

Policy NSA16 – Supports proposals for the redevelopment of former industrial sites subject to the proposed development being compatible with surrounding land uses and having a positive effect in regeneration terms.

Policy NSA26 – supports development that will make a positive contribution towards the Cynon Valley River Park.

Supplementary Planning Guidance

- Design and Placemaking
- Affordable housing
- Planning Obligations
- Access, Circulation and Parking
- Development of Flats
- Employment Skills

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 2 (Development Plans),
- Chapter 3 (Making and Enforcing Planning Decisions),
- Chapter 4 (Planning for Sustainability),
- Chapter 7 (Economic Development),
- Chapter 8 (Transport),
- Chapter 9 (Housing),
- Chapter 12 (Infrastructure and Services),
- Chapter 13 (Minimising and Managing Environmental Risks and Pollution),

set out the Welsh Government's policy on planning issues relevant to the determination of this application.

Other relevant policy guidance consulted:

- PPW Technical Advice Note 2: Planning and Affordable Housing;
- PPW Technical Advice Note 12: Design;

- PPW Technical Advice Note 15: Development and Flood Risk;
- PPW Technical Advice Note 18: Transport;
- PPW Technical Advice Note 23. Economic Development.
- Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

In considering the determination of this planning application the key issues for determination are the principal of the proposed development, the impact of the proposals on the character and appearance of the area, the impact of the proposed development on residential amenity and privacy and the implications of the proposals for access and highway safety.

Principle of the proposed development

The current development plan is Rhondda Cynon Taf Local Development Plan, adopted on 2 March 2011. In the Local Development Plan, the site is:

- Wholly within the settlement boundary of Mountain Ash;
- Wholly within the Cynon Valley River Park; and
- Not allocated for a particular purpose.

As such the current proposals are in accordance with the key local development plan policies outlined above.

Though the site has to a large extent been claimed by nature it is ultimately a reclaimed colliery site and could be considered brownfield, the development of which should, in accordance with Welsh Government policy, be favoured ahead of the development of less favourably located greenfield sites.

Furthermore, given that the Council currently only benefits from a 1.3 year housing land supply where the Welsh Government requires it to maintain a five year housing land supply, the proposed development could make a valuable contribution towards addressing that particular shortfall.

Whilst the site is affected by Policy NSA26 relating to the Cynon Valley River Park, the replacement of underused land with new housing and the opportunity that the

proposed development affords to better address the eastern bank of the river represents a significant improvement over the existing arrangements.

Consequently the proposed development is acceptable in principle and as long as the specifics of the current proposal are acceptable in the context of the other main issues identified above, then the development will be acceptable in planning terms.

Impact on the character and appearance of the area

Prior to its reclamation the site was occupied by the tips, rail sidings and assorted small buildings associated with the nearby colliery. Since the creation of the existing plateau in the late 1980's and early 1990's the site has remained vacant with many areas substantially overgrown and a series of linked desire line footpaths cross the site, which in turn link with the established walking and cycling route on the western side of the site.

The immediate locality is characterised by traditional stone built dwellings along with some smaller industrial/commercial units along Cardiff Road and to the north. Mountain Ash town centre with all that it offers in the way of services and amenities lies to the north of the site with the river park occupying some intervening ground. It is within this wider context that the site would be developed and while the development would undoubtedly alter the character and appearance of the area, such impacts are positive and the development would only be read as part of the wider urban mix. New housing would replace the increasingly overgrown site, bringing with it some clarity and order to the overall appearance of the neighbourhood and as such the impacts of the proposed development on the character and appearance of the area are considered to be positive. The nature of the layout respects the established residential property and also provides development fronting the river providing oversight and passive surveillance of the existing footway and riverside park.

Impact on residential amenity and privacy

Given that the application site has lain undeveloped for a considerable number of years its development will clearly have an impact on the level of residential amenity and privacy that existing residents currently enjoy. The issue though is whether or not the proposed arrangement would remain acceptable in planning terms given the relationship it would have with existing property, particularly as these are issues that have been raised in comment by local residents. The impact of any proposed development in terms of privacy and amenity is most pronounced when new dwellings are proposed back to back with established properties. This arrangement will occur in relation to properties at the Laurels and Cardiff Road. However at the very minimum this distance would be maintained at 21 metres and in most cases would be considerably more. This taken together with the fact that the site is relatively flat and finished levels for the site will be of a similar nature to those of the established residential properties makes the impact of the proposals acceptable in planning terms.

There are currently houses under construction on the site of the former Robbins Transport Yard and back to back distances between the proposed site and the site currently under construction would be in the order of 21 metres given the latest revisions to the layout plans. Within its boundaries the proposed development

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

19 OCTOBER 2017

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

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See Relevant Application File