

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
4 SEPTEMBER 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.5
--	-------------------------

APPLICATION NO: 13/0778/10 – TWO STOREY EXTENSION TO CREATE 14 BEDROOMS AND ASSOCIATED ANCILLARY ACCOMMODATION, TY PENTWYN NURSING HOME, PENTWYN ROAD, TREORCHY
--

1. PURPOSE OF THE REPORT

Members are asked to determine the above planning application.

2. RECOMMENDATION

That Members consider this report and determine the application having regard to the advice given.

3. BACKGROUND

This application was originally reported to the Development Control Committee on 3 July 2014 with a recommendation of approval. A copy of the report is attached as **APPENDIX A**. At that meeting, the Committee was informed that the access roads leading to the site were not within the applicant's ownership however, Members advised that they wanted officers to explore further with the applicant, the improvement of these roads. It was therefore resolved to defer consideration of the application to enable officers to enter into further negotiations with the applicant regarding the condition of both access and egress points. (Minute No. 28 (1) refers).

Following the meeting, further enquiries have been made with the applicant via his agent regarding the status of the access road and whether an agreement could be reached with the landowner for repairs to be carried out.

In response to an additional query that was raised at Committee by a Member regarding the number of double rooms proposed within the application details (which specified 14 double rooms), additional enquiries have also been made with both the Care and Social Services Inspectorate Wales (CSSIW) and the applicant, with regard to this issue.

1. UPDATED INFORMATION

O:\Legal Offices\CMTEES\Development Control\Development Control 2014-2015\040914\1. 13 0778 SF.docx

Access Improvement

In relation to repairs to the access, the applicant's agent has again confirmed that the two access roads leading from Pentwyn Road into the application site are not within his ownership. It has been advised however that following recent complaints made directly to the applicant, he has arranged for various repairs to these roads to be undertaken in the past few weeks. With regard to the issue of ongoing maintenance, it has been advised that there is no formal agreement in respect of the maintenance of these roads, which are therefore outside of the applicant's direct control and responsibility.

Whilst Members' concerns regarding the future maintenance of these access roads are acknowledged, in view of the additional information provided and the fact that these roads do not form part of the public highway and are not within the applicant's control or ownership, it is not considered that it would be possible to secure any further improvements through the current application.

As identified in the previous report, no highways objections have been raised to the use of these two existing access points to serve the proposed extended nursing home and it is clear that despite the condition of these roads, adequate access can be obtained from the public highway. Given that there is only expected to be a slight increase in vehicular movements associated with the proposed extension and no highway safety issues have been identified, it is considered on balance, that the proposed access arrangements are acceptable and comply with Policy AW5 of the Local Development Plan.

Standard of Accommodation

With regard to the issue of the number and capacity of the rooms which are proposed through this application, Members will be aware that decisions regarding the particular management of a premises including in this case, the specific ratio of double rooms to single rooms, are not controlled through planning legislation and do not therefore form part of the consideration of the current application. Notwithstanding this position, further clarification on the issue has been sought and provided by the Care and Social Services Inspectorate Wales (CSSIW) and it has been confirmed that the National Minimum Standards for Care Homes for Older People (March 2004) would require single rooms in existing homes to make up at least 85% of resident places.

The information submitted within the Design and Access Statement (DAS) as part of the application states that the proposed extension would provide an additional 14 double en-suite rooms and the total number of bedrooms to be provided as a result of the extension and internal alteration of the nursing home would result in a total of 46 bedrooms. Further clarification on this matter has therefore been sought from the applicant for Members' information.

In response, it is confirmed by the applicant's agent that they are aware of the requirement for at least 85% of the rooms to be provided as single rooms. Despite what is stated in the DAS, it is advised that the applicant is only intending to provide 14 additional bedrooms. It is accepted that whilst the proposed rooms are of a size that could be used as double rooms, they would also be used where patients require regular assistance by staff. It is also advised that the applicant will be regularly audited by the CSSIW to ensure the nursing home is complying with the national minimum standards and it is therefore unlikely that all of the additional rooms would be occupied as double rooms.

As outlined above, whilst it was understood that the proposed accommodation was seeking to provide 14 double rooms, it is not considered relevant in considering the planning merits of the current application as to how many of these rooms are occupied as either single or double rooms. Furthermore, in determining the application it would not be reasonable or appropriate to seek to restrict or control the proportion of double rooms by way of a planning condition, as the control of this issue is clearly governed by regulations which fall outside of the planning system.

2. RECOMMENDATION

It is therefore recommended that the application is approved, subject to the conditions set out in the original report, attached as **APPENDIX A**.

This page intentionally blank

APPENDIX A

APPLICATION NO: 13/0778/10 (SF)
APPLICANT: Quality Care (Surrey) Limited
DEVELOPMENT: Two storey extension to create 14 bedrooms and associated ancillary accommodation.
LOCATION: TY PENTWYN NURSING HOME, PENTWYN ROAD, TREORCHY, CF42 6HD
DATE REGISTERED: 16/09/2013
ELECTORAL DIVISION: Treorchy

RECOMMENDATION: Approve subject to conditions.

REASONS:

The proposed development is compatible with the existing use of the site and its design is acceptable and in keeping with the character of the existing nursing home and surrounding area. The removal of 7 TPO trees in association with the development will be compensated for by replacement planting elsewhere and this is not considered to have an adverse impact on the visual amenities of the area.

APPLICATION DETAILS

Full planning permission is sought for the construction of a two storey extension to the existing 31 bedroom nursing home to create a separate Elderly Mentally Infirm (EMI) unit comprising an additional 14 double en-suite bedrooms, together with associated accommodation including new kitchen, dining room and lounge areas.

The extension will be located set back behind the main building, but adjacent to a previous single storey addition to the property. The ground and first floor plans are similar in layout, however the ground floor accommodates a separate reception and office in the south-west corner and new dining area and kitchen, whilst the first floor accommodates more bedrooms and a sitting room.

The proposed extension would consist of a rectangular block measuring approximately 26m in width by 13m in depth, with a pitched and hipped roof with an eaves height of 5.2m and ridge height of 8m. The building is designed to provide approximately 600sq.m of additional internal floorspace and to form a subservient addition to the main building and will be seen as such, being lower in height and set back towards the rear of the site. The proportion of the windows has been amended through the application process and concrete cills introduced, in order to reflect the design of existing windows in the main building.

The extension will be finished with smooth cement render and have uPVC windows, timber doors and an artificial slate roof to match the existing building. The building will be linked to the existing nursing home by a two storey glazed link block, which

will provide access for deliveries and a second means of escape. Other internal alterations to the existing accommodation will be carried out in order to provide better facilities for existing residents including a new dining room, hairdressing salon and additional en-suite bedrooms, which will result in a total of 46 bedrooms.

The existing access into the site from Pentwyn Road which is the only vehicular access, will continue to be used and it is proposed to create an additional 13 parking spaces, which will be located in an area above the existing parking area and also to the east of the main building. The existing access arrangements to the yard area at the north-west end of the building for food and medical deliveries will be retained.

The proposed location of the extension at the rear of the site adjacent to one of the previous single storey extensions will require the removal of 7 of the trees which are the subject of a Tree Preservation Order, which covers the entire application site.

The application is accompanied by the following:

- Design and Access Statement (DAS)
- Tree Survey and Report
- Survey of Trees for Use by Roosting Bats

The DAS confirms that the property has been used as a nursing home for a number of years and the further development and occupation of the building will have a significant social and economic impact on the local and wider areas. The current use employs approximately 25 staff, but has the potential with shift work to increase to 33. Similarly, the current occupancy of residents is approximately 33 and this could rise to between 47 and 53.

The Tree Survey and Report provides a report on each of the 7 individual trees which are proposed to be removed including Common Alder (1), Common Ash (1), Norway Spruce (1), Austrian Pine (3) and Corsican Pine (1) and concludes that all appear to be in a generally healthy condition and that only minor pruning is required. The report notes however that the proposed development would fall within the rooting zone of the trees, which would be likely to result in a decline in their health and the potential for collapse onto the new extension.

The Survey of Tree for Use by Roosting Bats reports that there were no signs of roosting bats found on the site. Three of the trees (T1, T2 and T3) were assessed as having very low potential to support roosting bats and the remaining trees (T4, T5 and T6) were assessed as having low potential. It is therefore concluded that the removal of the trees proposed is unlikely to impact on any roosts, individual bats or the favourable conservation of bats however, various recommendations are put forward with regard to the timing and method of felling and the provision of bat boxes at the site.

SITE APPRAISAL

The application site is approximately 0.8 hectares in area and is located on the north side of Pentwyn Road (B4223), to the north-west of Ton Pentre and to the south of

the settlement boundary of Treorchy. The existing nursing home is accommodated within a single building, which is understood to have been constructed in 1924 and formerly accommodated the Cottage Hospital. The site is accessed via an access drive which meets at the double entrance gates into the site and then divides into two roads leading down to the main building. There are continuous pedestrian links leading to the site located on the opposite side of Pentwyn Road and a bus stop adjacent to the main entrance gates.

The site is rectangular in shape and the main building is centrally located with previous extensions located towards the rear of the site. The levels vary significantly across the site with the land sloping down from Pentwyn Road to the back of the site, where it falls sharply down behind the existing kitchen. Both the site of the existing nursing home and the proposed extension are relatively level. The whole of the site is covered by an area Tree Preservation Order (TPO), however the majority of the mature amenity trees are located around the boundaries and to the rear of the nursing home. The front and side boundaries of the site are defined by high rendered masonry walls and the remainder of the site is landscaped and provides parking and amenity areas for the residents.

The property is surrounded by fields with Ysbyty George Thomas and the nearest properties in Druids Close further to the west and allotment gardens to the east. To the north, the land slopes further down to the railway line, however the property is relatively well screened from residential areas in Treorchy by existing mature trees. The nearest PROW (TRY/18/1), is located along Pentwyn Road, opposite the southern access into the site and leads in a south-easterly direction.

PLANNING HISTORY

12/0919	Installation of velux windows to roof slopes.	Granted 19/10/12
12/0412	Erection of single storey extension to create a new laundry room and new single roof to side annexe	Granted 11/06/12
11/0892	Proposed extension and alterations	Granted 06/10/11
07/1105	Proposed renewal of outline planning permission for refurbishment of existing and erection of twenty bed nursing home extension.	Granted 29/08/07
04/1039	Proposed renewal of Outline planning permission for the erection of a 20 bed Nursing Home extension.	Granted 13/07/04
00/6385	Proposed Erection of 20 Bed Nursing Home Extension	Refused 15/06/01
95/217	Provision of walkway, drainage, and fencing	Granted 10/05/95

92/0650	Refurbishment and extension to premises to provide 30 bed nursing home	Granted 17/01/94
78/163	Container	Refused 20/03/78

PUBLICITY

The application has been advertised by way of site notices as there are no residential properties close to the site however, no response has been received.

CONSULTATION

Transportation Section – has expressed concerns regarding the existing visibility from both access points however, there have been no accidents in the past 5 years and on balance, no objections are raised. It is noted that there are continuous pedestrian links to the property however, it is anticipated that the majority of trips to and from the nursing home would be by car. In relation to the revised parking layout proposed, it is advised that one of the spaces indicated would be unusable however, on the basis that the plan indicates 22 spaces could be provided, no highway objection is raised.

Countryside, Landscape and Ecology - the Council's Ecologist has considered the conclusions of the bat survey undertaken and has agreed that it provides a reasonable conclusion and assessment. It is advised that the proposed recommendations included in the report relating to the timing and method of felling and the provision of bird and bat boxes at the site are conditioned. It is also noted that the report identifies no sign of nesting birds.

The Council's Landscape Officer - has confirmed that the tree report conclusion is accurate and the trees would co-exist if the existing distance and minimum root disturbance occurs during construction. It is suggested as an alternative, that trees T1, T2 and T3 could be removed and trees T4 – T7 retained, as they are classed as in a good condition and their removal may affect the woodland block of trees behind by wind blow.

Public Health and Protection - no objections to the proposed development, subject to standard conditions.

Dwr Cymru – no objections are raised subject to standard conditions and advisory notes. It is noted however that the site is crossed by a watermain and it may be possible for this watermain to be diverted, the cost of which would be re-charged to the developer.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is identified as being outside the settlement boundary NSA12 and is unallocated. Land approximately 40m to the north of the application site is identified under policy CS8a.1 for improvements to the strategic highway network (The Gelli/Treorchy Relief Road) however, it is not considered that the proposed development would affect the future provision of this infrastructure.

Policy CS1 – advises that in the North Strategy Area, emphasis will be given to promoting residential and commercial development which supports and reinforces the roles of Principal Towns and Key Settlements and to providing high quality and affordable housing which promoted diversity in the housing market.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations and proposals relating to existing buildings in the countryside, must also accord with Policy AW9.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility and requires the development to have no unacceptable effect on the character and appearance of the site or surrounding area and existing features of natural environment value to be retained.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to placemaking including, that extensions reflect, complement or enhance the details and character of the original building and the design protects and enhances the landscape and biodiversity.

Policy AW8 - permits development only where it would not cause harm to locally designated sites or features of importance to landscape and nature conservation and that proposals demonstrate measures for the mitigation and compensation of potential impacts.

Policy AW9 – proposals for the alteration of existing buildings outside settlement boundaries for residential or community uses will be supported where the existing building is structurally sound and does not require major external alteration or reconstruction.

SPG – Nature Conservation

SPG – Design and Placemaking

SPG – Delivering Design and Placemaking: Access, Circulation & Parking Requirements.

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Chapter 4 (Planning for Sustainability), Chapter 5 (Conserving and Improving Natural Heritage and the Coast) and Chapter 8 (Transport), 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 5: Nature Conservation and Planning;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport;

REASONS FOR REACHING THE RECOMMENDATION

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

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

Principle of the proposed development

The application site is located outside the settlement boundary, where new development is subject to assessment against a number of policy constraints. Both local and national planning policy support a presumption in favour of sustainable development and see the planning system as the key to providing for society's future needs. In identifying sites in sustainable locations, Policy AW2 sets out a number of criteria to be taken in account including locations that are within the settlement boundary, with good access to local facilities but also sites that may be outside including, existing buildings in the countryside which accord with Policy AW9. Whilst it may be considered preferable for a nursing home to be located close to a town or community centre where local services or transport facilities can be easily accessed, in this case, the application site is accessible by foot and public transport and therefore fulfils a number of the policy criteria required for a sustainable location. In relation to the relevant criteria under Policy AW9 relating to alterations to existing buildings in the countryside, these require that the building is structurally sound, or can be made so without substantial reconstruction. The current building has been in use as a nursing home for a number of years and its alteration and extension is therefore considered acceptable in principle, subject to the other policy criteria identified below.

Impact on the visual amenities and character of the area.

The existing building is located some distance from the access road on Pentwyn Road and is currently well screened by mature trees, which significantly reduce any views into the site. The main visual impact resulting from the current application will be from the main entrance at the front of the site. The additional two storey accommodation wing will be set back from the front of the nursing home and lower in height and will therefore not be seen as a prominent addition from the main entrance. The extension, whilst constituting a relatively large addition in comparison with previous single storey additions, is designed to reflect the main building and is not considered to detract from its character. The window proportions on the extension have been amended to reflect this. Whilst the new extension will be

located in close proximity to habitable rooms within the existing building, the layout of the accommodation is such that there will be no direct overlooking between habitable room windows, or adversely impact on the amenities of existing residents.

The boundaries of the site are well screened by mature trees and the extension is therefore unlikely to be readily visible from land immediately surrounding the site or detract from the rural character of the area. Whilst the rear of the extension is likely to be visible from some locations within the built settlement of Treorchy, the intervening distance will prevent any significant impact.

Landscape issues

The main impact of the proposed development in terms of the surrounding landscape is the removal of 7 TPO trees that has been included in conjunction with the current the application. It is evident from the tree survey carried out on the trees and report submitted, that all of the trees which are proposed to be felled are in a healthy condition. Their removal has only therefore been sought on the basis that they are either positioned where they would come into direct conflict with the new extension, or are likely to become unstable in the future as a result of their proximity to the development.

In relation to trees T1 (Common Alder), T2 (Common Ash) and T3 (Norway Spruce), these are all mature trees and are likely to be partially visible in cross valley views, however their removal is clearly necessary to enable the development to proceed. Whilst it would be preferable for these trees to be retained, it is considered that the impact of their removal would not be significantly harmful to the existing landscape, particularly taking account the number of mature trees which remain within the site and surrounding area. Trees T4, T5 and T6 (Austrian Pines) and, T7 (Corsican Pine) are located outside of the immediate footprint of the new extension but will be in close proximity to it. Whilst the Council's Landscape Officer has suggested the retention of these trees, the applicant's agent has advised that it is unlikely they would be able to be retained due to the need to provide access for emergency vehicles, such as fire fighting appliances and ambulances, to the site. It is however proposed that replacement trees would be provided in a location to be agreed with the Landscape Officer to provide protection to the existing woodland.

This second group of trees would not come into direct contact with the proposed extension however, the comments raised by the applicant's tree consultant regarding future instability and difficulties with emergency access are acknowledged. These trees are only partially visible from within of the site and it is not therefore considered that their removal would be significantly harmful to the surrounding landscape or public amenity, particularly as the trees are viewed against a backdrop of mature woodland and are situated in a semi-rural location. Therefore on balance, it is considered that their removal is acceptable and their replacement with suitable trees can be secured by condition.

Ecology

In relation to ecology issues, the main impact that has been identified resulting from the proposed development is the effect that the removal of 7 mature trees could have for bats and other protected species. As previously identified, the applicant has submitted a Survey of Trees for Use by Roosting Bats, which includes both a daytime inspection of the trees searching for signs of bats and an assessment of the potential of the trees within the site to support roosting bats. The results of this survey concluded that there were no signs of roosting bats or nesting birds and the trees were therefore assessed as having low potential for roosting bats. The Council's Ecologist has agreed with the conclusions of the survey, but has requested that the recommendations contained in the report in relation to the timing and method of felling are the subject of a condition. In relation to the consultant's suggestion for enhancing roosting opportunities through the provision of artificial bat roosts within the site, this is considered reasonable as well as the provision of bird boxes as a number of trees will be removed from the site.

Access and highway safety

With regard to highway safety and parking issues, the development would utilise the two existing access/egress points onto Pentwyn Road. Whilst Highways Officers have highlighted concerns with these access points, in the absence of any accident data during the last 5 years and taking into account the fact that there would only be a slight increase in vehicular movements associated with the extension, no highway objection has been raised.

In relation to parking provision within the site, the existing parking is presently restricted to the area directly outside the front of the nursing home and provides 13 spaces. The revised parking layout indicates that 22 useable spaces can be provided which Highways Officers have advised is appropriate and it is therefore considered that the proposed access and parking arrangement are acceptable and are in compliance with Policies AW5 and AW6 of the Local Development Plan.

Conclusion

Having taken into account all of the issues identified above, it is considered that the proposed extension incorporating an additional 14 bedrooms together with the associated improvement of facilities for existing residents of the nursing home is acceptable, will not detract from the character or visual amenities of the area and complies with relevant policies of the Local Development Plan.

RECOMMENDATION: Grant

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with

the 'amended layout and elevations plans no.13/2107/03 Rev A and 13/2107/04 Rev A received by the Local Planning Authority on 8 November 2013.'

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

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

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

4. 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 the replacement planting of those trees proposed to be removed.

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.

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

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

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

tree roots encountered with a diameter of 5cms or more shall be left unsevered.

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

7. All tree felling works shall be carried out in strict accordance with the recommendations contained within Section 5.0 of the report entitled 'Trees at Ty Pentwyn Nursing Home, Treorchy - Survey of Trees for Use by Roosting Bats' (December 2013 Acer Ecology), unless otherwise agreed 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.

8. Prior to the commencement of development, details for the provision of 3 bird boxes and 3 bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest nature conservation in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

9. 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.

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

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

11. The proposed extension shall not 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.

12. Before the development is brought into use the means of access, together with the parking facilities for 22 vehicles, shall be laid out in accordance with submitted plan 13/0721/07 and approved by the Local Planning Authority and that area shall not thereafter be used for any other purpose other than the parking of vehicles.

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

=====

**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

4 SEPTEMBER 2014

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATION NO: 13/0778/10 –
TWO STOREY EXTENSION TO
CREATE 14 BEDROOMS AND
ASSOCIATED ANCILLARY
ACCOMMODATION, TY PENTWYN
NURSING HOME, PENTWYN
ROAD, TREORCHY**

OFFICER TO CONTACT

**MRS S FEIST
(Tel. No. 01443 494800)**

See Relevant Application File