

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2017-2018:

	Agenda Item No. 7(4)
<p>PLANNING & DEVELOPMENT COMMITTEE 7 DECEMBER 2017</p> <p>REPORT OF: SERVICE DIRECTOR PLANNING</p>	<p>APPLICATION NO: 17/0461 - DEVELOPMENT OF 22 RESIDENTIAL DWELLINGS, LANDSCAPING, ACCESS ARRANGEMENTS, CAR PARKING AND ASSOCIATED WORKS (AMENDED PLANS RECEIVED 27/06/17), FORMER WILLIAMSTOWN PRIMARY SCHOOL, ARTHUR STREET, WILLIAMSTOWN, TONYPANDY</p>

1. PURPOSE OF THE REPORT

Members are asked to consider the determination of the above planning application.

2. RECOMMENDATION

That Members consider this report in respect of the planning application and determine the application having regard to the advice given.

3. BACKGROUND

This application was originally reported to the 3rd August 2017 meeting of this Committee (a copy of the original report is reproduced as **APPENDIX A**). Following consideration of the report Members resolved to approve the application subject to conditions and the applicant entering into a Section 106 Legal Agreement to secure a commuted sum provision of £30,000 for future maintenance of the play area should it be adopted and the tenancy of all the units as affordable housing (Minute 32 (3) refers).

Condition 13 of the original report specifies the following:

“Details of equipment provision, layout and surfacing of the proposed play area shall be submitted to an approved in writing by the Local Planning Authority. The play area shall be provided, in accordance with approved details, prior to the first beneficial occupation of the dwellings.

Reason: To ensure adequate replacement provision, in the interests of the amenity of the area, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.”

Following consultation with the Developer, has requested that the wording of condition 13 be amended to the following:

“Details of equipment provision, layout and surfacing of the proposed play area shall be submitted to an approved in writing by the Local Planning Authority. The play area shall be provided, in accordance with approved details, within 2 months of the final building control sign off of the development.

Reason: To ensure adequate replacement provision, in the interests of the amenity of the area, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.”

The amendment is requested in the interests of health and safety. The Developer has advised that some of the dwellings are likely to be occupied prior to all of the units being completed and as such they would not wish to encourage children to play in close proximity to a construction site.

Having regard to the previous resolution, Members are requested to approve the application subject to the amended wording of condition 13 and the Section 106 as detailed as part of the original application.

APPENDIX A

APPLICATION NO: 17/0461/10 (HL)
APPLICANT: Willis Construction
DEVELOPMENT: Development of 22 residential dwellings, landscaping, access arrangements, car parking and associated works (Amended plans received 27/06/17)
LOCATION: FORMER WILLIAMSTOWN PRIMARY SCHOOL, ARTHUR STREET, WILLIAMSTOWN, TONYPANDY, CF40 1NZ
DATE REGISTERED: 10/05/2017
ELECTORAL DIVISION: Penygraig

RECOMMENDATION: Approve, Subject to a Section 106 Legal Agreement

REASONS FOR RECOMMENDATION:

The proposal is compliant with the policies of the Rhondda Cynon Taf Local Development Plan and National Policy in that it is acceptable in terms of location, scale, layout, design and its impact on the residential amenity of surrounding properties as well as highway safety.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to Service Director Planning.

APPLICATION DETAILS

Full planning permission is sought for the development of 22 dwellings with associated landscaping, access arrangements, car parking and associated works on the site of the former Williamstown Primary School.

The development would comprise the following:

- one No. four bed, three storey, detached house (unit 7);
- two No. three bed, two storey detached houses (units 1 and 6);
- four No. three bed, two storey, semi-detached house (units 2-5)
- eight No. one bedroom flats (units 8-15);
- four No. two bedroom flats (units 16-19);
- two No. semi detached, two bedroom bungalows (units 20 and 21); and
- one No. detached, four bedroom assisted living bungalow (unit 22).

With the exception of the four bedroom assisted living bungalow, the properties would be arranged around the boundaries of the site, fronting Blanch Street, Coronation Street and Arthur Street. The assisted living bungalow (Unit 22) would be

positioned in the south-eastern part of the site fronting the new internal road, parking and turning area.

Each of the houses (plots 1-7) would benefit from a small courtyard garden to the front, a private rear garden and two off street parking spaces. The remaining properties would benefit from an area of amenity space to the rear or side of the buildings and at least one parking space per unit of which five would be allocated as disabled parking spaces with two visitor spaces. The parking areas would be provided at the centre of the site.

With regard to external materials, a mix of facing brick; reconstituted stone; render; grey concrete roof tiles; and uPVC windows and doors are proposed. New boundary walls would be finished with block and render or reconstituted stone with hoop top railings above and timber fencing between garden areas.

Vehicular access to units 1-6 would be via Blanch Street, unit 7 via Coronation Street and units 8-22 via a new highway leading from Arthur Street. The existing layby areas on the north-eastern side of Arthur Street would be maintained.

A play area would be provided in the southern corner of the site, near the junction of Arthur Street and School Street with access from Arthur Street only. All of the units would be Social Rented properties.

The application is accompanied by the following:

- Pre-Application Consultation Report;
- Design and Access Statement;
- Coal Authority report;
- Site investigation report;
- Site investigation report 1B;
- Supplementary site investigation report;
- Geotechnical report; and
- Geologist report;

SITE APPRAISAL

The application site comprises the former Williamstown Primary School site, located to the north-east of Arthur Street the south-east of Coronation Street, the south west of Blanch Street and the north-west of School Street, Williamstown.

The site is roughly rectangular in shape, extends to approximately 0.51 hectares and formerly accommodated a range of vacant school buildings and its associated grounds which were demolished in 2016.

The site slopes downwards from north-east to south-west (from Blanche Street to Arthur Street). An existing and original retaining wall runs through the site from north-west to south-east, demarking a change in levels between the north-eastern and south-western part of the site. The site is surrounded by residential properties which vary from terraced properties to semi-detached and detached dwellings. A former children's play area was located in the north-western corner of the site, at the junction of Coronation Street and Arthur Street but was removed as part of the site

clearance. The south-western and part of the south-eastern boundary is defined by a retaining wall adjacent to the public pavement of Arthur and School Street.

PLANNING HISTORY

16/0029/23	Prior approval for the demolition of the former school buildings	Permission not required 09/02/16
15/1636/10	Demolition of existing school buildings and the erection of 25 residential dwellings with associated landscaping, car parking and associated worked (Amended plans received 26/01/2016)	Granted 09/06/16
13/0447/10	Residential development to create 23 No. houses (Amended Plans Received 08.07.13)	Withdrawn 10/10/16

PUBLICITY

The application has been advertised by direct neighbour notification, the erection of site notices and publication of a press notice. One letter of objection has been received in relation to the original plans and is summarised as follows:

- The design of the 3 storey homes with front dormer do not fit into the current area.
- The third storey will have a direct view down into our bedroom & would intrude our privacy.
- The tallest houses have been planned to be developed opposite a row of houses that are near the road when a larger house which is set back further from the road has the 2 storey houses planned opposite.

Following the submission of amended plans and a further period of consultation, no objections or representations have been received.

CONSULTATION

Transportation Section – no objection subject to conditions.

Public Health & Protection – no objection subject to conditions and informative notes relating to demolition, noise, dust, disposal of waste and lighting

Housing Strategy – no objection.

Education – no response received. However, as part of application 15/1636/10 no objection was raised as there is sufficient capacity in local schools to admit new children.

Environmental Services (Parks) – no response received. However, as part of application 13/0447/10 no objection was raised subject to the proposed play area

Dwr Cymru/Welsh Water – no objections subject to conditions.

Flood Risk Management - no objection subject to conditions

South Wales Police – no objections subject to a number of design principles being taken into consideration.

Wales and West – advice provided regarding the location of apparatus

POLICY CONTEXT

The principal policies in the consideration of this application are as follows:

Rhondda Cynon Taf Local Development Plan

The application site is identified as within the residential settlement boundary of Williamstown and is unallocated.

Policy CS1 expresses the strategy for the northern area of the County Borough. The policy promotes the re-use of previously developed sites.

Policy CS5 outlines the extent of the affordable housing requirement that needs to be delivered through the plan period.

Policy AW1 identifies the supply of new housing that needs to be delivered during the plan period.

Policy AW2 supports development in sustainable locations, such as sites within the settlement boundary, where development does not conflict with surrounding existing uses, which have access to sustainable transport options and have access to services.

Policy AW4 identifies a range of areas for which contributions may be sought.

Policy AW5 supports developments where they accord appropriately in terms of amenity and accessibility.

Policy AW6 supports development which has a high standard of design and layout.

Policy AW10 development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and / or local amenity.

Policy NSA10 refers to housing density, stating that residential development should be of a minimum of 30 dwellings per hectare.

Policy NSA11 requires the provision of least 10% affordable housing on sites of 10 units or more

Policy NSA12 supports housing development within and adjacent to the settlement boundary subject to criteria.

Policy NSA16 refers to the re-development of redundant and/ or vacant industrial sites.

The following Supplementary Planning Guidance documents are also applicable:-

- Access, Circulation and Parking;
- Planning Obligations;
- Design and Placemaking;
- Affordable Housing; and
- Development of Flats

National Guidance

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

Planning Policy Wales (Edition 9, November 2016) Chapter 2 (Local Development Plans); Chapter 3 (Making and Enforcing Planning Decisions); Chapter 4 (Planning for Sustainability); Chapter 8 (Transport), Chapter 9 (Housing), sets 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 2: Planning and Affordable Housing;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 16: Sport Recreation and Open Space;

PPW Technical Advice Note 18: Transport;

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:

The application proposes the construction of 22 residential units on the site of the former Williamstown Primary School. The site is located inside of the defined settlement limits as defined by the Rhondda Cynon Taf Local Development Plan (LDP) and within an established residential area. As such, the key considerations with regard to the determination of this application are: the impact of the proposed development on the character and appearance of the surrounding area; impact on the residential amenities of neighbouring properties and highway safety.

Principle of development

As specified above, the application site comprises the former Williamstown Primary School site, which forms part of the village of Williamstown. Under the provisions of the Local Development Plan, the site is within settlement boundaries and is unallocated. It is considered that the principle of developing the site for residential purposes is compliant with national and local planning policy objectives, which encourage the re-use of previously developed land and has been positively established by the approval of application 15/1636/10, for the provision of 25 units, on 9th June 2016, following the completion of section 106 legal agreement. The current proposal would generate a density of 43 dwelling per hectare.

Overall, it is considered that the development of the site for residential purposes is in accordance with national and local planning policy, in particular, policies CS1, AW1, AW2, AW6, NSA10 and NSA12 of the Rhondda Cynon Taf Local Development Plan, which seek to promote the reuse of previously developed land, and residential development in locations which will support principal towns and key settlements in the Northern Strategy Area.

Character and Appearance of the Area

With regard to the impact of the proposal on the character and appearance of the area, it is considered that the redevelopment of the site for residential purposes would be in keeping with the existing residential character of the area.

It is considered that the mass, size, scale, siting, overall arrangement and appearance of the proposed dwellings would respond to the topography and built form of the area and would help create a development that would sit comfortably within its context to the benefit of the overall character of the area. Whilst the designs of the proposed dwellings do not match exactly the properties in the immediate area, the use of a limited palette of materials, the details of which can be sought be condition, would help the development assimilate further with those dwellings closest to the site. It is therefore considered that the proposed development is acceptable and in keeping in terms of its impact on the visual amenity and the overall character and appearance of the area. The application is therefore considered compliant with the requirements of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Residential Amenity

The development as proposed has been designed with the majority of the dwellings (with the exception of Unit 22) fronting and addressing the streets that bound the site. Units 1-6 would front Blanch Street to the north-east; units 7-11 would front Coronation Street to the north-west and units 12-21 would front Arthur Street to the south-west. Such an arrangement would maintain a minimum distance of 13.2m distance between the front elevation of the existing and proposed properties. Although the position and design of unit 7, facing Coronation Street, with its front dormer could have the greatest impact, it is considered that the internal arrangement with a kitchen at the front of the property at ground floor level, front to front arrangement and distances maintained, relative to the context of the area, would prevent the proposal from being so detrimental to the residential amenity of those in Coronation Street to warrant refusal of the application on such grounds. The developer has confirmed that unit 7 has been designed with a specific family in mind. Following consultation, no objections or representations have been received from the residents of Coronation Street.

Units 10 to 21 would be positioned at a higher finished floor level than the dwellings on the opposite side of Arthur street. In an attempt to reduce the opportunities for overlooking and infringement of privacy, where possible, the accommodation has been arranged to provide non habitable room accommodation in the front of the properties, facing the highway and existing properties, with a minimum separation

distance of 14.2m being maintained. Again, being mindful of the context of the area and the arrangement proposed, the separation distances maintained are considered reflective of the existing relationship between residential properties in the area further along the street and is therefore acceptable in this instance.

The plans initially submitted indicated the provision of six detached, three storey dwellings along the north-eastern boundary of the site, facing Blanch Street. Following consultation, residents raised concerns regarding the size, scale, design and impact of these dwellings. Following discussion and negotiation, amended plans have been submitted indicating the provision of two storey, detached and semi detached dwellings on this part of the site. Following further consultation, no objections or representations have been received with regard to the amended plans. On the whole, it is considered that the design and arrangement now proposed would ensure that overlooking between habitable room windows would be kept to a minimum, the terraced/ stepped layout, would work with the topography of the site and the distances maintained would prevent the development from having an overbearing impact on the neighbouring properties.

Within the site itself each of the plots would benefit from access to an area of private amenity space, with the layout ensuring reasonable separation distances are maintained between the proposed units.

With regard to the proposed flats, the proposed layout plan indicates the provision of an area of private amenity space to the rear of the buildings as well as the provision of cycle parking, refuse storage and dedicated parking for each unit. The accommodation is considered compliant with the Welsh Government's Design Quality Requirements and in accordance with guidance provided as part of the Council's Supplementary Planning Guidance for flat developments.

In light of the above, the application is considered acceptable in terms of its impact on the amenities of neighbouring residential properties in close proximity to the site and is compliant with the requirements of policies AW2, AW5 and NSA16 of the Rhondda Cynon Taf Local Development Plan.

Highway Safety

Following consultation the Council's Transportation Section has raised no objection to the application subject to conditions.

The developer has suggested widening the carriageway at the junction of School Street and Arthur Street to provide better visibility around the bend and a wider carriageway width for ease of vehicular movement. Being mindful that this corner forms part of a bus route, such alterations are satisfactory to the highway authority subject to the developer entering into a section 111/278 highway agreement.

The development proposes the provision of 33 parking spaces. Although this is 24 spaces short of the maximum standards specified as part of the SPG, being mindful that the development comprises social housing with a lower level of car ownership and the sites sustainable location relative to public transport and a number of local facilities, the shortfall is considered acceptable, with any short term visitor parking

being accommodated on the adjacent terraced streets and the new internal access road. Although the scheme proposes a number of driveways that would cause vehicles to reverse either to or from the highway, given that the streets within the vicinity of the site already benefit from traffic calming measures to reduce vehicle speeds, no highway objection is raised.

Although the development of the site for residential purposes will generate some increased vehicular movements, relative to the extant use of the site as a school it is considered that the traffic generation would not be so detrimental to the highway safety of the area to warrant refusal of the application. It is also considered that sufficient off street parking would be provided to prevent any increase in on-street parking that would be detrimental to the residential amenity of existing residents or highway safety.

Having regard to the above, the application is considered compliant with policy AW5 and NSA12 of the Rhondda Cynon Taf Local Development Plan in terms of its 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.

Ecology

The 2010 South East Wales Biodiversity Records for the area indicate that the school buildings originally accommodated a large maternity bat roost. Bat surveys were submitted and considered by the Council's Ecologist and Natural Resources Wales as part of application 15/1636/10, with prior approval for the demolition being granted as part of application 16/0029/23. The buildings were subsequently demolished in 2016 and as a result, there are no current ecological concerns with regard to the proposal.

Public Health & Protection

Following consultation with the Council's Public Health and Protection Section, no objections have been raised to the proposal. However, a number of conditions/informative notes relating to the potential for disturbance resulting from construction traffic and general on site activities during the course of the construction of the application have been recommended. Whilst it is inevitable that any redevelopment of the site would lead to noise and disturbance to adjacent properties during the construction stage, it is considered that matters such as demolition, noise, dust, disposal of waste and lighting can be more efficiently controlled by other legislation with an appropriate Informative being added to any permission notifying the applicant / developer of the need to comply with legislation.

Following consultation, Natural Resources Wales (NRW) have provided the following response:

"The information provided demonstrates that it is unlikely to be a risk to controlled waters posed by land contamination associated with the site. Elevated concentrations of PAH's identified within the made ground is characteristic of the fill material described and is unlikely to pose a risk to controlled waters due to its limited leachability and mobility. The information has not confirmed whether there are heating oil tanks present that may be associated with the former school."

In light of the above, NRW have raised no objection to the application subject to imposition of a condition requiring the submission of additional reports should contamination not previously identified, be found to be present at the site during development.

Subject to the imposition of the conditions requested, the application is considered compliant with the relevant requirements of policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Affordable Housing

The application proposes that all of the units would be retained for social rented purposes. Following consultation the Authority's Housing Strategy Officer has provided the following response:

"This affordable housing scheme has been designed in dialogue with the Council's Housing Strategy Team to help address the need for additional affordable housing within the Tonypany/Penygraig housing market area with the amended scheme being designed to better meet the local housing need. I am content that the proposal responds well to the Local Housing Market Assessment evidence, and, as such, would satisfy Policy NSA11 of the adopted Local Development Plan."

In light of the consultation response received, the application is considered compliant with the requirements of policies CS1, CS5 and NSA11 of the Rhondda Cynon Taf Local Development Plan. The developer will be required to enter into a Section 106 legal agreement to secure and retain the tenancy of all the units as affordable housing. Following discussions, the developer has confirmed that they would be willing to enter into such an agreement.

Play space provision

The proposed site layout plan indicates that the site of the former playground area, located at the junction of Coronation Street and Arthur Street would be utilised as part of the development, with a new play area provided in the south-western corner, to the side of number 21 and 22 with access gained via Arthur Street. The original playground was formerly owned by the Authority with ownership transferred as part of the Section 106 agreement forming part of application 15/1636/10. Being mindful that the current application proposes the same alterations as that approved as part of application 15/1636/10, it is considered necessary to condition the details of the play area to be submitted and require the developer to enter into a Section 106 to provide a commuted sum for the adoption and future maintenance costs of the area. Following discussions, the developer has confirmed that they would be willing to enter into such an agreement.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended however, the application lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable and therefore no CIL is payable.

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:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and,
- 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.

In this case the developer will be required to enter into a Section 106 agreement to provide:

- Countryside & Leisure (Parks) - a commuted sum of £30,000 for future maintenance of the play area should it be adopted; and
- Secure the tenancy of all the units as affordable housing.

It is considered that this requirement meets all of the above tests and is compliant with relevant legislation.

Conclusion

Taking all of the above considerations into account it is concluded that the proposed development amounts to an acceptable scheme which accords with relevant policies of the Rhondda Cynon Taf Local Development Plan. The application proposal is considered acceptable in terms of its compatibility with the character of the

immediate area, its impact upon the privacy and amenity of neighbouring dwellings, highway safety, ecology and affordable housing provision. It is therefore recommended that the application be approved subject to the conditions and the completion of a Section 106 agreement.

RECOMMENDATION: Grant

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

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

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s) A200; A201; A202; A203; A204; A205; A207; A208; A209; A210; A211; A212; A213; A214; A215; A216; A217; A218; A219; A220; A221; A222 and documents received by the Local Planning Authority on 24th April 2017, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reasons: There may be unidentified areas of contamination at the site that could pose a risk to controlled waters if not remediated, in accordance with the requirements of policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall take place, other than any necessary site remediation, until foul and surface water drainage arrangements have been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until the drainage works have been completed in accordance with the submitted 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. Notwithstanding the submitted plans, development shall not commence until full engineering design and details of the internal road layout including sections; street lighting details, traffic calming, vehicular crossover's and surface-water drainage details have been submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

6. No development shall take place, including any works of site remediation, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for:
1. the means of access into the site for all construction traffic,
 2. the parking of vehicles of site operatives and visitors,
 3. the management of vehicular and pedestrian traffic,
 4. loading and unloading of plant and materials,
 5. storage of plant and materials used in constructing the development,
 6. wheel cleansing facilities,
 7. the sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic, in accordance with the requirements of policy AW5 of the Rhondda Cynon Taf Local Development Plan.

7. Notwithstanding the submitted plans development shall not commence, other than any necessary site remediation, until full engineering design and details of the internal road layout including sections; street lighting details, traffic calming and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

8. Notwithstanding the submitted plans, development shall not commence, other than any necessary site remediation, until full engineering design and details of the widening works to the existing highway (Arthur Street/School Street/Blanch Street), site access including, including sections; street lighting details, and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The widening works shall be carried out in accordance with the approved details.

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

9. Notwithstanding the details of the approved plans, development shall not commence, other than any necessary site remediation, until details of the removal of any traffic sign and road markings relating to the former use as a school site on the existing highway network shall be submitted to and approved in writing by the Local Planning Authority. Changes to signage and road markings shall be implemented in accordance with the approved plans prior to beneficial occupation of the first unit.

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

10. Prior to the development being brought into use, vehicular footway crossover 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, other than site remediation, commencing.

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

11. Development shall not commence, other than any necessary site remediation, until the relocated position of the service apparatus affected by the proposed development has been submitted to and agreed in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details and shall be maintained as such thereafter.

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

12. Prior to installation, details and samples of all the external materials to be used, including all boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: In the interests of the character, appearance and visual amenity of the site and wider area in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

13. Prior to the first beneficial occupation of the dwellings, a comprehensive scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. 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.

14. Details of equipment provision, layout and surfacing of the proposed play area shall be submitted to an approved in writing by the Local Planning Authority. The play area shall be provided, in accordance with approved details, prior to the first beneficial occupation of the dwellings.

Reason: To ensure adequate replacement provision, in the interests of the amenity of the area, in accordance with policy AW5 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

PLANNING & DEVELOPMENT COMMITTEE

7 DECEMBER 2017

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATION NO: 17/0461 -
DEVELOPMENT OF 22
RESIDENTIAL DWELLINGS,
LANDSCAPING, ACCESS
ARRANGEMENTS, CAR PARKING
AND ASSOCIATED WORKS
(AMENDED PLANS RECEIVED
27/06/17), FORMER
WILLIAMSTOWN PRIMARY
SCHOOL, ARTHUR STREET,
WILLIAMSTOWN, TONYPANDY**

OFFICER TO CONTACT

**MRS H HINTON
(Tel. No. 01443 494754)**

See Relevant Application File

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