

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT CONTROL
COMMITTEE
1 MAY 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 4
APPLICATIONS RECOMMENDED FOR APPROVAL	

1. PURPOSE OF THE REPORT

Members are asked to determine the planning applications outlined in Appendix 1.

2. RECOMMENDATION

To approve the applications subject to the conditions outlined in Appendix 1.

1. Application No. 13/0558 - Construction of 4 No., 4 bedroom dwellings (Amended plans received 12/03/14), Land To The Rear Of 58 - 60 Rhiw'r Ddar, Taffs Well.
2. Application No. 13/0981 - Outline consent for residential development (Amended plan received 31st March 2014), Ty Glyncoch, Ynysybwll Road, Glyncoch, Pontypridd.
3. Application No. 13/1008 - Proposed erection of 1 residential dwelling (amended plans and details received 6/3/2014), Land Adjacent To 134 Mill Street, Tonyrefail.
4. Application No. 13/1333 - Demolition of side room and toilets; construction of part two, part single storey extension accommodating new offices, toilets, stores and side hall, Bethany Baptist Church, Ford Road, Pwllgwaun, Pontypridd.
5. Application No. 13/1338 - Demolition of pastors office and toilets, construction of new offices, toilets, stores and side hall, Bethany Baptist Church, Ford Road, Pwllgwaun, Pontypridd.
6. Application No. 14/0119 - Three bedroom detached dwelling with garage, Land To The South East Of The Royal Oak, Incline Top, Abercynon.
7. Application No. 14/0250 - New vehicular access, boundary walls and parking area, 63/64 Glyngwyn Street, Mountain Ash.

8. Application No. 14/0263 - Change of use from offices to 2 no. residential units. Minor internal alterations proposed and minor external changes to form doorway and provide new external stair, 3a Church Street, Pontypridd.

APPLICATIONS RECOMMENDED FOR APPROVAL

APPLICATION NO: 13/0558/10 (EL)
APPLICANT: K Richardson, S Simon, M Cotsen
DEVELOPMENT: Construction of 4 No., 4 bedroom dwellings (Amended plans received 12/03/14)
LOCATION: LAND TO THE REAR OF 58 - 60 RHIW'R DDAR, TAFFS WELL, CF15 7PB.
DATE REGISTERED: 30/05/2013
ELECTORAL DIVISION: Ffynon Taf

Recommendation

Approve subject to conditions

Reasons:

The re-development of the site for residential purposes is compatible with the area, the design of the properties is acceptable, in terms of scale and appearance and the landscaping proposals retain an acceptable number of mature trees. The impact on residential amenity and highway safety is also considered acceptable.

Application Details

Full planning permission is sought for the construction of 4 no dwellings on a parcel of land within the residential estate of Rhiw'r Ddar, Taffs Well. The site is irregular in form, measuring approximately 0.38 hectares. The application proposes the construction of 2 no. detached and 1 no. pair of semi detached dwellings

It is proposed that an access driveway, which incorporates a turning facility, would be formed directly off the highway of Rhiw'r Ddar, which bounds the site to the east. Plots 1 and 2 would be detached dwellings, set back within the site, with their rear boundaries following the line of the western site boundary. Plots 3 and 4 would be semi-detached dwellings, (joined by their garages), which would front the main estate road of Rhiw'r Ddar.

Each of the main dwellings would measure 6.2 metres in width and 10.0 metres in length, with a ridge roof construction extending to 9.0 metres at their highest point, sloping to 5.3 metres at their eaves. Each of the properties would be 4/5 bedroom units, with accommodation arranged over three levels (bedroom 5 / office being within the roof space). Each of the dwellings would have a rendered finish with tiled roofs.

It is proposed that the steepest section of the site, at its southern extent, would remain undeveloped and would be landscaped. An informal footpath, which currently crosses the site, would also be extended and formalised across this area.

The scheme proposes the retention of a number of the trees upon the site, including a group at the southern most point of the site, adjacent to the highway and a further group at the north eastern corner of the site. The scheme does inevitably also propose the felling of a number of trees through the central section of the site.

The application has been submitted following the refusal of an earlier scheme at the site (11/1018/10).

SITE APPRAISAL

The application site consists of a parcel of land located within the residential estate of Rhiw'r Ddar, Taffs Well. The site is irregular in form, measuring approximately 0.38 hectares. There is significant variation in levels across the site; the northern proportion of the site is relatively even with this level area extending to a strip along the eastern site boundary with the highway. However, the land within the south and south-western proportion of the site falls steeply, in the direction of the adjacent residential properties to the south and the footpath (PROW 100-Caerphilly) to the west. The site is covered by dense vegetation and shrubs with the western section being so overgrown that it is almost inaccessible. The site is also covered by a number of mature trees with groups to the north, south and western areas of the site. To the east, the site is bounded by the adjacent highway of Rhiw'r Ddar (the main feeder road for the estate), to the north and south the site is bounded by the gardens of existing residential properties. Those to the north (numbers 57-61) occupy a similar ground level, however those to the south (numbers 33-37) are set at a significantly lower ground level than the application site. To the south, an informal footpath runs along the rear of numbers 33 and 34 Rhiw'r Ddar, connecting to the main footpath and Public Right of Way, which is adjacent to the western site boundary.

PLANNING HISTORY

11/1018	Land to the rear 58-61 Rhiw'r Ddar. Taffs Well	Construction of 6 no. dwellings comprising of 1 no. detached dwelling, 1 no. pair of semi detached and 3 no. terraced dwellings.	Refused 13/09/12
09/0831	Land to the rear 58-61 Rhiw'r Ddar. Taffs Well	Construction of 5 new detached houses. Amended plans received 21/04/10.	Withdrawn 01/07/10
05/0707	Land rear of 57	Extension to residential curtilage	Refused

	Rhiw'r Ddar, Taffs Well		Dismissed at appeal 26/07/05
05/0708	Land rear of 59 Rhiw'r Ddar, Taffs Well	Extension to residential curtilage	Refused Dismissed at appeal 26/07/05
05/0709	Land rear of 60 Rhiw'r Ddar, Taffs Well	Extension to residential curtilage	Refused Dismissed at appeal 26/07/05

PUBLICITY

The application has been advertised via direct neighbour notification and the posting of site notices.

A total of 19 letters of objection (including re-consultation responses) from 8 addresses have been received in response to the application, these are summarised as follows;

Public Open Space

- The development would result in the loss of public open space and an area for children to play.
- The land has been designated as public open space.
- The existing properties on Rhiw'r Ddar were sold on the understanding that this space (the application site) would be permanently retained as amenity space/ play area.
- The development would result in the shading out of another undeveloped area within the settlement limits, which makes an important contribution to the character and visual amenity of the area.
- The proposal is contrary to Planning Policy, which states that open spaces with recreational or environmental value should be protected.
- Residents have previously had planning applications, to extend their garden curtilages into this space refused permission. Their appeals were also subsequently dismissed on the grounds that the land should be retained as open space.
- It is claimed that Comben Homes, the original developers, attempted to develop a single dwelling on the site shortly after completion of the estate, but were refused permission, given the status of the land.
- Residents have enjoyed unrestricted access to this land for almost 30 years, and continue to use the land despite the recent lack of maintenance.
- It is claimed that the land is still regularly used by children who play there and residents who exercise dogs there. It is noted that although, as the site has

become overgrown the useable area available has reduced, the amenity value and view that it currently offers is preferential to housing.

- It is stated that nearby playing fields, such as the rugby fields do not allow open access to all residents.

Amenity & Privacy

- The proposed scheme does not adequately take account of the gradient of the land that falls steeply, overlooking and overshadowing (numbers 33-37).
- The proposal would result in direct overlooking and a loss of privacy of the properties to south, from the proposed buildings. It is feared that the gardens of the properties would be level with the first floor of the dwellings to the south.
- The scheme does not include any screening to protect existing residents.
- The proposed development would result in a loss of privacy, daylight and overshadowing to adjacent occupiers.
- Development of this space would result in a “confined and closed in feeling” for adjacent residents.
- The introduction of a right of way across the site would impact upon the security and privacy of neighbouring residents.

Design & Context

- The proposal represents over development of the area and represents insensitive and inappropriate infilling.
- Objections were raised to the earlier planning applications for 5 and 6 dwellings; it is considered that this proposal would be equally intensive.

Loss of Habitat

- The site presently hosts a variety of species, including a variety of nesting birds, foxes, hedgehogs, slow worms and other wildlife.
- The development would result in the loss of a number of trees and habitat for birds, small mammals and other wildlife.
- Reference is made to the value of the trees, which cover the site, and the fact that they add to the visual amenity of the area. It is noted that 2 conifers, which hold a prominent position on the site, are approaching 100 years in age.

Access & Parking

- It is stated that there is already high demand for on street parking in the vicinity of the site. The proposed development would result in an increase in demand for on street parking in the vicinity of the application site and exacerbate this problem.
- Demand for parking increases further when there are football matches on, with spectators parking on both the estate roads and the road bridge across the A470.
- It is suggested that an on street parking survey be conducted outside working hours and on weekends.

- The existing access road already serves in excess of 350 properties; the proposal would create further congestion problems.
- It is commented that an earlier planning application (11/1018/10) for 6 dwellings was refused on highway safety grounds. Residents comment that they believe the current proposal for 4 no. (4 bedroom) dwellings would have the potential to generate a greater number of vehicle movements due to the type of dwellings.

Drainage

- The proposal presents an increased flood risk to properties at the toe of the bank, due to increased surface water run off created by hard surfaced areas.
- Existing residents experience problems with water supply pressure, which would be exacerbated by the proposal to construct five more dwellings.
- The existing sewerage system is inadequate and insufficient and could not cope with the additional dwellings.

General

- The proposed development would result in a decline in the value of adjacent properties.
- The development would result in a loss of views of the Garth and surroundings areas, across the site.
- It is felt that the small number of units proposed (4) would not present any real benefit to the community.
- It is commented that the landowners have shown no interest in maintaining the land, hence its current overgrown condition.
- In response to the developer's statement it is commented that there are no fly tipping problems in the area.
- One resident comments that they fail to see how the development would be of benefit to the community, since there are already many affordable houses in the area, which remain empty.
- Reference is made to the original process for the adoption of the site by the local authority. It is claimed that the site was offered to the Community Council, who declined this offer (however no evidence is provided to substantiate this statement).
- Concern is expressed that if permission is granted for the current scheme, then the site may change hands and a further application may be submitted which proposes an alternative, more densely developed scheme.
- Frustration is expressed with regard to the lack of formal arrangements for maintenance of the site over the years and the previous lack of clarity with regard to the ownership of the site.
- It is noted the proposal would result in disruption and disturbance to adjacent occupiers, particularly during the course of any construction works.

CONSULTATION

Transportation Section – no objection subject to conditions.

Spatial Planning – no policy objections raised. The proposal meets the requirements of policy AW7 by improving the quality of the landscaping within the areas of the site that are to remain undeveloped. Improved connections by way of footpaths across the site would also be provided.

Land Reclamation and Engineering – no objections raised, advice provided and conditions recommended.

Dwr Cymru – no objections are raised, however it is noted that the site is crossed by a public sewer. In order to protect the integrity of the sewer the applicant would be required to either provide an easement either side of the centerline of the sewer or apply to divert the sewer in question.

Countryside, Landscape and Ecology – no objections raised subject to conditions which require the preparation and implementation of a wildlife protection plan, and the protection of a number of trees. It is commented that a reasonable balance, in terms of the retention of trees within the site, has been demonstrated.

The ecological assessment undertaken also concludes that the trees on the site are rated as having low potential as bat roosts. As such, no objections are raised subject to the development being undertaken in accordance with the recommendations set out in this report.

Public Rights of Way Officer – no objections raised, it is commented that the footpath known as Caerphilly 100 runs to the western boundary of the site, outside of the redline boundary, as such it is not anticipated that the route would be adversely affected.

Glamorgan Gwent Archaeological Trust – no objections raised, conditions recommended. It is commented that it is possible that remains of part of the Rhiw Ddar Farm and associated features, may exist within the development area, and may be encountered during the development. In order to mitigate the impact of the development, a condition requiring an archaeological watching brief to be conducted during the groundworks should be attached to any permission granted.

Public Health and Protection – Advice provided and conditions recommended.

Community Council – Concern is expressed with regard to the loss of green space in Rhiw'r Ddar.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Indicates that the site is within defined settlement limits.

Policy AW1 sets out the requirements for new housing development and the methods by which the provision of new housing will be met.

Policy AW2 promotes development in sustainable locations.

Policy AW 5 sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 sets out the criteria for new development in terms of design and place-making.

Policy AW7 sets out the criteria for the assessment of proposals which affect areas of public open space.

Policy SSA11 supports residential density at 35 dph and gives criteria for lower densities.

Policy SSA13 provides the criteria for development within the defined settlement boundaries.

Policy CS2 supports sustainable development in the south by promoting development in the defined settlement boundaries.

National Guidance

Planning Policy Wales Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability), Chapter 5 (Conserving and Improving Natural Heritage and the Coast), Chapter 8 (Transport), Chapter 9 (Housing) and Chapter 11 (Tourism, Sport and Recreation) set out the Welsh Government's policy on planning issues relevant to the determination of the application.

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

Full planning permission is sought for the construction of 4 no. dwellings on a parcel of land within the residential estate of Rhiw'r Ddar, Taffs Well. The key considerations in the determination of this application are whether the principle of residential development upon the site is acceptable, the potential impact of the development upon the privacy and amenity of neighbouring properties and the effect on the character and appearance of the area. The impact of the proposal, by way of the formation of a new access to serve the development, upon highway safety in the vicinity of the site is a further consideration.

Principle of Development

The application site is located within settlement limits and within an established residential area. It is acknowledged that under the provisions of the former Taff Ely Local Plan, the site was identified as an area to be reserved for amenity space, to serve the Rhiw'r Ddar estate. However, the former Taff Ely Local Plan has now been superseded by the adoption of the Rhondda Cynon Taf Local Development Plan. Under the provisions of this plan, the site remains within settlement limits, but is no longer formally allocated as an amenity area.

Through the consultation exercise, it is noted that many residents have expressed concern with regard to the loss of this amenity space and point to the presence of an informal path across the land, which demonstrates that the land is in use for recreational purposes, despite its overgrown condition. It is also acknowledged that there is a perception among residents that historically, the site was intended to be transferred to Local Authority ownership for the purpose of maintaining the area as publicly accessible green space. However, no such transfer has ever occurred, therefore, the site remains within private ownership and has not been formally maintained for a significant period of time. This absence of formal maintenance or landscaping has resulted in sections of site now being largely inaccessible. Furthermore, it is important to note that since the site remains within private ownership, should they choose to do so, the landowner may prevent any further public access at any point.

It is acknowledged that policies AW7 and SSA13 offer some protection to the open space provision within settlements, however following consultation with the Council's Spatial Planning Section, it is noted that no objections have been raised to the application. Their comments conclude that the proposal to develop the site would result in the loss of some amenity space, but in this instance it is considered that this can be balanced against the benefits derived from the provision of improved landscaping and long term management of the southern section of the site. Therefore, whilst it is acknowledged that the proposal would obviously represent the loss of a proportion of the open space, which residents have become accustomed to, it is considered that the proposal represents the opportunity to formalise and improve the remaining space with a comprehensive scheme of landscaping and long term maintenance. Furthermore, the scheme has been designed to retain, where possible, as many of the existing trees as possible, as well as providing for the improvement and extension of an informal footpath, which crosses the site.

It is acknowledged that an examination of the planning history of the site has revealed the refusal of 3 no. planning applications dating to July 2005. The occupiers of numbers 57, 59 and 60 each made planning applications to extend their residential curtilages to include a proportion of the land in question. These applications were refused permission and subsequently dismissed on appeal. Whilst these decisions obviously form material planning considerations in the determination of the current application, it is considered that the nature of the proposals differ, not least by the type of development, which was proposed. The earlier garden curtilage

applications represented the incremental erosion of the amenity space, with individuals seeking to fence off and claim ownership of areas of the site. In contrast, whilst the current application obviously relates to the whole of the site, it takes a more comprehensive approach with a view to retaining an element of the visual amenity, which the site currently offers, despite its overgrown condition.

As such, it is considered that the current scheme represents an appreciation of the need to retain an appropriate level of landscaping and planting, in order to retain a degree of the visual amenity value, which the site currently offers, in line with the requirements of planning policy.

Character and Context

As detailed in full in the description of development, the application proposes the construction of 2 no. detached and 1 no. pair of semi detached dwellings. It is considered that the layout of the dwellings within the site is acceptable and generally respects the pattern of development on the wider estate, which is characterised by small cul-de-sacs served off the main estate feeder road. Plots 3-4 would be semi-detached dwellings, which would front the main estate road of Rhiw'r Ddar, ensuring the provision an active frontage with the main estate road. It is also noted that this would replicate the pattern of development visible in the properties opposite the site, being link properties set back from the footway by front garden areas. Parking areas would be located to the rear of the properties.

Plots 1-2 would be set back within the site, with their rear boundaries following the line of the western site boundary. Whilst these properties would obviously be substantially set back from the main feeder road, they would be orientated to look 'into' the site and the small landscaped amenity area at the north eastern extent of the site. These properties would benefit from one car parking space within their front garden areas in addition to a garage, with private enclosed gardens to the side and rear. The appearance and scale of the properties themselves is considered acceptable, being comparable to the appearance of neighbouring dwellings in the Rhiw'r Ddar area. As such, it is considered that the layout, scale, design and proportions of the properties would be in keeping with general street scene.

As identified above, whilst the site currently offers limited opportunities for use as a formal recreation space, areas of the site do contribute positively to the visual amenity of the streetscene. This is due largely to the fact that a number of attractive, mature trees are located within the site. The application is accompanied by a tree survey and the current layout has been designed with a view to firstly containing development within the more level areas of the site and secondly, retaining as many of the mature trees (that are in good condition both structurally and physiologically) as possible. The resulting scheme retains three main groups of trees, at the north eastern, south eastern and south western extents of the site. As outlined above, the current scheme seeks to contain the proposed dwellings within the upper, northern proportion of the site, allowing a landscape buffer to be provided over the steepest

section of the site. Whilst a number of existing trees would be retained within this area, the scheme also proposes that the bank be planted with native species of shrubbery and trees. Furthermore, the scheme proposes to formalise an existing footpath across this area, allowing a connection with the established Right of Way at the west of the site boundary.

Overall, it is considered that the current scheme represents an appropriate balance between the developed area of the site and the provision of a landscape buffer, which retains and incorporates a number of existing mature trees. As such, whilst the existing visual aspect of the site would inevitably be altered, it is not considered that the resulting development would adversely impact upon the character and appearance of the wider area, to such a degree that would warrant the refusal of the application.

Landscaping and Ecology

As identified in the site description and by a number of the representations received from residents, the site is currently covered by dense vegetation and a variety of trees and shrubs. These elements, the trees in particular, currently hold a value in terms of their contribution to the character of this otherwise urban setting. Aside from the contribution to the visual amenity of the area, it is clear that the site also has value in terms of nature conservation and as wildlife habitat. As such, both a tree survey and a baseline ecology survey accompany the application, in order that the potential impact of the scheme upon habitats and the statutory protected species may be assessed.

The results of the ecology assessment confirmed the high biodiversity context in which Rhiw'r Ddar is located; however it did not identify any over-riding ecological features within the development site. The assessment concludes that some of the diseased trees may support sufficient crevices for pipistrelle bats, although the potential of these trees as bat roosts appears relatively low. The report also identifies a series of recommendations. In essence it recommends that the development will retain a reasonable number of the trees and shrubs and the layout submitted looks to involve a reasonable level of tree removal. The report recommends appropriate replacement plantings with a wider mix of native species, and hedgerows and shrub mitigation and enhancement plantings. The report also recommends the provision of garden space and lawns, as opposed to paving areas, and provision of bird and bat boxes to off-set localised losses of nesting bird and bat habitat.

Following a detailed assessment on site, some concern was expressed by the Council's Tree Preservation Officer with regard to the retention of one group of trees to the rear of plot no.2. Whilst these currently contribute to the character of the site, some concern was expressed with regard to the potential health and safety implications of retaining these trees in such close proximity to a property. As such, since the tree report concludes that the visual amenity of this small group is not

sufficient to warrant preservation orders, the proposed tree survey plan has been revised to illustrate their removal. However, should Members be minded to approve planning permission, then it is suggested that a condition be attached to the permission, which requires the submission of a full landscaping scheme to cover both the areas around the proposed dwellings and the embankment at the south of the site.

Overall, the response received from the Council's Countryside Section concludes that the impacts of the scheme upon ecology are acceptable, and that the proposed layout retains an acceptable number of mature trees, which contribute positively to the surrounding area.

Amenity and Privacy

Given that the site is located within an established residential estate, it is important to consider the potential impact, upon the amenities of the occupiers of existing adjacent properties, which would result from the combination of the topography and siting of the proposed dwellings.

As identified above, the application site is subject to significant variation in levels. Whilst the northern, upper area of the site is formed by a relatively level plateau, the southern extent of the site is formed by a steeply sloping embankment, which at present is largely inaccessible. It is noted that an earlier planning application, which was submitted in 2009 and subsequently withdrawn, also sought to develop the site for residential purposes, however this scheme sought to maximise the whole of the site, including, the steepest, southern extent of the site.

It is noted that the current submission differs considerably from that of the 2009 submission in that the current scheme seeks to contain development with the northern extent of the site. Whilst it is accepted that a topographical survey has revealed that some cut/ fill will still be required in this area, the variation in level is far less significant; with the maximum difference being 3.8m between the access drive and the southwestern most point of the garden of plot 2 (over a distance of some 40 metres).

Similarly, it is acknowledged that a subsequent planning application, which was submitted in 2011, was refused planning permission. However, it must be noted that the current application represents a reduction in the number of dwellings proposed; whereas the 2011 submission sought to develop 6 units, this number has now been reduced to 4, therefore allowing more spacious plots.

Overall, it is considered that the reduction in unit numbers combined with the siting of the proposed dwellings, would result in a reduction in the degree of ground engineering operations, which would be required to facilitate the development.

Aside from reducing the degree of engineering operations required, the decision to site the proposed dwellings within the northern extent of the site has also allowed for an increase in the separation distances between the existing residential properties to south, namely numbers 33-37 Rhiw'r Ddar. It is also noted that the orientation of the dwellings, particularly plot 2 has lessened the potential impact on the existing dwellings to the south. It is accepted that, due to the topography of the site and surrounding area, the application site will inevitably remain elevated above the dwellings to the south. However, the fact that the gable elevation (with no openings to habitable rooms) of plot 2 would address the rear of the properties to the south; and a separation distance of 23.5 metres to the boundary and 36 metres to the rear elevation of the nearest neighbouring property (no.34) would lessen the potential impacts upon neighbouring residents.

It is also considered that the retention of the southern extent of the site as a landscaped amenity area represents a benefit within the scheme. As well as providing a degree of visual amenity within the streetscene, it is considered that, with an appropriate planting scheme and selection of trees and shrubbery, this would also provide a degree of screening to the existing dwellings to the south. As such, should Members be minded to approve planning permission, in addition to a landscaping condition, it is also suggested that the applicant be required to enter into a legal agreement, which would secure a programme for the long term maintenance of this landscaped amenity area.

It is noted that neighbouring occupiers to the north and west have also raised representations with regard to the potential impacts upon their amenity and privacy. It is acknowledged that plot 1 would be developed in close proximity to the boundary with number 61, to the north. However, on balance it is not considered that the resulting impacts upon amenity would be so great as to warrant the refusal of the application. This is particularly the case since the gable elevation of the dwelling (with no openings to habitable rooms) would address the rear of the property and a separation distance of 13.5 metres would be maintained.

With regard to the relationship with properties to the west, it is noted that separation distances in the region of 40 metres would be provided between the rear of the existing dwellings and those of the proposed plots 1-2. Whilst the application site is significantly elevated above the level of properties on Glan-y-Ffordd, it is considered that the provision of appropriate boundary treatments along the western extent of the site, combined with the separation distances involved, would limit any impacts to an acceptable degree.

Finally, it is considered that the proposed relationship of plots 3-4 with those dwellings opposite (to the east) is also acceptable, with front elevations addressing front elevations, being separated by the main feeder road and a distance of approximately 24 metres. Whilst it is acknowledged that the occupiers of these properties may inevitably experience the loss of a view, this factor does not form a

material planning consideration, which may be taken into account in the determination of the current planning application.

Highway Safety

With regard to the potential impacts upon highway safety, it is noted that consultation has also been undertaken with the Council's Transportation Section. Their comments note that the required vision splays at the site entrance are achievable and that the internal road layout is adequate to cater for delivery, emergency and service vehicles. It is also considered that the application site is within reasonable walking distance of public transport and local amenities, as such the site represents a sustainable location. Therefore, no objections have been raised to the proposal, subject to a number of conditions. These conditions require the submission of additional details in connection with the proposed access design and the provision and retention of the parking areas illustrated on the proposed layout plan.

It is acknowledged that a number of residents have commented that there is already high demand for on-street parking space in the vicinity of the site, and express concern that the proposed development would exacerbate this. However, having assessed the scheme, the Transportation Section consider that adequate parking provision is illustrated within the proposed scheme, with 2 spaces per dwelling, plus visitor parking spaces. Overall, given these comments it is not considered that the proposed development would result in a detrimental impact upon highway safety in the vicinity of the site.

Other Issues

The following other material considerations have been taken into account in considering the application.

Drainage

Following consultation with Dwr Cymru, it has been established that a public sewer crosses the development site. In order to protect the integrity of the sewer, Dwr Cymru have indicated that the applicant would be required to either provide an easement either side of the centerline of the sewer or apply to divert the sewer in question. Sewer diversions are considered under separate legislation – that being Section 185 of the Water Industry Act. The applicant initially explored the possibility of adapting the site layout, in order to provide an easement for the sewer; however this adversely impacted upon the site layout, both in terms of character, tree loss and highway safety. As such, the applicant has reverted back to the original site layout and proposes to divert the sewer. The works would be undertaken within the site boundary, with the diversion taking a section of the sewer line to the south of plot 3. As indicated above, sewer diversions are considered under separate legislation, outside of the planning system; however, Dwr Cymru have raised no objection to the

current planning application and have indicated that the diversion proposed is feasible.

It is noted that, following the publicity of the application, residents raised objections to the proposal on drainage grounds; stating that the existing drainage infrastructure, which serves the site, is inadequate and prone to failure. Therefore, concerns were raised with regard to the proposal to connect a further four properties to the system. Whilst the concerns and comments of adjacent occupiers are acknowledged, it is noted that following consultation with both the Council's Land Reclamation and Drainage Section, and Dwr Cymru-Welsh Water, no objections have been raised in this regard.

Footpath works

Finally, as noted in brief above, the proposed layout plan also illustrates the provision of an improved footpath within the proposed landscaped area at the south of the site. At present an informal footpath bounds the rear of no's 33-34 Rhiw'r Ddar, connecting with the Public Right of Way to the west, however use of this route is at present, restricted due to the overgrown nature of the site and its un-made surface. As such, it is considered that the improvement and extension of this route in a more formal manner would present a benefit for all residents.

Section 106 Contributions / 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.

Planning Policy Wales (Chapter 3) advises that contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the Local Development Plan and the Council's SPG on Planning Obligations, however it is made clear that this is intended to form the basis of negotiations between all parties.

The Section 106 requirements in this case

The terms of the agreement are set out under the Heads of terms detailed below;

1. The land at the southern extent of the site, identified as a landscaped amenity area on drawing no. 2259.11.M dated 14th April 2014 proposed site plan, shall be implemented and retained as such in perpetuity.
2. The details of a management programme for the long-term maintenance of the landscaped amenity area shall be provided and agreed.
3. That the applicant undertakes to pay all reasonable costs associated with the preparation of the legal agreement.

Conclusions

Having taken account of all of the issues outlined above, it is considered that the principle of the development of the site for residential purposes, along with the provision of an associated landscaped area is acceptable, particularly given that the site is no longer formally allocated as a recreational amenity area and the land remains within private ownership. It is also considered that the development of a layout, which locates the proposed dwellings within the northern proportion of the site, whilst maintaining an active frontage with Rhiw'r Ddar, would be acceptable in terms of its impacts upon the character and appearance of the area. Furthermore, it is considered that the decision not to develop the steepest most section of the site, combined with the orientation of the proposed dwellings, reduces the potential impacts upon the amenities of neighbouring residents to a point that is acceptable in planning terms. Finally, following consultation with the Council's Transportation Section, it has been established that it would be possible to form a vehicular access to the site, without resulting in an adverse impact upon highway safety in the vicinity of the site.

Therefore, since no objections have been raised by statutory consultees or the Council's Spatial Planning Section, it is considered that on balance, the proposal to develop the northern extent of the site for residential purposes and a willingness to secure a landscaped buffer along the southern extent is an acceptable compromise. Therefore, the application is considered to be in accordance with relevant planning policy requirements and is therefore recommended for approval subject to the conditions specified and the applicant entering into a Section 106 legal agreement, the Heads of Terms of which are specified above.

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 amended/revised plans received by the Local Planning Authority on 19/02/14, 12/03/2014 and 14/04/14.

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

3. 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 found and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. 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.

5. 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.

6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, for the entire site, including the southern landscaped amenity space identified within the proposed layout plan drawing no. 2259.11.M dated 14th April 2014. The scheme shall provide 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. 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 first building 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 amenity space will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

7. Before any work is commenced on site, including site works of any description, each of the trees to be retained, as identified within drawing entitled 'Tree Plan: Trees to be retained or replaced dated 19/02/14, 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. Unless, agreed otherwise in writing by the Local Planning Authority.

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.

8. 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. 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.

9. The development shall be undertaken in accordance with the Recommendation set out in Section 5.0 of the Ecological Assessment undertaken by Acer Ecology: Survey of trees for use by bats, dated February 2012. The mitigation measures identified shall be undertaken prior to the beneficial occupation of any dwelling.

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

10. Prior to the dwellings on plots 1 and 2, hereby permitted, being brought into use, the bathroom windows in the north side, first floor elevation of house 1 and south side elevation of house 2 shall be glazed with obscure glass details of which shall first be submitted to and agreed in writing by the Local Planning Authority. The windows shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. Building operations shall not be commenced until samples of the external finishes, including roof tiles 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.

12. Each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit

under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

13. Unless otherwise agreed in writing by the Local Planning Authority, construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

14. Prior to the occupation of each individual dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

15. Notwithstanding the submitted plans, a vehicular footway crossing shall be provided at the site access in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The development shall be completed in accordance with the approved details prior to beneficial occupation of any dwelling.

Reason: In the interests of highway and pedestrian safety.

16. No dwelling shall be occupied until space has been laid out within the site for vehicles to be parked in accordance with the approved details. Thereafter, that space shall not thereafter be used for any purpose, other than the parking of vehicles.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety.

17. No dwelling shall be occupied until the private shared access and parking areas have been surfaced in permanent materials and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

Reason: In the interests of highway safety and to prevent surface water run-off from discharging onto the public highway, in the interests of highway safety.

18. The gradient of the private shared access shall not exceed 5% (1 in 20) for the first 10 metres and thereafter shall not exceed 12.5% (1 in 8).

Reason: In the interests of highway safety.

19. Prior to the commencement of development, details of traffic management and wheel washing facilities shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason To ensure that mud and debris are not deposited from the construction site onto the public highway, in the interests of highway safety.

20. All HGV deliveries to the site shall be restricted to 09:00am to 16:30pm weekdays, 09:00am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic.

21. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute for Archaeologists. The Local Planning Authority shall be informed, in writing, at least two weeks prior to the commencement of the development of the name of the said archaeologist and no work shall begin until the Local Planning Authority has confirmed, in writing, that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

22. The proposed public footpaths, illustrated on drawing no. 2259.02.Ma dated 12th March 2014 proposed site plan, linking Rhiw'r Ddar to Glan y Ffordd, shall be constructed in accordance with design details (including materials) to be submitted to and approved in writing by the Local Planning Authority, prior to works commencing on site. The footpaths shall be completed in accordance with the approved details prior to beneficial occupation of any dwelling and retained as such thereafter.

Reason: In the interests of pedestrian safety.

23. Construction works on the development shall not take place other than during the following times:
- i) Monday to Friday 0800 to 1800 hours;
 - ii) Saturday 0800 to 1300 hours;
 - iii) Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO:	13/0981/13	(GW)
APPLICANT:	Mr R Davies	
DEVELOPMENT:	Outline consent for residential development (Amended plan received 31st March 2014).	
LOCATION:	TY GLYNCOCH, YNYSYBWL ROAD, GLYNCOCH, PONTYPRIDD, CF37 3DZ	
DATE REGISTERED:	07/04/2014	
ELECTORAL DIVISION:	Glyncoch	

RECOMMENDATION: Grant

REASONS:

The development is within the settlement boundary. The indicative plans detail a dwelling could be provided that would not have a significant detrimental impact on the character of the area or on residential amenity. Vehicle access is an existing shared drive already serving 2 dwellings and would be improved as part of the permission.

APPLICATION DETAILS

Outline planning permission is sought for the erection of a dwelling on land adjacent to Ty Glyncoch on Ynysybwll Road in Glyncoch. All matters are reserved for future consideration.

The indicative plans detail a two storey dwelling could be provided centrally within the plot and approximately in line with Ty Glyn Coch. The minimum and maximum parameters submitted are: a width of between 9m and 11m, a depth of between 11.8m and 13.3m and a height of between 7.4m to 7.9m. The Design and Access statement indicates it is proposed to finish the dwellings elevations in brick and its roof with tiles similar to the existing dwelling Ty Glyncoch.

Access is indicated would be from the existing shared drive. The drive would be formalised and a turning area provided for the development and other dwellings served off the drive. The plans detail the drive would be 5.5m in width and the turning head would be provided between Ty Glyncoch and the proposed dwelling. Parking would be provided in an open area to the rear of the dwelling.

The application is accompanied by the following:

- Design and Access Statement.

SITE APPRAISAL

The site is an open piece of land located at a raised level adjacent to Ynysybwll Road in Glyncoch and adjacent an existing dwelling known as Ty Glyncoch. This is a large, modern two-storey detached property constructed of brick and its roof is covered in tiles. The site is accessed via a drive shared with another dwelling (Springfield), which is located to the west of the site. Playing fields flank the southern boundary. On the opposite side of Ynysybwll Road is a residential road (Ashgrove) with dwellings on the opposite side facing towards the site.

PLANNING HISTORY (Relevant to application)

09/0429/10	Ty Glyncoch, Ynysybwll Road, Glyncoch	Detached double garage with play room above.	Refused 29/05/09
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09/0133	“ “	Detached double garage with playroom over.	Refused 18/03/09
96/2175	Land adjacent to Springfield House, Ynysybwll Road, Glyncoch	One dwelling and detached double garage with storage loft above.	Granted 09/10/96
95/0495	“ “	Detached dwelling (outline application).	Granted 31/10/95
94/0028	Land off Ynysybwll Road, Glyncoch,	Residential (outline application)	Refused 09/05/94
93/0502	“ “	Residential	Granted 07/09/93

PUBLICITY

The application has been advertised via the erection of a site notice and by direct neighbour notification. One letter of objection has been received from the occupier of Springfield, which is served by the shared drive. The contents are summarised below:

- Access has not been considered in the plans.
- It would cause further issues with the shared driveway and turning point.
- The drive is already inadequate and is causing issues of both parking and turning for all residents in the area.
- It would affect the only turning point available on site and would restrict and obstruct access to my driveway gates.
- Using the same access for 3 properties would result in reversing movements to the highway.
- A new driveway should be considered.

Following amended plans being received, providing a turning area, the application was re-advertised by direct neighbour notification. At the time of writing this report no further objections have been received.

CONSULTATION

Dwr Cymru/Welsh Water – no objection subject to drainage conditions. A sewer crosses the site and no part of the building would be permitted within 3m either side of the centreline of the pipe.

Land Reclamation and Engineering – no objection subject to drainage conditions.

Public Health and Protection – no objection subject to conditions on the demolition of existing dwellings, hours of operation, noise, dust and waste.

Transportation Section – no objection subject to conditions.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is within settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated.

Policy CS1 - sets out criteria for achieving strong sustainable communities including, promoting residential development in locations which support the role of principal towns and settlements and provide high quality, affordable accommodation that promotes diversity in the residential market.

Policy AW1 - supports new housing inside the settlement boundaries and allocated sites.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported 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 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

Policy NSA 12 – details criteria for development within and adjacent to settlement boundaries.

Supplementary Planning Guidance:

Design and Placemaking
Access Circulation and Parking

National Guidance

Chapter 2 (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 relevant policy guidance consulted:

PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 22: Sustainable Buildings;
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:

Principle of the proposed development

The site is located within the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan and is unallocated. Therefore the principle of residential development is acceptable subject to material planning considerations, which are assessed below:

Access and highway safety

The indicative plan details access would be from the existing shared drive. An objection was initially raised by the Transportation Section due to highway safety issues and lack of a turning area on site. A further objection relating to the access, from the owner of the other dwelling adjacent the site (Springfield) has also been raised as a result of the public consultation exercise. Notwithstanding the objection sufficient off-road parking space would be provided for the size of dwelling being proposed.

Amended plans were submitted detailing a 5.5m wide drive and a turning head on site that could be used by the three properties that would share the drive. No objection has been raised by the Transportation Section and no further objections from local residents have been submitted at the time of writing this report.

Therefore it is considered an acceptable access and sufficient parking would be provided for the proposed dwelling.

Impact on the character and appearance of the area

The indicative plans detail the dwelling could be sited in line with Ty Glyncoch and would be of a similar size and scale. One issue of note is the proposed access door

would be located on the side elevation, when a door on the front elevation would be visually more appropriate. However this seems to be a character of dwellings in the immediate area and in this instance would be acceptable. Therefore taking the above into account, it is considered the proposed scheme would have an acceptable visual impact on the character of the area.

Impact on residential amenity and privacy

With regard to the impact on residential amenity, the indicative plans detail a dwelling would be sited a sufficient distance from surrounding residential properties so as not to result in a detrimental impact on the amenity of the occupiers.

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:

Public Health

Whilst the comments raised by the Public Health and Protection Section are appreciated, it is considered dust and waste matters can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning waste and dust issues if permission were to be granted.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of development, the impact on access and highway safety, the impact on the character and appearance of the area and the impact on residential amenity and privacy (Policies AW1, AW2, AW5, AW6 and NSA12).

RECOMMENDATION: Grant

1. 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 Section 92 and 93 of the Town and Country Planning Act 1990.

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 prior to occupation of the dwelling hereby approved. 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. 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 Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. 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 Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

5. 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 Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

6. Before the development is brought into use the private shared access, together with turning facilities shall be laid out in accordance with the submitted plan 1835 dated 31st March 2014 and surfaced in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Thereafter the access and turning area shall be retained for access and turning of vehicles.

Reason: To ensure the adequacy of the proposed development and to ensure accessibility by emergency services and delivery vehicles, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

7. Notwithstanding the submitted plans and before the development is brought into use the proposed gate adjacent to Ty Glyncoch shown on drawing number 1835 dated 31st March 2013 shall be positioned 5 metres further east for satisfactory use of the turning area unless otherwise agreed in writing by the Local Planning Authority.

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

8. Prior to the development being brought into use, a vehicular footway crossing shall be provided in accordance with details to be submitted to and approved in writing by the Local planning Authority prior to any development on site commencing.

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

9. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. Off-street parking shall be in compliance with RCT's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation & Parking Requirements (March 2011).

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. The dwelling hereby permitted shall be constructed to achieve a minimum

Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

12. Unless otherwise agreed in writing by the Local Planning Authority, construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

13. Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

14. Construction works on the development shall not take place other than during the following times:
- (i) Monday to Friday 0800 to 1800 hours
 - (ii) Saturday 0800 to 1300 hours
 - (iii) Nor at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO:	13/1008/10	(LE)
APPLICANT:	Mr G Langmeade	
DEVELOPMENT:	Proposed erection of 1 residential dwelling (amended plans and details received 6/3/2014).	
LOCATION:	LAND ADJACENT TO 134 MILL STREET, TONYREFAIL.	
DATE REGISTERED:	06/03/2014	
ELECTORAL DIVISION:	Tonyrefail East	

RECOMMENDATION: Approve

REASONS:

The application is considered to represent an appropriate form of infill development within the settlement limits of Tonyrefail. The proposed dwelling would have an acceptable and compatible relationship with adjoining properties, including the adjacent commercial property.

APPLICATION DETAILS

Full planning permission is sought for the construction of a single detached dwelling on land adjacent to 134 Mill Street, Tonyrefail. The dwelling would be set back into the plot with a typical two-storey design. The property would have a pitched apex roof design, extending to a maximum height of 8.6 metres from ground level.

The dwelling would measure 9.8 metres in width (including a two-storey side annexe) with a maximum depth of 9.0 metres. The dwelling would have a mixture of brick and rendered elevations with a tiled roof. The dwelling would accommodate three bedrooms, en-suite, study and bathroom at first floor level. At ground floor level, the buildings would accommodate a lounge, toilet, dining and kitchen area. The recessed two-storey annexe with associated ground floor garage would be located to the northern side of the property.

The proposed dwelling would face east toward Mill Street and be set at a lower level than the highway fronting the site, whilst following a comparable building line to the adjacent semi-detached property known as 134 Mill Street. It is indicated that off street parking and turning areas would be created toward the front of the new building. Given the sloping topography of the application site, the scheme includes the provision of a raised patio area to the rear of the building, with a maximum height of 1 metre from the sloping ground level.

The planning application is accompanied by a Design and Access Statement.

SITE APPRAISAL

The application site consists of a broadly rectangular plot measuring approximately 380 m². The plot steadily falls from the level of the highway fronting the site down toward a storage area and the boundaries of the Ely River that is situated toward the west of the application site. The site was previously occupied by a small, former church building, although this single-storey brick building entered a poor state of repair and has recently been demolished and removed from the site. To the south of the site is a pair of semi-detached dwellings with side garages and garden structures offsetting the dwelling buildings from the application site. Immediately adjoining the north of the application site is a large commercial building that operates as 'Ely Valley Construction'. This two-storey workshop/joinery building benefits from a front conservatory with numerous window openings to its southern elevation facing directly toward the application site. The wider built context is one of new and historic dwellings of varying scale and design with some amenity and commercial buildings fronting Mill Street. The commercial centre of Tonyrefail is situated further to the north of the application site.

PLANNING HISTORY (post 1974)

06/1752 The Apostolic Church Mill Street, Tonyrefail	Demolition of a church and erection of a detached dwelling (outline)	Withdrawn 21/5/07
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PUBLICITY

The application has been advertised by means of direct neighbour notification and site notice. Objections have been received against the planning application from the owners of Ely Valley Construction/Joinery. The objections are summarised as follows:

- The business has operated at the site for over 30 years and problems are envisaged should the dwelling be erected.
- Several windows overlook the application site, which would cause privacy problems for the occupiers of the proposed dwellings.
- The manufacturing undertaking at the site involves machinery that is obviously noisy – which could result in complaints from the occupiers of the proposed dwellings.
- Large delivery vehicles regularly visit the commercial site which may result in major conflict with the adjacent properties in terms of access and parking.
- Air conditioning units, dust extraction and chimney flues are positioned on the elevation overlooking the proposed development site which requires constant access for maintenance.

- Domestic dwellings should not be located next to established commercial properties.

CONSULTATION

Transportation Section - raise no objections, subject to conditions.

Countryside Landscape, Ecology - raise no objections.

Public Health and Protection - raise no objections, subject to conditions ensuring an appropriate contamination study is undertaken for the site and a restriction be placed on the hours of operation during the construction phase of the development.

Welsh Water - advise standard conditions regarding the drainage of the development should be attached to any approved consent.

Land Reclamation and Engineering - advise consultation with Natural Resources Wales and recommend a standard drainage condition is attached to any approved consent.

Natural Resources Wales - raise no objection, stating the site is not situated within an identified flood risk area.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is situated within the settlement boundary and unallocated.

Policy CS2 - advises that in the Southern Strategy Area the emphasis will be on sustainable growth that benefits Rhondda Cynon Taf as a whole

Policy AW1 - sets provisions for the creation of new housing throughout Rhondda Cynon Taf between 2006 –2021.

Policy AW2 - supports development proposals in sustainable locations including sites within the defined settlement boundary.

Policy AW5 - sets out criteria for new development.

Policy AW6 - supports development that involves high quality design and makes a positive contribution to place making.

Planning Policy Wales

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's 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability), Chapter 7 (Economic Development) and Chapter 9 (Housing), set out the Welsh Government's policy on planning issues relevant to the determination of the application.

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 development

Permission is sought for the erection of a detached property within the existing built up area of Tonyrefail. The application site is situated in between existing buildings on an 'in-fill plot' that is situated within the settlement boundary. The principle of the development is therefore in accordance with the provisions of the local development plan that aims to focus new development within defined settlement boundaries.

Impact on the character and appearance of the area

In terms of the visual impact of the proposal, the proposed dwelling would be sited within an 'infill' plot with a similar layout to the neighbouring semi-detached residential properties. The proposed dwelling building would be set back and set below the level of the highway fronting the site. A front parking and vehicle turning area, and defined rear garden space would be created within the curtilage of the site in a similar arrangement to adjacent dwellings. Although a commercial property adjoins the northern side of the application site the locality is predominantly residential in nature hosting a variety of properties ranging from typical terraced properties to more modern detached dwellings. The site has been recently cleared although was previously occupied by a redundant and decaying church building that had a negative impact on the general appearance of the locality. The dwelling would incorporate a mixture of finishing materials to complement adjacent buildings and as such would not appear overly dominant or obtrusive within the street scene. Overall, the proposed dwelling is considered appropriate in its general design and sympathetic to its wider context, and therefore would have no adverse impact on the existing character and appearance of the locality.

Impact on residential amenity and privacy (including the relationship and impact on the adjacent commercial premise)

With regard to the amenity of surrounding residents, the proposed dwelling would be positioned in-between the existing semi-detached property, no.134 Mill Street and the commercial/joinery building positioned to the south of the site. The proposed dwelling would follow a similar building line to the adjacent residential property with a 8.5 metre offset between the dwelling buildings. An existing side garage acts as a further buffer between the sites and it is therefore considered a satisfactory relationship would be retained between the new dwelling and no. 134 Mill Street.

There is some concern regarding the proximity and relationship of the plot to the existing commercial property with representation received from the owners of the neighbouring business raising concerns about the likely relationship and compatibility of the new dwelling with the adjoining business use. Whilst these concerns are duly acknowledged and indeed have also been considered over the duration of the application by the applicant, on balance the scheme is considered acceptable in this regard.

Originally it was proposed to construct two dwellings on the plot although in light of the objections raised the scheme has been amended in an attempt to address the concerns raised. The proposal now seeks consent for a single detached dwelling with the design of the dwelling incorporating a side garage. The side garage/annexe of the proposed dwelling has been positioned with a 2.1 metre offset from the side elevation of the commercial property and a 5.4 metre offset being proposed between the main aspect of the dwelling and the side elevation of the commercial property. The habitable room space within the property has also been set away from the most northern aspect of the dwelling and therefore away from the commercial unit to assist in reducing any potential noise disturbance to likely future residents of the property. The recess on the side annexe affords a degree of screening to the rear of the dwelling particularly the rear windows that would not be directly overlooked by the numerous side windows positioned within the joinery building. No windows are proposed within either side elevation of the proposed dwelling and whilst a level of overlooking would inevitably remain between the side windows of the commercial building and the amenity space associated with the new dwelling, which is not ideal, this is not considered so harmful to justify refusal of the scheme. The applicants and potential future occupiers of the dwelling would be fully aware of the relationship between the sites and a scheme of appropriate boundary treatment and landscaping would add a further level of privacy to the amenity space associated with the proposed dwelling.

It is also noted the commercial building has historically operated within a predominantly residential area with an amicable relationship being retained with existing, neighbouring residential properties. Planning policy advises employment and residential uses can be compatible with the Public Health and Protection Division raising no objections against the scheme. Comments raised in relation to

future maintenance issues are acknowledged although not considered a material reason to warrant a refusal of the planning application.

Whilst some concern still exists with regard to the likely relationship between the dwelling and the existing commercial premises, when carefully considering both the amendments undertaken and the wider planning merits of the scheme that would result in the positive re-use of a vacant site for residential purposes within a predominantly residential locality, on balance, the scheme is considered acceptable in this regard.

Access and highway safety

Turning to the impact of such a proposal on highway safety within the locality and further noting the comments of the objector, following consultation with the Transportation Section, no objections have been raised against the proposal.

It is stated that a satisfactory level of off-street car parking space is being proposed whilst allowing vehicles to manoeuvre within the site and to access/ egress the plot in forward gear. Subject to conditions relating to the provision of a vehicle cross over, future retention of the off-street parking spaces and the implementation of appropriate traffic management/wheel washing facilities during construction, no objections are raised.

In summary, it is therefore considered the proposal would not have an adverse impact on highway safety.

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:

Drainage

Comments of the relevant drainage bodies raise no objection against the proposal subject to the imposition of standard drainage conditions to ensure the satisfactory drainage of the development.

Ecology

The Council's Ecologist has raised no adverse comments against the scheme.

CONCLUSION

The application is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan, representing an appropriate form of infill

development within the built up area of Tonyrefail. Whilst careful judgement needs to be given to the relationship of the proposed dwelling to the established, adjoining commercial property, it is considered the development of a single dwelling on the site would be acceptable and compatible with the existing character of the locality. Approval of the planning application is therefore recommended.

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. Building operations shall not be commenced until samples/brochure details of the type and colour of render, face brick, windows, doors and roof tiles 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 new development will be visually attractive in the interests of amenity in accordance with Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

3. 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 AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

4. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development, 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 AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall take place, until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme for boundary treatments for the development. The approved scheme shall be implemented prior to the first occupation of the dwelling hereby approved.

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.

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 drainage of the development and ensure the development does not cause or exacerbate flood risk within the area in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. The dwelling shall not be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate drainage of the development in accordance with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

8. The parking area shall be constructed in permanent materials and retained for the purposes of parking only unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

9. Development shall not begin until details providing for the creation of a vehicular crossover have been submitted to and approved in writing by the Local Planning Authority. The crossover shall be constructed in accordance with the approved details before the development is brought into use.

Reason: In the interests of highway and pedestrian safety in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

10. Prior to the commencement of development, details of traffic management and wheel washing facilities shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that mud and debris are not deposited from the construction site onto the public highway, in the interests of highway safety.

11. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

- A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk-top study should contain a conceptual site model. A copy of the desk-top study shall be submitted to the Local Planning Authority without delay upon completion.
- A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (1) above.
- A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

Reason: In the interests of Health and Safety and Environmental amenity and so as to accord with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

12. Development shall not be commenced until the measures approved in the scheme referred to in Condition 11 have been implemented.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

13. If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the Local

Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

14. The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales.

15. Unless otherwise agreed in writing by the Local Planning Authority, construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales.

16. Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales.

17. Construction works on the development shall not take place other than during the following times:
- Monday to Friday 0800 to 1800 hours
 - Saturday 0800 to 1300 hours

- Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO: 13/1333/10 (EL)
APPLICANT: Bethany Baptist Church
DEVELOPMENT: Demolition of side room and toilets; construction of part two, part single storey extension accommodating new offices, toilets, stores and side hall.
LOCATION: BETHANY BAPTIST CHURCH, FORD ROAD, PWLLGWAUN, PONTYPRIDD, CF37 1HX
DATE REGISTERED: 07/01/2014
ELECTORAL DIVISION: Rhondda

RECOMMENDATION: Approve

REASONS:

The proposed development is considered to adhere to the principle requirement of an application for Listed Building Consent in that it preserves the key features of special architectural and historic merit whilst providing modern facilities that ensure continued viability of the church.

APPLICATION DETAILS

Planning Permission is sought for the extension of Bethany Baptist Church. The following works have been approved by virtue of planning and Listed Building consents 08/1302/12, 08/1587/12, 06/1658/10, 06/1768/12 respectively:

- Relay basement floor, clad walls, install lifts and parking bays
- Re-roof main roof
- Provision of disabled access
- Provision for disabled persons access

This building is an active church, Grade II Listed 'primarily for the Architectural interest of its interior, especially the elaborate gallery font'. The work involves demolition of several small external, ground floor buildings currently used for storage and toilet facilities. The proposed replacement is designed to run the length of the

southern elevation varying between one and two storeys, in response to the existing architecture that surrounds it.

The purpose of the works is to provide additional, more manageable spaces for the 'increased demand' for church groups and children's bible classes, which do not lend themselves to the several hundred seat auditorium of the main church. Primary concerns are the heating and lighting costs associated with groups of some 15-20 children using the main building, which affect the viability of the building. In addition the applicants seek an open activity area, unavailable in the current building; and a space that would allow a small group to meet, without preventing main services being carried out in the main church.

It is felt that the existing single basement space does not lend itself to any of these activities, due to the lack of wheelchair access, dark and damp environment and limited, mixed toilet facilities. The glazed link directly abutting the church is to be glazed, whilst the subsequent block ties in both in scale and position to the neighbouring terrace; the development attempts to utilise subtly contrasting materials.

The current application specifically proposes the following:

- Use of the ground floor of the southern elevation to introduce three separate toilet and washroom facilities each, for males and females and a separate wheelchair WC.
- A new entrance lobby and glazed canopy to provide a reception area, protected from the elements.
- Introduction of an office space and meeting room for church business, to the first floor above the entrance.
- A ground floor 'church hall' space for smaller groups, itself partitionable into two smaller spaces.
- A mixed storage space to the ground floor

The application is accompanied by an Architectural Design Document that incorporates a Design Statement. The statement details the approach of the developer has made in attempting to balance the integrity of the historic, architectural character and the changing needs of a modern, active church.

SITE APPRAISAL

Bethany was founded in 1900 as an English-speaking daughter of the Welsh-speaking Capel Rhondda. The present chapel was built in 1906 by Arthur O Evans, architect of Pontypridd. Immediately south of a road bridge over the River Rhondda, it is sighted amongst mainly industrial vernacular buildings with later developments to the rear. From across the river the building is a significant landmark along the passing thoroughfare. The church is tightly restricted by the river to the north, development to the east and the roadway to the west, the southern flank is therefore

the only 'developable' space. The building's exterior is a simplified classical style chapel of coursed rock-faced stone and lighter freestone dressings and slate roof.

Exterior

The central doorway has a gabled and rusticated surround and flanking panelled pilasters. The gable is inscribed 1906. The round-headed doorway has replaced double doors and an overhead with coloured glass. Small flanking windows also have coloured glass. A continuous string course is carried up over the doorway surround. Above is a Venetian window, below the sill of which is an inscription band. Outer stair towers are lower than the main chapel and are brought forward, have ashlar quoins and plain parapets. A lower tier of windows have segmental heads, the upper tier lintels under triangular hood moulds.

On the left side wall the stair tower has similar windows to the front and a round-headed window with brick surround to the roughcast basement. The remainder of the left side wall is set back slightly and has renewed render painted cream and 5 windows, all renewed in segmental-headed openings, of which the upper level are shorter. The basement, below an offset, has similar windows and a doorway at the left end. The right side is similar but has only 2 basement windows beyond which, towards the rear, is a 2-window projection under pent roof and retaining sash windows and having a lean-to in front with a doorway. The rear of the chapel has a narrow central lean-to housing the organ.

The school room in the basement, reached by stairs on the left-hand side of the vestibule, has cast iron columns supporting boxed steel beams.

PLANNING HISTORY

13/1338	Bethany English Baptist Church, Ford Road, Pontypridd	Demolition of pastors office and toilets, construction of new offices, toilets, stores and side hall.	Pending
08/1587	Bethany Baptist Church, Ford Road, Pontypridd,	Strip and re-cover main roof with matching slates. (Listed Building Consent)	Granted 21/11/08
08/1302	Bethany English Baptist Church, Ford Road, Pontypridd	Take up and re-lay basement floor, clad basement walls, install lift, alter two external openings and provide parking bay. (Listed building consent)	Granted 18/02/09
06/1768	Bethany Baptist	Provision of disabled persons	Granted

	Church, Ford Road, Pwllgwaun	access to church	10/11/06
06/1658	Bethany Baptist Church, Ford Road, Pwllgwaun, Pontypridd.	Provision of disabled access to church.	Granted 01/11/06

PUBLICITY

This has included site notices, a press notice and the direct notification of properties surrounding the site. A petition of some 50 signatories in the local area has objected to the proposals. The neighbours at 4 Ford Road object on numerous the effects the extension will cause them, largely in relation to car parking, but also perceived safety issues or civil matters such as the physical tying in of the property and boundary wall. Such issues are not considered as a planning matter and should be dealt with by the relevant Party Wall Act or through Building Regulations compliance. A further 63 signatures have been obtained from the neighbouring community via a petition which does not specifically cite any one reason for the objection. However, the covering letter describes the anxiety of neighbours in regard to the lack of any parking facility for the church and potential increase of traffic due to the expanded facilities. It therefore seems logical that this is the thrust of the objections.

CONSULTATION

Glamorgan Gwent Archaeological Trust was consulted and whilst they did not object to the proposals, it was recommended that a photographic record of the church is made before works begin.

In reference to the Authority's ecologist, the only requirement was for an informative note to be added.

The RCAHMW were consulted and noted that the demolition of the pastor's office and toilets blocks would not substantially affect the historic character of the building.

The Society for the Protection of Ancient Buildings; the Ancient Monuments Society; the Historical Monuments of Wales and Victorian Society; the Twentieth Century Society and the Council for British Archaeology were also consulted. No responses have been received.

National Resources Wales advised that due to the scale of the proposed development to an existing building, advisory notes on flood prevention measures should suffice in flood prevention measures.

Dwr Cymru have recommended a condition that 'Foul water and surface water discharges shall be drained separately from the site; To prevent hydraulic overloading of the public sewerage system and to ensure no detriment to the environment.' And 'Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system. To prevent hydraulic overloading of the public sewerage system and to ensure no detriment to the environment.'

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy AW7 – Refers to the protection and enhancement of the built environment. This policy states that development which impacts upon sites of architectural and historic merit will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

Policy AW5 - sets out criteria for new development.

Policy AW6 - supports development that involves high quality design and makes a positive contribution to place making.

National Guidance

Planning Policy Wales

Paragraph 6.5.9 states that where a development proposal affects a listed building, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

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:

Acceptability of the proposed development on the special architectural and historic merit of the Listed Building

The principle consideration in the determination of this application is the affect on the Listed Building and its setting. In addition to satisfying wider design principles the

impact of these works must be acceptable in terms of the special architectural and historic merit of the Listed Building.

The proposal intervention will necessitate the demolition of some ancillary buildings on the site, which although regrettable, will allow the church to function in a way which that meet any currently foreseeable needs. The pastors office and toilet block to be demolished do not exhibit any significant architectural detailing nor are they significant in scale or architecture of the wider site. It is therefore considered that although preferably, this development of ancillary buildings should be retained, on balance the greater viability of the church building to continue to perform its main role is the primary concern; one for which it appears it is no longer fit.

In considering the suitability of the new additions, the design is set back and set down in keeping with general planning principles and raises and falls in profile to match the general massing of the neighbouring property; whereby avoiding any undue overbearing or light issues. In regard to the special architectural interest of the listed building, the extension has been designed in order to respect the key features and characteristics of the building. Although it does affect the character, it is not considered to significantly affect the character for which the building has been listed. Chiefly, listing pertains to the interior of the church, however the integrity of the primary elevation and stairtowers have also been protected; by setting the extension back beyond the dressed and coursed stonework towers, to the plain elevation. Likewise the overall height of the first floor block has been set down well beneath the historic pediment and back from the historic boundary wall of the church. The horizontal line of glazing also takes its position from the masonry cornice, whilst the grey green panelling echoes the tones of the pennant sandstone; providing a degree of synthesis despite the clear contrast in age. Although it is proposed that the physical separation providing the temple-plan form of the church will be lost, it is considered that an indication of the original form will be delineated. The use of glazed structures directly abutting the church, are considered to allow the original longitudinal form of the church to be read, causing only the loss of the unadorned, rendered side elevation. It is therefore considered that given the physical constraints of the site, versus the growing demands of a modern active church; potential future redundancy of a single large space is the greatest threat to the special interest. A degree of modification is therefore considered in the long term interest of preserving the special architectural interest of the building. In so much as reversibility of the current interventions, the adjoining structures will be pressure fitted at the junction with the original building, therefore causing little if effect on the material of the existing structure.

Community objections relating largely to the provision of parking, would not seem to be exacerbated by the provision of more appropriately proportioned rooms at the site. This however is an ongoing issue with the historic church that is not served by any parking facility and refusal of this scheme would not appear to improve the lot of local car parking. Additionally highways have no objection to the proposed scheme.

It is therefore considered that the proposals will not have any significant effect on the car parking situation; it will remain problematic.

Conclusion

The application is considered to comply with policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan and approval of the planning application is recommended.

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. Before work starts, the design and details of the following shall be submitted to and approved in writing by the Local Planning Authority.

- (a) flue pipe(s);
- (b) eaves treatments;
- (c) glazed screens;
- (d) window openings;
- (e) Sill and head treatments;
- (f) soffits
- (g) valleys
- (h) plinths

Drawings shall be submitted to a minimum scale of 1:5 with full size moulding cross section profiles. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the proposed works will be in keeping with the special architectural and historic character of the listed building in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

3. Notwithstanding the submitted details, final details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to their installation:

- Detail of materials: glazing and cladding
- Colour scheme's to be employed

The works shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the proposed works will be in keeping with the special architectural and historic character of the listed building in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO: 13/1338/12 (EL)
APPLICANT: Bethany Baptist Church
DEVELOPMENT: Demolition of pastors office and toilets, construction of new offices, toilets, stores and side hall.
LOCATION: BETHANY BAPTIST CHURCH, FORD ROAD, PWLLGWAUN, PONTYPRIDD, CF37 1HX
DATE REGISTERED: 07/01/2014
ELECTORAL DIVISION: Rhondda

RECOMMENDATION: Approve

REASONS:

The proposed development is considered to adhere to the principle requirement of an application for Listed Building Consent in that it preserves the key features of special architectural and historic merit whilst providing modern facilities that ensure continued viability of the church.

APPLICATION DETAILS

Listed Building Consent is sought for the extension of Bethany Baptist Church. The following works have been approved by virtue of planning and Listed Building consents 08/1302/12, 08/1587/12, 06/1658/10, 06/1768/12 respectively:

- Relay basement floor, clad walls, install lifts and parking bays
- Re-roof main roof
- Provision of disabled access
- Provision for disabled persons access

This building is an active church, Grade II Listed 'primarily for the Architectural interest of its interior, especially the elaborate gallery font'. The work involves demolition of several small external, ground floor buildings currently used for storage and toilet facilities. The proposed replacement is designed to run the length of the southern elevation varying between one and two storeys, in response to the existing architecture that surrounds it.

The purpose of the works is to provide additional, more manageable spaces for the 'increased demand' for church groups and children's bible classes, which do not lend themselves to the several hundred seat auditorium of the main church. Primary concerns are the heating and lighting costs associated with groups of some 15-20 children using the main building, which affect the viability of the building. In addition the applicants seek an open activity area, unavailable in the current building; and a space that would allow a small group to meet, without preventing main services being carried out in the main church.

It is felt that the existing single basement space does not lend itself to any of these activities, due to the lack of wheelchair access, dark and damp environment and limited, mixed toilet facilities. The glazed link directly abutting the church is to be glazed, whilst the subsequent block ties in both in scale and position to the neighbouring terrace; the development attempts to utilise subtly contrasting materials.

The current application specifically proposes the following:

- Use of the ground floor of the southern elevation to introduce three separate toilet and washroom facilities each, for males and females and a separate wheelchair WC.
- A new entrance lobby and glazed canopy to provide a reception area, protected from the elements.
- Introduction of an office space and meeting room for church business, to the first floor above the entrance.
- A ground floor 'church hall' space for smaller groups, itself partitionable into two smaller spaces.
- A mixed storage space to the ground floor

The application is accompanied by an Architectural Design Document that incorporates a Design Statement. The statement details the approach of the developer has made in attempting to balance the integrity of the historic, architectural character and the changing needs of a modern, active church.

SITE APPRAISAL

Bethany was founded in 1900 as an English-speaking daughter of the Welsh-speaking Capel Rhondda. The present chapel was built in 1906 by Arthur O Evans, architect of Pontypridd. Immediately south of a road bridge over the River Rhondda, it is sighted amongst mainly industrial vernacular buildings with later developments to the rear. From across the river the building is a significant landmark along the passing thoroughfare. The church is tightly restricted by the river to the north, development to the east and the roadway to the west, the southern flank is therefore the only 'developable' space.

Exterior

Simplified classical style chapel of coursed rock-faced stone and lighter freestone dressings and slate roof. The central doorway has a gabled and rusticated surround and flanking panelled pilasters. The gable is inscribed 1906. The round-headed doorway has replaced double doors and an overlight with coloured glass. Small flanking windows also have coloured glass. A continuous string course is carried up over the doorway surround. Above is a Venetian window, below the sill of which is an inscription band. Outer stair towers are lower than the main chapel and are brought forward, have ashlar quoins and plain parapets. A lower tier of windows have segmental heads, the upper tier lintels under triangular hood moulds.

On the left side wall the stair tower has similar windows to the front, and a round-headed window with brick surround to the roughcast basement. The remainder of the left side wall is set back slightly and has renewed render painted cream and 5 windows, all renewed in segmental-headed openings, of which the upper level are shorter. The basement, below an offset, has similar windows and a doorway at the left end. The right side is similar but has only 2 basement windows beyond which, towards the rear, is a 2-window projection under pent roof and retaining sash windows and having a lean-to in front with a doorway. The rear of the chapel has a narrow central lean-to housing the organ.

The school room in the basement, reached by stairs on the left-hand side of the vestibule, has cast iron columns supporting boxed steel beams.

PLANNING HISTORY

13/1338/12	Bethany English Baptist Church, Ford Road, Pontypridd	Demolition of pastors office and toilets, construction of new offices, toilets, stores and side hall.	Pending
08/1587	Bethany Baptist Church, Ford Road, Pontypridd,	Strip and re-cover main roof with matching slates. (Listed Building Consent)	Granted 21/11/2008
08/1302/12	Bethany English Baptist Church, Ford Road, Pontypridd	Take up and re-lay basement floor, clad basement walls, install lift, alter two external openings and provide parking bay. (Listed building consent)	Granted 18/02/09
06/1768	Bethany Baptist Church, Ford Road, Pwllgwaun	Provision of disabled persons access to church	Granted 10/11/06
06/1658	Bethany Baptist	Provision of disabled access to	Granted

Church, Ford Road, church.
Pwllgwaun,
Pontypridd.

01/11/06

PUBLICITY

This has included site notices, a press notice and the direct notification of properties surrounding the site. A petition of some 50 objectors in the local area have objected to the proposals. The neighbours at 4 Ford Road object on numerous the effects the extension will cause them, largely in relation to car parking, but also perceived safety issues or civil matters such as the physical tying in of the property and boundary wall. Such issues are not considered as a planning matter and should be dealt with by the relevant Party Wall Act or through Building Regulations compliance. A further 63 signatures have been obtained from the neighbouring community via a petition which does not specifically cite any one reason for the objection. However, the covering letter describes the anxiety of neighbours in regard to the lack of any parking facility for the church and potential increase of traffic due to the expanded facilities. It therefore seems logical that this is the thrust of the objections.

CONSULTATION

The Glamorgan Gwent Archaeological Trust were consulted and whilst they did not object to the proposals, it was recommended that a photographic record of the church is made before works begin.

The Society for the Protection of Ancient Buildings; the Ancient Monuments Society; the Historical Monuments of Wales and Victorian Society; the Twentieth Century Society and the Council for British Archaeology were also consulted. No responses have been received.

National Resources Wales advised that due to the scale of the proposed development to an existing building, advisory notes on flood prevention measures should suffice in flood prevention measures.

Dwr Cymru have recommended a condition that 'Foul water and surface water discharges shall be drained separately from the site; To prevent hydraulic overloading of the public sewerage system and to ensure no detriment to the environment.' And 'Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system. To prevent hydraulic overloading of the public sewerage system and to ensure no detriment to the environment.'

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy AW7 – refers to the protection and enhancement of the built environment. This policy states that development which impacts upon sites of architectural and historic merit will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

National Guidance

Planning Policy Wales

Paragraph 6.5.9 states that where a development proposal affects a listed building, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

REASONS FOR REACHING THE RECOMMENDATION

Section 16(2) Planning (listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Main issues:

Acceptability of the proposed development on the special architectural and historic merit of the Listed Building

The principle consideration in the determination of an application for Listed Building Consent (LBC) is whether or not the impact of the works are acceptable in terms of the special architectural and historic merit of the Listed Building.

The proposal intervention will necessitate the demolition of some ancillary buildings on the site, which although regrettable, will allow the church to function in a way which that meet any currently foreseeable needs. The pastors office and toilet block to be demolished do not exhibit any significant architectural detailing nor are they significant in scale or architecture of the wider site. It is therefore considered that although preferably, this development of ancillary buildings should be retained, on balance the greater viability of the church building to continue to perform its main role is the primary concern; one for which it appears it is no longer fit.

In considering the suitability of the new additions, the design is set back and set down in keeping with general planning principles and raises and falls in profile to match the general massing of the neighbouring property; whereby avoiding any undue overbearing or light issues. In regard to the special architectural interest of the listed building, the extension has been designed in order to respect the key features

and characteristics of the building. Although it does affect the character, it is not considered to significantly affect the character for which the building has been listed. Chiefly, listing pertains to the interior of the church, however the integrity of the primary elevation and stairtowers have also been protected; by setting the extension back beyond the dressed and coursed stonework towers, to the plain elevation. Likewise the overall height of the first floor block has been set down well beneath the historic pediment and back from the historic boundary wall of the church. The horizontal line of glazing also takes its position from the masonry cornice, whilst the grey green panelling echoes the tones of the pennant sandstone; providing a degree of synthesis despite the clear contrast in age. Although it is proposed that the physical separation providing the temple-plan form of the church will be lost, it is considered that an indication of the original form will be delineated. The use of glazed structures directly abutting the church, are considered to allow the original longitudinal form of the church to be read, causing only the loss of the unadorned, rendered side elevation. It is therefore considered that given the physical constraints of the site, versus the growing demands of a modern active church; potential future redundancy of a single large space is the greatest threat to the special interest. A degree of modification is therefore considered in the long term interest of preserving the special architectural interest of the building. In so much as reversibility of the current interventions, the adjoining structures will be pressure fitted at the junction with the original building, therefore causing little if effect on the material of the existing structure.

Conclusion

The application is considered to comply with the relevant section of the Planning (Listed Buildings and Conservation Areas) Act 1990 in terms of preserving the special character and features of architectural or historic interest which the application property possesses.

RECOMMENDATION: Grant subject to referral to Cadw.

1. The development hereby granted consent shall be begun not later than the expiration of five years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990.

2. Before work starts, the design and details of the following shall be submitted to and approved in writing by the Local Planning Authority.

- (a) flue pipe(s);
- (b) eaves treatments;
- (c) glazed screens;
- (d) window openings;
- (e) Sill and head treatments;
- (f) soffits

(g) valleys
(h) plinths

Drawings shall be submitted to a minimum scale of 1:5 with full size moulding cross section profiles. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the proposed works will be in keeping with the special architectural and historic character of the listed building in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO:	14/0119/13	(GW)
APPLICANT:	Mrs S Jenkins	
DEVELOPMENT:	Three bedroom detached dwelling with garage.	
LOCATION:	LAND TO THE SOUTH EAST OF THE ROYAL OAK, INCLINE TOP, ABERCYNON, CF45 4EW	
DATE REGISTERED:	26/02/2014	
ELECTORAL DIVISION:	Abercynon	

RECOMMENDATION: Grant

REASONS:

The development is within the settlement boundary and the indicative plans detail a dwelling could be provided that would not have a significant detrimental impact on the character of the area or on residential amenity. Vehicle access is an existing shared drive and would be improved as part of the permission.

APPLICATION DETAILS

Outline planning permission is sought for the erection of a dwelling on land close to the Royal Oak Public House at Incline Top in Abercynon. All matters of detail are reserved for future consideration.

The indicative plans and information detail a dwelling with an attached garage would be located on land to the south of the Royal Oak. The Design and Access statement details the dwelling will be 8.5m in width, 8.5m in depth and with a maximum height of 8.16m. The attached garage would be 5.5m in depth and 4m in width. The Design and Access statement indicates it is proposed to finish the dwellings elevations in stone and render and its roof with tiles or slates.

Access is indicated would be from the existing drive to the Royal Oak. The access would incorporate a new turning area and a formal layout of parking for the Royal Oak. This could provide approximately 30 off-street parking spaces.

The plans further indicate additional housing development and an extension of the access to the south west and behind properties on the drive leading to the Royal Oak. Members will note that this does not form part of this current application. However there is a planning history of both residential permissions and refusals on this land, though no extant planning permission exists.

The application is accompanied by the following:

- Design and Access Statement.

SITE APPRAISAL

The application site consists of a parcel of wasteland located to the south of the Royal Oak Public House in Abercynon. The site is irregular in shape and measures approximately 37m in width and 20m in depth. The site is adjacent an open area to the front of the Royal Oak which is currently used as a parking area and play area for users of the pub. Access to the site is from a private drive at the top of Fairview Terrace/Goetre Coed Road and through an open area in front of the pub.

Immediately to the north/ north-west the site is bounded by a number of modern detached dwellings (which front the existing access road that connects to the Royal Oak). The site itself is set at a slightly lower ground level than the existing dwellings to the north and is currently vacant. An area of land to the south west adjacent the site is being used as an informal allotment garden. The topography of the land slopes gently from north-west to south-east. The south eastern boundary of the site is defined by close board fencing. Beyond this is a grass embankment, which falls to a dense wooded area and to the far south-east is the railway line.

PLANNING HISTORY (Relevant to application)

10/0933	Land adjacent to the Royal Oak, Goitre Ced Isaf, Abercynon	4 no detached houses	Refuse 26/10/10
07/1202	Land rear of Fairview Terrace, Incline Top, Abercynon.	Renewal of Outline planning permission 04/1133/13 for residential development.	Granted 29/10/07
07/0504	Land at rear of	4 detached domestic properties Outline	Refused

	Fairview Terrace, Abercynon	application).	18/06/07
			Appeal: Dismissed 03/04/08
04/1133	Land rear of Fairview Terrace, Incline Top, Abercynon	Residential (5 No.) resubmission.	Granted 17/09/04
03/2079	“ “	Proposed residential development (5 No) (re-submission)	Refused 06/02/04
03/1136	“ “	Proposed Residential Development (Outline)	Refused 01/10/03
80/0490	“ “	Residential development	Refused 18/10/80

PUBLICITY

The application has been advertised via the erection of a site notice and by direct neighbour notification. One objection has been received and the contents are summarised below:

- It would result in even more congestion on the road leading to the pub.
- There are issues with the road to the pub being obstructed with parked cars when the pub is full.

CONSULTATION

Countryside, Landscape and Ecology – the site has some very local biodiversity value, but it is continuous with similar habitat on the disused railway line. There is definite potential for nesting birds and reptiles (slow worm and common lizards), however as it is only a very small site that impact is likely to be limited. However, the ecology value is not high enough to justify policy objection under AW8, although works need to consider the implications for nesting birds and the potential for reptiles. A Wildlife Protection Plan condition is required if planning permission is granted and an appropriate bat informative.

Dwr Cymru/Welsh Water – no objection subject to drainage conditions.

Land Reclamation and Engineering – no objection subject to drainage conditions.

Natural Resources Wales – no objection.

Public Health and Protection— no objection subject to conditions on the demolition of existing dwellings, hours of operation, noise, dust and waste.

Transportation Section – no objection subject to conditions.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is within settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated.

Policy CS1 - sets out criteria for achieving strong sustainable communities including, promoting residential development in locations which support the role of principal towns and settlements and provide high quality, affordable accommodation that promotes diversity in the residential market.

Policy AW1 - supports new housing inside the settlement boundaries and allocated sites.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported 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 AW8 – sets out criteria for the protection and enhancement of the natural environment.

Policy AW10 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

Policy NSA12 – details criteria for development within and adjacent to settlement boundaries.

Supplementary Planning Guidance:

Design and Placemaking

Access Circulation and Parking

National Guidance

Chapter 2 (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 relevant policy guidance consulted:

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 22: Sustainable Buildings;
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:

Principle of the proposed development

The site is located within the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan and is unallocated. The site has previously benefited from planning permission (most recently 07/1202), however this has now lapsed. Therefore the principle of residential development is acceptable subject to material planning considerations, which are assessed below:

Access and highway safety

The indicative plan details access would be from the existing private shared drive from the top of Fairview Terrace/Goetre Coed Road. Sufficient parking could be provided within the curtilage of the proposed dwelling and the proposed turning area and formal parking layout would be beneficial for users of the pub.

An objection has been raised by a local resident (as a result of the public consultation exercise) detailing that the drive leading to the side would be subject to more congestion and parking occurs along the lane when the pub is busy. It is considered however the additional use of the drive by the residents of one dwelling would not significantly increase traffic using the private drive to the detriment of the local residents. Furthermore no objection has been raised by the Transportation Section.

Therefore it is considered an acceptable access and sufficient parking would be provided for the proposed dwelling.

Impact on the character and appearance of the area

The site is in close proximity to nearby residential areas, but a dwelling located on this site would not be closely related to the existing residential settlement pattern and would relate more to the Royal Oak Public House. Notwithstanding this, the proposed siting would not warrant a refusal reason on its own. The site is large enough to accommodate a dwelling and therefore it is considered a suitably

designed dwelling would be acceptable at this site subject to a reserved matters application

Impact on residential amenity and privacy

The indicative plans details the dwelling would be a sufficient distance from other nearby residential dwellings. Therefore a dwelling at the site would not result in a detrimental impact on the amenity of the occupiers of the dwellings from loss of privacy, overbearing impact or loss of sunlight.

The new dwelling would however be close to the nearby public house and car park area. There is potential for that use to have a detrimental impact on the amenity of the new occupiers from noise and disturbance. Notwithstanding this no objection has been raised by the Public Health and Protection Section. It is considered therefore this would be a matter for the occupiers of the new dwelling to decide whether the property would be suitable for them. Therefore this issue would not be significant enough to warrant a refusal reason.

Impact on Ecology

The development is on wasteland that adjoins a large open area (i.e. the bank leading down towards the railway). The development of the site for a dwelling could therefore potentially impact on ecology. The Council's Ecologist details the site has some local ecological value, however it would not be significant enough to warrant a refusal reason. A condition is recommended

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:

Public Health

Whilst the comments raised by the Public Health and Protection Section are appreciated, it is considered dust and waste matters can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning waste and dust issues if permission were to be granted.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of development, the impact on access and highway safety, the impact on the character and appearance of the area, the impact on residential amenity and privacy and the impact on ecology (Policies AW1, AW2, AW5, AW6, AW8 and NSA12).

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 Section 92 and 93 of the Town and Country Planning Act 1990.

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 prior to occupation of the dwelling hereby approved. 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. 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 Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Prior to the commencement of the development hereby permitted a Wildlife

Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved scheme unless otherwise approved in writing by the Local Planning Authority.

The plan shall include, inter alia:-

- a) Details of clearance measures to ensure that nesting birds are not disturbed or destroyed by the works and that measures to avoid killing reptiles are 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, hibernating reptiles, etc.)
- d) 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.

Reason: To ensure the protection reptiles and nesting birds in accord with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

5. 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 Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

6. 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 Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

7. Notwithstanding the submitted plans, development shall not begin until design and details of the private shared access including car park layout for public house, turning area and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the satisfaction of the Local

Planning Authority prior to beneficial occupation of the dwelling.

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

8. Off-street parking shall be in compliance with RCT's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation & Parking Requirements (March 2011).

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. Prior to the commencement of development, facilities for wheel washing shall be provided on site in accordance with details submitted to and approved in writing by the Local Planning Authority. Wheel washing shall be in operation during the duration of the development period.

Reason: To prevent debris and mud from being deposited onto the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. HGV's used as part of the development shall be restricted to 09:00am to 16:30pm weekdays, 09:00am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

11. The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

12. Unless otherwise agreed in writing by the Local Planning Authority, construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission

Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

13. Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6th Edition) February 2014.

14. Construction works on the development shall not take place other than during the following times:
- (i) Monday to Friday 0800 to 1800 hours
 - (ii) Saturday 0800 to 1300 hours
 - (iii) Nor at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO:	14/0250/10	(GW)
APPLICANT:	Cynon Taf Community Housing Group	
DEVELOPMENT:	New vehicular access, boundary walls and parking area.	
LOCATION:	63/64 GLYNGWYN STREET, MOUNTAIN ASH, CF45 3AF	
DATE REGISTERED:	26/02/2014	
ELECTORAL DIVISION:	Penrhiwceiber	

RECOMMENDATION: Grant

REASONS:

The site is within the settlement boundary and benefits from two existing off-street parking areas. The additional access would provide an additional off-street parking space and would not have a detrimental impact on the provision of on-street parking on the side street. No objection has been raised from the Transportation Section. There would be no significant detrimental impact on the character of the area and on residential amenity.

APPLICATION DETAILS

Full planning permission is sought for the provision of a new vehicle access and parking area. The proposal includes a new boundary wall, gates and surfacing of an existing and the proposed parking areas.

The new vehicle access would be provided between two existing accesses on the side boundary of the property on to Mount Pleasant Terrace. The sloping ground would be levelled and a 1m high wall provided to retain the upper parking space. This would be provided with a 0.9m high handrail and balustrade. The lower existing retaining wall would be capped with new brick and a new handrail and balustrade provided on top. The new parking area and the upper parking area would be surfaced with a permeable block paving. A further retaining wall would be provided at the opposite end of the garden area to the same height as that adjacent the middle parking area. Part of the existing boundary treatment with Mount Pleasant Terrace would be removed. New block columns (approximately 1.8m high) would be provided with two new 1.2m high steel gates for the upper and middle parking areas. The gates are detailed as being inward opening. A pole mounted external light is detailed in the application form however no further details have been submitted.

The application is accompanied by the following:

- Design and Access Statement.

Councillor Ward has requested the application is reported to Committee to assess the parking and highway safety implications.

SITE APPRAISAL

The site is located on Glyngwyn Street, which is the main road through the area. It is an end of terrace dwelling that would be created by joining of two former separate dwellings together (i.e. 63 and 64 Glyngwyn Terrace). Members are advised this in itself does not require planning permission.

The result would be a five bedroom dwelling. Number 64 currently benefits from having two vehicle accesses to parking areas in the rear garden area, which are

accessed from the side road (Mount Pleasant Terrace). A dropped kerb already extends between the two existing accesses and therefore no further works to the pavement would be required. Mount Pleasant Terrace is a steeply sloping one way street leading up and away from Glyngwyn Street. Beyond the rear of the site are the rear gardens of terraced properties on Victoria Street, which are at a higher level.

The area is characterised by a traditional terrace layout along a steeply sloping hill side. The properties in the main do not benefit from off street parking due to the lack of rear lanes. The majority of the parking is therefore on-street.

PLANNING HISTORY

None.

PUBLICITY

The application has been advertised via the erection of a site notice and by direct neighbour notification. At the time of writing this report no correspondence has been received.

CONSULTATION

Land Reclamation and Engineering – no objection subject to conditions.

Transportation Section – no objection subject to conditions requiring surface water does not discharge to the public highway. Section 153 of the Highways Act 1980 requires any gates do not open over the highway.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is within settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated.

Policy CS1 - sets out criteria for achieving strong sustainable communities including, promoting residential development in locations which support the role of principal towns and settlements and provide high quality, affordable accommodation that promotes diversity in the residential market.

Policy AW1 - supports new housing inside the settlement boundaries and allocated sites.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported 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 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

Policy NSA12 – details criteria for development within and adjacent to settlement boundaries.

Supplementary Planning Guidance:

Access Circulation and Parking
Design and Placemaking
A Design Guide for Householder Development

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.

Chapter 2 (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 relevant policy guidance consulted:

PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 22: Sustainable Buildings;
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.

Principle of the proposed development

The site is located within the settlement boundary as identified in the Rhondda Cynon Taf Local Development Plan. Therefore the principle is acceptable subject to the following material planning considerations.

Access and highway safety

The site has two existing vehicle accesses off Mount Pleasant Terrace that could currently be used for parking. The provision of the additional access and parking area would be a benefit in terms of providing off-street parking for the property in an area where there is high demand for on-street parking. Furthermore it is considered there would not be a significant loss in usable on-street parking due to the narrow gap between the existing accesses and that parking (on the opposite side of the road to the dropped kerb) would normally prohibit motorists parking on the applicant's side of the street.

It is noted that Mount Pleasant Terrace is a steeply sloping street and also a one way street. Members are advised (as stated above) due to the dropped kerb for the existing accesses, parking would normally be on the opposite side of the street. This could however restrict the carriageway width and the ability for cars to manoeuvre easily in and out of the spaces. The Transportation Section considers there would be sufficient remaining carriageway width to allow vehicles to manoeuvre in and out of the proposed access.

Therefore in these terms the application would be acceptable.

Impact on residential amenity and privacy

The area is residential in nature with mainly parking on the street. The proposed new access would not result in significant additional coming and going of vehicles to the property. Therefore Members are advised it would not result in a significant detrimental impact on the amenity of surrounding residents.

Impact on the character and appearance of the area

The main visual impact would be from the new access and boundary wall. The wall would be an acceptable height (1.8m); however it is proposed to finish it in bare block. It is noted part of the boundary wall is already bare block, however the side elevation of the dwelling is finished in dash render. It is considered; in the interests of visual amenity, the wall should be finished in a material to match the dwelling. Members are advised that if permission is granted this could be required by a suitably worded condition.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of development, access and highway safety, impact on residential amenity and privacy and the impact on the character and appearance of the area (Policies AW2, AW5, AW6 and Policy NSA12).

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 Section 91 and 93 of the Town and Country

Planning Act 1990.

2. Notwithstanding the submitted plans and prior to the first beneficial use of the parking area hereby permitted the side boundary wall facing Mount Pleasant Street shall be finished in accordance with details that have firstly been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

3. The parking area shall be surfaced in accordance with drawing no. 02 rev A received on the 26 February 2014 unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. Prior to the first beneficial use of the parking area hereby approved drainage works shall be completed in accordance with details that have been firstly submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of surface water drainage in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

6. Prior to the first beneficial use of the parking area hereby approved, details of external lighting equipment shall be firstly submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent light pollution and to protect the amenities of neighbouring residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO: 14/0263/10 (EL)
APPLICANT: Pontypridd Market Co

DEVELOPMENT: Change of use from offices to 2 no. residential units.
Internal alterations proposed and external changes to
form doorway and provide new external stair.

LOCATION: **3A CHURCH STREET, PONTYPRIDD, CF37 2TH**

DATE REGISTERED: **06/03/2014**

ELECTORAL DIVISION: **Town (Pontypridd)**

RECOMMENDATION: Approve subject to conditions

REASONS:

The redevelopment of the upper floor of the building for residential purposes is considered to be compatible with a town centre location. The design of the conversion, the impact on residential amenity and potential impact on highway safety are also considered acceptable.

APPLICATION DETAILS

Full planning permission is sought for the conversion of the upper floor of 3 Church Street, Pontypridd, known as 3a, from office accommodation into 2no. independent units of residential accommodation.

The first floor was last used as an office space and benefits from an independent point of access via a stairway to the west side elevation. The application involves the subdivision of the first floor of the building in order to create 2no. separate units of residential accommodation. Each unit of accommodation would have 1 no. bedroom, bathroom and an open plan kitchen/ living space. An additional external stair would also be constructed (to the west side elevation) in order that each unit has its own means of access. The conversion would be undertaken within the footprint of the existing building, with the existing pattern of fenestration being retained broadly in its current form, although the scheme involves minor adaptations to one window, in order to create a new access door.

SITE APPRAISAL

The application site is a two-storey property fronting Church Street, in Pontypridd town centre. The ground floor of the property is divided into three units, one of which is occupied as a café, one as a shoe repair shop, with the central unit providing access to the indoor market. The first floor was last used as an office space and benefits from an independent point of access via a stairway to the west side elevation. To the west the site is separated from the neighbouring property by an access lane, from this point, access (via a stairway) to the first floor of the building is obtained. This lane also provides a pedestrian link to a car parking area to the rear

of properties on Gelliwastad Road and Penuel Lane to the far north. Being in a town centre location, there are a variety of different commercial uses in the vicinity of the site. No parking provision is available within the curtilage of the site. The site is located within the Pontypridd Town Centre Conservation Area and directly adjoins the Old Market Hall, which is a listed building.

PLANNING HISTORY

98/2416	3 Church Street, Pontypridd	Proposed roller awning.	Granted with conditions 21/08/98
98/2415	3 Church Street, Pontypridd	An iron tea pot suspended from decorative bracket.	Permission not required 08/07/98
96/2238	1st Floor 3 Church Street, Pontypridd	Projecting sign.	Granted with conditions 07/03/97
90/0436	3 Church Street, Pontypridd	Snack Bar and Restaurant	Granted with conditions 03/08/90

PUBLICITY

The application was advertised by direct neighbour notification, site and press notices. No representations have been received.

CONSULTATION

Transportation Section – no objections raised, subject to conditions.

Conservation Officer - no objections raised, conditions recommended.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Indicates that the site is within settlement limits and within the principle town centre of Pontypridd.

Policy AW1 sets out the requirements for new housing development and the methods by which the provision of new housing will be met. AW1.5 refers directly to the conversion of suitable structures to provide housing.

Policy AW2 promotes development in sustainable locations.

Policy AW5 sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 sets out the criteria for new development in terms of design and place-making.

Policy SSA1 sets out the criteria for development in the Principal Town of Pontypridd.

Policy SSA2 refers to Pontypridd town centre enhancement

Policy SSA13 sets out the criteria for development within settlement boundaries.

Policy SSA16 sets out the retail hierarchy for the southern strategy area. Pontypridd is identified as a Principal town centre.

Policy SSA17 sets out the criteria for retail development in the retail centres.

National Guidance

Planning Policy Wales Chapter 3 (Making and Enforcing Planning Decisions), Chapter 8 (Transport) and Chapter 9 (Housing), set out the Welsh Government's policy on planning issues relevant to the determination of the application.

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 development

The application site represents the upper floor of an existing building located within the principle town centre of Pontypridd. Being situated within the town centre, there are a variety of uses, predominantly commercial, located in the vicinity of the site. Policy SSA 1 makes provision for both residential and commercial development within the defined town centre of Pontypridd, subject to criteria. Amongst other points, the development must integrate positively with the existing built form and make a positive contribution to the townscape in the defined town centre. Being within the town centre, the site is within walking distance of a range of services and facilities, in addition to the train and bus station; as such the site represents a sustainable location.

It is acknowledged that the proposed conversion would represent the loss of Class B1 office space, however, a review of the Council's retail survey data has revealed that the property has previously been in use as a residential unit, with no long-standing commercial/ employment use having been established at the site. As such,

on this occasion it is not considered necessary to require the submission of marketing information in connection with the removal of the former office use. It is also considered that the introduction of a residential use at first floor level would compliment the commercial uses, which occupy the ground floor of the building and add vitality and viability to the retail centre.

Therefore, given its location, the points identified above and the fact that the building layout lends itself to conversion, without significant external alterations; it is considered that the proposed re-use of the upper floor of the building for residential purposes would be compatible with surrounding land uses and is therefore acceptable in principle.

Character and appearance

It must first be noted that, whilst 3(a) Church Street is not Listed, it is physically adjoined to the Listed Building alongside. Therefore, whilst the application property itself is not considered as significant, in architectural terms, as the adjoining Listed Old Market hall; it is still necessary to consider the impacts of any development upon the 'group value' of the area. It is also necessary to consider the impacts of any external adaptations upon the character of the designated Conservation Area.

Internally, the proposed conversion would be undertaken within the fabric of the existing building, with no increase in the footprint of the building being proposed. It is also noted that the existing pattern of fenestration would be broadly retained in its current form, with only minor adaptations required to one window, to allow for the formation of an additional means of access to the second residential unit.

The most significant adaptations relate to the formation of a secondary means of access to the first floor, required in order to provide a separate access point to the second residential unit. It is proposed that a second external staircase be developed to the (west) side elevation of the property and that an existing window opening be modified to create an entrance doorway. It is acknowledged that the construction and design of this feature would obviously have the appearance of being an 'addition' to the property. However, there are few alternatives available to provide alternative access points to the upper floors. Since the ground floor units are occupied independently of the upper floor, it is not possible to create an internal access through the commercial units at ground floor. Similarly, since only limited space exists in the lane to the west of the building, it is not possible to construct a more 'conventional' extension to accommodate the staircase.

It is important to note however, that all external works, to the building would be contained to the west side elevation of the property, which addresses a narrow access lane. As such, the adaptations to the side elevation would not form overly prominent features in the street scene fronting Church Street. Furthermore, the primary elevation of the building, which is read in the context of the adjacent listed building would be unaffected by the works. As such, it is not considered that the

setting of either the listed building or the wider conservation area would be harmed by the proposed development.

Nevertheless, since the proposal affects a property that is directly adjoining a listed building, the physical works would also require Listed Building Consent. Under this (separate) submission, the detailed design of features, such as the new staircase and window adaptations would be considered in greater depth. However, having assessed the merits of the planning application, it is considered that the principle of the conversion and subdivision of the building to form two separate residential units, is acceptable and would not adversely impact upon the character and appearance of the area. Therefore, the scheme is in accordance with the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Residential amenity

As set out above, the property is located within Pontypridd town centre, as such the immediate area surrounding the site is predominantly commercial in character. Therefore, it is not considered that the introduction of a residential use at first floor level would adversely affect the privacy and amenity of existing neighbouring occupiers. Furthermore, it is noted that very few external adaptations to the building are proposed, with the existing pattern of fenestration being retained, with only minor adaptations.

Overall, it is not considered that the re-use of the space for residential purposes would result in any loss of privacy to neighbouring occupiers or compromise the levels of amenity that they currently enjoy. Therefore, the development is considered acceptable in this regard.

Highway Safety

In order to aid in the assessment of the proposal upon highway safety, consultation has been undertaken with the Council's Transportation Section.

Their assessment identifies that the application property is located on the first floor of a building in Pontypridd town centre that fronts onto Church Street, but benefits from a pedestrian access to the (west) side elevation. It is noted that this access arrangement would be retained, albeit that an additional pedestrian access point would also be created within the same elevation.

It is acknowledged that there is no scope to provide any off-street parking within the curtilage of the site; however, having assessed the parking requirements for the last use (as an office) and the proposed use, it has been established that the proposed 2 no. 1 bedroom flats would generate a lesser requirement than the commercial use.

Overall, the site is within walking distance of local amenities, employment, public car parks and public transport (bus and rail) and therefore represents a sustainable

location. It is on this basis that the Council's Transportation Section have raised no objections to the planning application and it is not considered that the proposed conversion would result in an adverse impact upon highway safety in the vicinity of the site.

Conclusion

Having taken account of all of the issues outlined above, the application proposal is considered acceptable in terms of its impact upon the character and appearance of the area, compatibility with existing uses, impact upon the amenities of existing residents and its potential impact upon highway safety. Therefore the proposal is recommended for approval, subject to the conditions specified below.

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. Notwithstanding the approved plans, prior to commencement of development, details of the newly formed entrance doorway opening, door and associated glazed panel to the west side elevation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details, and retained as such thereafter, unless agreed otherwise in writing by the Local Planning Authority

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, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

3. Notwithstanding the approved plans, prior to commencement of development, details, including materials and a specification for the proposed external staircase to the west side elevation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved plans, and retained as such thereafter, unless agreed otherwise in writing by the Local Planning Authority.

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, AW6 and AW7 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

DEVELOPMENT CONTROL COMMITTEE

1 MAY 2014

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

OFFICER TO CONTACT

**MR J BAILEY
(Tel: 01443 425004)**

See Relevant Application File