6 no. bedroom detached dwelling of modern design measuring 9m in width, 8m in depth with a pitched roof to 9m in height. The

dwelling would accommodate 4 no. bedrooms at first floor level, 2 no. bedrooms in the roof space and various living accommodation across the ground floor.

- House Type B (Plots 3 and 5): A 6 no. bedroom detached dwelling of modern design measuring 9m in width, 9m in depth with a pitched roof to 9m in height. The dwelling would accommodate 4 no. bedrooms at first floor level, 2 no. bedrooms in the roof space and various living accommodation across the ground floor.
- House Type C (Plot 1): A 5 no. bedroom detached dwelling of modern design measuring 10m in width, 9m in depth with a pitched roof to 9m in height. The dwelling would accommodate 3 no. bedrooms at first floor level, 2 no. bedrooms in the roof space and various living accommodation across the ground floor.
- House Type D (Plot 2): A 5 no. bedroom detached dwelling of modern design measuring 7m in width, 8.2m in depth with a pitched roof to 9m in height. The dwelling would accommodate 3 no. bedrooms at first floor level, 2 no. bedrooms in the roof space and various living accommodation across the ground floor.

Access to the site and each property would be gained via the existing service lane off Meirion Street that runs along the western boundary of the site. The lane would be upgraded to adoptable standards and a new turning head sited at the southern end. The lane currently serves the rear amenity space of a number of properties along Meirion Street to the north-west. Access to these properties would remain following development.

The application is accompanied by the following:

- Ecology Report;
- Tree Survey.

SITE APPRAISAL

The application site is a former allotment located off Meirion Street, Trecynon. It is of an irregular shape, amounting to approximately 0.7ha, with the majority being level throughout. The southern, rear, section of the site however falls away from Meirion Street towards a number of dwellings located along an adjacent residential street, Park Grove (south). The properties along Park Grove are sited at a considerably lower ground level than the application site.

The application site was previously overgrown with various scrub vegetation however this had been cleared at the time of the site visit. The eastern boundary of the site is lined with mature trees that are protected by a Tree Preservation Order (TPO) (RCT43). There are also a number of mature trees along the southern boundary of the site but they are not protected.

A service lane runs along the western boundary of the site from Meirion Street that gives access to the plot and the rear of the 3 no. immediate dwellings to the north-west, Norwood, Oakdene and Brynderwen.

The surrounding properties are predominantly traditional two storey terraced dwellings, however, there a number of larger semi-detached and detached dwellings/bungalows nearby, as well as various commercial uses in the wider locality.

PLANNING HISTORY

Previous planning applications submitted at the site:

16/0455	Construction of 3 no. detached houses together with service road and drainage. Amendments to existing unmade access to adjoining properties	Granted	06/06/17
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PUBLICITY

The application has been advertised by means of direct neighbour notification and site notices. 3 no. letters of objection have been received from surrounding residents of Meirion Street, making the following comments (summarised):

- The access lane is not suitable for a number of new dwellings at the site and would result in a detrimental impact upon highway safety in the vicinity.
- Concerns that the proposed development would impact upon the existing lane leading to the rear of adjacent properties along Meirion Street. The lane access has been in place historically and the adjacent properties have a legal right of access across it. As such it should remain in future.
- Concerns that the proposed development may impact upon the protected trees to the east of the site.
- There is Japanese Knotweed on the site. Has/will this been treated/removed correctly?
- Burning has taken place on site in the past. This should not be allowed during site clearance/construction.

CONSULTATION

Transportation Section – No objection, subject to conditions.

Countryside, Landscape and Ecology – No objection, subject to conditions.

Public Health and Protection – No objection, subject to conditions.

Flood Risk Management – No objection, subject to condition.

Public Rights of Way Officer – No objection.

Waste Services – No objection.

Natural Resources Wales – No objection.

Dwr Cymru Welsh Water – No objection, subject to conditions and standard advice.

Glamorgan Gwent Archaeological Trust – No objection, subject to condition.

Wales and West Utilities – No objection, subject to conditions and standard advice.

Western Power Distribution – No objection, subject to standard advice.

South Wales Fire and Rescue Service – No objection, subject to standard advice.

South Wales Police – No objection, subject to standard advice.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Aberdare, but is not allocated for any specific purpose.

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

Policy CS4 – outlines the extent of the housing requirement that needs to be delivered through the plan period.

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

Policy AW2 – supports development in sustainable locations and includes sites that are accessible by a range of sustainable transport modes and would not unacceptably conflict with surrounding uses.

Policy AW4 – details the criteria for planning obligations including the Community Infrastructure Levy (CIL).

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 AW7 – identifies that proposals which impact upon sites of architectural or historic merit or affect areas of public open space, allotments, public rights of way, bridleways and cycle tracks will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the area / public facilities.

Policy AW8 – sets out the criteria for the protection and enhancement of the natural environment.

Policy AW10 – does not permit proposals where they would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy NSA10 – requires housing developments in the Northern Strategy Area to have a net residential density of at least 30 no. dwellings per hectare, subject to certain exceptions.

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

Supplementary Planning Guidance

- Design and Placemaking;
- A Design Guide for Householder Development;
- The Historic Built Environment;
- Nature Conservation;
- 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 10) sets out the Welsh Government's current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the Welsh Government's policy on planning issues relevant to the determination of planning applications.

It is considered that this proposal meets the seven goals set out within the Well-being of Future Generations (Wales) Act and the site has been brought forward in a manner consistent with the five ways of working set out in the Act. Furthermore, it is also considered that the proposed development is consistent with the key principles and requirements for placemaking set out in Chapter 2 (People and Places: Achieving Well-being Through Placemaking) of Planning Policy Wales (PPW), and is also consistent with following chapters of PPW insofar as they relate to the development proposed:

- Chapter 3 (Strategic and Spatial Choices);
- Chapter 4 (Active and Social Places);
- Chapter 5 (Productive and Enterprising Places);
- Chapter 6 (Distinctive and Natural Places).

Other relevant national policy guidance consulted:

- PPW Technical Advice Note 5: Nature Conservation and Planning;
- PPW Technical Advice Note 10: Tree Preservation Orders;

- PPW Technical Advice Note 11: Noise;
- 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.

Principle of the Proposed Development

Full planning permission is sought for the erection of 5 no. detached dwellings at the application site. The site is unallocated and located within the defined settlement boundary where the principle of development is considered to be acceptable subject to compliance with other policies within the Local Development Plan and relevant material considerations. As such it is considered that the proposal is compliant with the requirements of Policies AW2 and NSA12 of the LDP.

Policy NSA10 seeks a net residential density of 30 no. dwellings per hectare, with this scheme resulting in a net density of only 8 no. per hectare. However, the policy does allow for exceptions if there are site specific constraints that would prevent the requirement being met. In this instance an area along the eastern boundary of the site cannot be developed to ensure there is no impact to the adjacent trees that are protected by a TPO. The access lane along the western boundary of the site, which must remain following development, also reduces the developable area. Finally, the southern element of the site, which amounts to almost half of the plot, falls considerably towards the rear (southern) boundary rendering this area undevelopable. Therefore, due to the unique circumstances of this application site, it is considered that the proposed site layout is the only appropriate option given the actual developable area and the nature and character of the site. Therefore, whilst it is accepted that the proposal does not comply with Policy NSA10, there is no objection in this instance.

Finally, it also noted that the plot benefits from an extant planning permission for 3 no. dwellings and as a result, the principle of residential development at the site has already been established.

It is therefore considered the proposed development would be compatible with the surrounding land uses and the proposal is acceptable, in principle, subject to an assessment of the criteria set out below.

Visual Impact

The application site is a vacant parcel of land at the eastern end of Meirion Street which forms the last undeveloped plot in this area of the village. The proposed dwellings would be constructed in a linear arrangement towards the eastern boundary of the site each orientated towards the shared access (west). The topography and physical characteristics of the plot, having a steep bank to the rear of the site; an access lane along the western boundary; adjacent dwellings within Meirion Street to north-west; and mature trees along the eastern boundary; has largely dictated the design of the proposed site layout with no other option being realistic or viable. Therefore, whilst the dwellings would be set back from the main street and would not address it in a traditional manner, it is considered that they would integrate well with the existing pattern of development in the surrounding locality and would form an appropriate rounding off of the residential settlement in this area. Furthermore, the proposed dwellings would be suitably arranged in spacious plots addressing the shared access and positioned roughly within the centre of each plot, allowing for adequate amenity space and parking/turning areas. As such it is not considered the proposal would lead to an over intensive form of development and would also allow for a degree of landscaping to be introduced around the new buildings.

With respect to the proposed buildings themselves, whilst they would be large dwellings and inevitably form visible features in the immediate locality, they are considered to be of a typical, modern, two-storey design, comparable to many other new developments in the area and throughout the wider county borough. Further, the use of appropriate external finishes, comparable to that of many other properties in the locality, will ensure the new properties are in-keeping with and not out of character with their wider surroundings.

Finally, whilst it is accepted that the proposed upgrading of the access lane will result in some visual impact, the upgrading works would be relatively minor in nature, simply involving the resurfacing and widening of the lane with no significant engineering works required in order to allow safe vehicle and pedestrian access. As such these works will not be readily visible from outside of the site.

Subsequently, whilst it is acknowledged that any development at the site will inevitably result in a considerable alteration to its current semi-rural character and appearance, it is considered the proposed development would appear as an appropriate rounding off of the residential settlement in this area of the village and would not result in significant visual impact. The proposed development is consequently considered acceptable in this respect.

Residential Amenity

It is not considered the proposed development would result in a significant impact upon the residential amenity and privacy standards currently enjoyed by the surrounding properties.

The proposed dwellings would be located towards the eastern boundary of the plot, over 30m from the nearest existing property along Meirion Street, Norwood. Furthermore, they would be sited at the similar ground level to the adjacent properties along this street. As such, given the separation distances proposed and the resulting relationship the new dwellings would have with the nearest properties along Meirion

Street, it is not considered the proposed dwellings would have any undue impact upon the amenities of the residents of this street.

Further residential properties are located to the rear (south) of the site along Park Grove and these properties are sited on a considerably lower ground level. However, the proposed dwellings would be located over 50 metres from the adjacent properties along Park Grove and it is considered this separation distance would be sufficient to ensure that any potential impact to the amenity of these properties would be minimal. Additionally the application site is separated from the properties along Park Grove by a band of mature trees that screen it from view. These trees would remain following development which will further ensure any potential impact is minimal. It is also noted that no objections have been received from the occupiers of these properties following the statutory consultation process.

It is therefore considered that the proposed development is acceptable in this regard.

Highway Safety

The Council's Transportation Section originally raised a number of objections to the scheme following consultation. This was due to the proposed layout not including an appropriate turning area along the shared access; inadequate vision splays at the junction of the shared access with Meirion Street; and a lack of a pedestrian footway along the site frontage (Meirion Street). In light of these concerns an amended site layout was received on 28/03/2019 where a turning head at the bottom (southern end) of the shared access and a pedestrian footway along the site frontage were included, and the vision splays altered to meet the relevant standards.

Following consideration of the amended scheme the Transportation Section commented that the proposed development would include the realignment of the existing access point for improved vision splays and the upgrading of the existing service lane to adoptable standards to provide a new shared access road to serve the proposed dwellings and the rear access to the existing, adjacent properties along Meirion Street.

The proposed access road would be 5.5m in width with a 2m wide footway fronting the plots. It would also include a turning area and an access point to the rear of the existing dwellings along Meirion Street, all of which comply with the relevant Council design details and are acceptable. It is noted however that uncontrolled pedestrian crossing points are not included on the plan and must be provided, but these details can be secured by way of condition.

Meirion Street has a 20mph speed limit. In accordance with Technical Advice Note 18: Transport (TAN18) the required visibility splay from the proposed development to Meirion Street would be 2.4m x 22m. The developer has realigned the existing access to the east to provide an improved vision which is 2.4m x 31m right and 2.4m x 21.5m left. There is slight concern that the visibility splay left is marginally below the required standard however this alone would not warrant a highway objection.

With respect to parking, the proposed dwellings each require up-to a maximum of 3 no. off-street spaces in accordance with the Council's adopted Supplementary Planning Guidance (SPG): Access, Circulation and Parking. The proposal would meet

this requirement with 3 no. off-spaces provided within each plot. It is noted however that no off-street visitor spaces are proposed, but it is considered visitor car parking is short term and could be accommodated on-street. Therefore, on balance, the proposal is acceptable in this regard.

Subsequently, in light of the above highways assessment, whilst it is acknowledged there are some minor concerns in respect of highway safety, it is not considered the proposed development would result in a detrimental impact upon pedestrian and highway safety in the vicinity of the site. The scheme is therefore considered acceptable in this regard, subject to the conditions detailed below.

Ecology/Trees

As noted above, the eastern boundary of the site is lined with a number of mature trees that are protected by TPO RCT43. The scheme originally proposed the dwellings be sited in close proximity of these trees, within their root protection zone. In light of this a number of concerns were raised by the Council's Ecologist. The Ecologist also noted that the initial ecology and tree surveys submitted with the application detail that a number of trees within the site (not protected by the TPO) would have to be removed and have the potential to be populated by bats. Consequently further survey works and mitigation would be required before the application could be determined.

In order to overcome these issues the applicant submitted amended plans on 28/03/19 whereby each of the dwellings were moved towards the front (west) of their plots, out of the root protection zones of the adjacent trees. Further ecology and arboricultural reports were also submitted that confirmed that there would now be no impact upon the adjacent protected trees; and the trees within the site to be removed had no or a low likelihood for bat roost potential.

Following consideration of the amended plans and additional ecology/tree surveys, the Council's Ecologist commented that they were thorough and comprehensive assessments and their conclusions/mitigation proposals were reasonable and appropriate. As such he removed his concerns subject to the mitigation measures suggested within the reported being conditioned to ensure they are carried out on site.

It is also noted that no adverse comments have been raised by Natural Resources Wales following consideration of the scheme, subject to standard advice.

Public Right of Way

It is noted that a Public Right of Way (ABD/33/1) runs immediately to the east of the site. The Council's Public Right of Way (PRoW) Officer commented that the proposed development would not impact upon the adjacent PRoW and therefore no objections are raised or conditions suggested.

Public Health

No objections have been received from the Council's Public Health and Protection Division. They did however suggest a number of conditions be attached to any consent in relation construction noise, waste and dust. Whilst these comments are appreciated,

it is considered that construction noise, waste and dust matters can be more efficiently controlled by other legislation. Therefore, given the nature and scale of the proposed development, it is considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Land Drainage and Flood Risk

During their assessment of the scheme the Council's Flood Risk Management Section (FRM) commented that the applicant has not provided any site drainage details with the application and consequently it is difficult to assess the potential impact of the proposed development in respect of drainage/flood risk, however, it is considered that an acceptable drainage scheme can be implemented at the site that would overcome any concerns. Therefore no objections are raised but it is suggested a condition be added to any consent requiring full site drainage details be submitted to and approved by the Local Planning Authority prior to any development works starting on site. It was also advised that the proposed development works would have to gain separate Sustainable Drainage Approval by the Sustainable Drainage Approval Body which would further ensure no drainage/flood risk issues would arise.

DCWW commented that whilst they have no objection to the scheme, as the method for the disposal of foul drainage is unknown, they request further consultation once the details are available. It is considered that this issue can be appropriately covered during any future discharge of conditions and Sustainable Drainage Approval process.

In light of the above advice, the development is considered acceptable in respect of site drainage, subject to the condition detailed below.

Historic Land Uses

Comments received from the Glamorgan Gwent Archaeological Trust (GGAT) indicated that whilst there are no designated sites within or in close proximity to the application site, the plot is located on the site of the former Gadlys Uchaf, a structure associated with a historic farm that dates to at least 1847. A review of historic Ordnance Survey mapping shows Gadlys Uchaf itself, as well as several associated outbuildings, in the area of the proposed development. Significant landscaping, access tracks and mixed woodland are also depicted.

Consequently, whilst no above ground remains survive, it is possible that associated structures or features may be encountered during the course of any intrusive ground works. Therefore in order to mitigate the impact of the development on the archaeological resource, GGAT recommend that a condition requiring an archaeological watching brief to be conducted during the ground works for the development should be attached to any planning consent granted at the site.

Whilst these comments are appreciated, the application site had been cleared prior submission of the application and any remains already removed. As such further consultation with GGAT was undertaken and, whilst regrettable, the need for the suggested condition removed.

Other Issues

It noted that no objections were received from the Council's Waste Services Section, Wales and West Utilities, Western Power Distribution, South Wales Fire and Rescue Service, or South Wales Police, subject to standard conditions and advice.

Neighbour Consultation Responses

Where the issues raised by the objectors are not addressed above, the following additional comments are offered:

- *There is Japanese Knotweed on the site. Has/will this been treated/removed correctly?*

The eradication of invasive plant species on site does not form a material planning consideration and is the responsibility of the landowner. Further, this issue is better controlled through other legislation, i.e. the Wildlife and Countryside Act. Therefore it is not considered necessary to add a condition to any consent ensuring appropriate removal of the plant. It is also noted that during the site visit, there was no evidence of the plant on site.

- *Burning has taken place on site in the past. This should not be allowed during site clearance/construction.*

The burning of waste on site is not a material planning consideration and is better controlled through separate Public Health legislation. Therefore it is not considered necessary to add a condition to any consent ensuring burning does not occur on site during development.

Community Infrastructure Levy 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 site lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones where a £nil charge is applicable. Therefore no CIL would be payable.

Conclusion

Whilst it is acknowledged the development would form a prominent addition in the immediate locality, the proposed dwellings are considered acceptable in terms of their overall scale, design and visual appearance. Furthermore, it is not considered the properties would have a significant impact upon the amenity and privacy standards currently enjoyed by the neighbouring residential properties; upon highway safety in the vicinity of the site; or upon the adjacent protected trees. The application is therefore considered to comply with the relevant policies of the Local Development Plan.

RECOMMENDATION: Grant

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 plans ref:

- Site Location Plan
- Proposed Site Layout – Scheme G
- Proposed Front and Rear Street Scene Elevations
- House Type A
- House Type B
- House Type C
- House Type D

and documents received by the Local Planning Authority on 14/12/18, 25/01/19, 28/01/19, 18/03/19, 28/03/19 and 05/12/19, 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. No development shall commence on site until full site drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The dwellings hereby approved shall not be brought in to beneficial occupation until the drainage works have been completed in accordance with the approved plans. The site drainage arrangements shall remain in place therefore.

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

4. Notwithstanding the submitted plans, no works shall commence on site until full engineering design and details of the road layout, street lighting, uncontrolled pedestrian crossing, 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 highway works shall be fully implemented in accordance with the approved engineering details to the satisfaction of the Local Planning Authority prior to beneficial occupation of any dwelling on site.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall commence on site, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for:
- i. the means of access into the site for all construction traffic;
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. the management of vehicular and pedestrian traffic;
 - iv. loading and unloading of plant and materials;
 - v. storage of plant and materials used in constructing the development;
 - vi. wheel cleansing facilities;
 - vii. 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 highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. Before the dwellings hereby approved are brought into beneficial occupation the means of access, together with the vision splays, parking and turning facilities, shall be laid out in accordance with the submitted plan Proposed Site Layout – Scheme G received on 28/03/2019 and approved by the Local Planning Authority.

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

7. No development shall commence on site until full details of the proposed ecological mitigation and enhancement scheme for the site, as detailed within Tree Scoping Survey for Presence of Bat Roosts (Spectrum Ecology 2019) has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details prior to beneficial occupation of the dwellings hereby approved and any protection measures shall be retained throughout the development period and thereafter.

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

8. No development shall commence 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.

9. 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 dwellings or completion of the development of that phase, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development of that phase 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.

10. 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. If any trenches for services are required in the fenced-off areas 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 policy AW8 of the Rhondda Cynon Taf Local Development Plan.

11. No development shall commence 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 treatments at each plot shall be completed before any of the dwellings hereby approved are occupied 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 Policy AW5 of the Rhondda Cynon Taf Local Development Plan.