

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018: REPORT NO.

**PLANNING & DEVELOPMENT
COMMITTEE
3 AUGUST 2017**

**REPORT OF:
SERVICE DIRECTOR PLANNING**

Part 1	Agenda Item No. 4
APPLICATION NO: 16/1385/13 RECOMMENDATION FOR COMMITTEE SITE VISIT: Outline planning application for the erection of approximately 460 dwellings, primary school, local centre (up to 200 sq m net sales), open space, primary and associated drainage and landscaping. LAND WEST OF A4119, CEFN Y HENDY, PONTYCLUN.	

1. PURPOSE OF THE REPORT

To recommend a Committee Site Visit in respect of this application, prior to the application being considered at the Planning & Development Committee.

2. RECOMMENDATION

That a Committee Site Visit should be held in respect of this application, prior to the application being considered by the Planning & Development Committee.

3. BACKGROUND

Outline planning is sought for the construction of approximately 460 dwellings, a local centre providing circa 200 sq m retail floorspace (Class A1), a neighbourhood equipped area for play (NEAP) three local equipped areas for play (LEAP) and one local area of play (LAP) along with all associated landscaping infrastructure and internal access arrangements. At this point only consent for the two principal means of access to the site from the existing site roundabouts is sought in detail

It is intended that the site would be developed in three phases each comprising approximately 153 dwellings. Affordable housing and play areas/public open space will be provided on a pro rata basis through the development of the site and retail provision can still be provided in accordance with policy requirements.

Although the provision of a primary school is also included in the description of development and the site for its provision is included within the red line planning application boundary it is not a part of the development that the applicants intend to develop.

There has been significant public interest in this application for the development. Following two rounds of public consultation, 115 objections and 1 petition have been received.

Given the level of public interest in this proposal, it is considered a Committee Site Visit would be beneficial. However, this is a large site, and a number of people are likely to want to attend Therefore the visit is going to take a much higher level of organisation than usual, and it is considered unfeasible to arrange it within the short timescale normally allowed for when a site visit is called for at the Planning and Development Committee. Given these factors, it is considered expedient and preferable that such a Site Visit is organised prior to the application being considered by the Committee.

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

PLANNING & DEVELOPMENT COMMITTEE

3 AUGUST 2017

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

OFFICER TO CONTACT

**APPLICATIONS NO: 16/1385/13
RECOMMENDATION FOR COMMITTEE
SITE VISIT:**

**MR G DAVIES
(Tel. No. 01443 494741)**

**Outline planning application for the
erection of approximately 460 dwellings,
primary school, local centre (up to 200 sq
m net sales), open space, primary and
associated drainage and landscaping.**

**LAND WEST OF A4119, CEFN Y HENDY,
PONTYCLUN.**

See Relevant Application File

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