

Representations Responses Register – Corrections Addendum

Amendments	
AW 8 Protection and enhancement of Natural Environment	<p>In Council Response – Key Issues section in relation to RIGS</p> <p>RIGS stands for Regionally Important Geological Site.</p>
AW 13 Large Wind Farm Developments	<p>Amend representation response as follows:</p> <p>Appropriateness of showing refined SSAF boundary on the Proposals Map</p> <p>TAN 8 paragraph 5.4 indicates that refined SSA boundaries ‘must’ be incorporated into local development plan proposals maps. However, in light of the recent appeal decision at Hirwaun and the Assembly Governments intention to revisit the requirements of the TAN, the Council does not consider the inclusion of the refined boundary on the proposals map to be appropriate.</p> <p>The proposals map will however, be amended to include the SSAF boundary defined in TAN 8.</p> <p>Amend recommendation to read as follows:</p> <p>Proposals Map – Amend by adding the defined TAN 8 SSAF boundary</p>
NSA General	<p>Amend recommendation to read as follows:</p> <p>The Council recommends to the Planning Inspector that the following change be made to paragraph 6.2 of the plan: Delete Treherbert from the list of key settlements. Paragraph will read:</p> <p>The Northern Strategy Area comprises the upland and valley areas of Rhondda Cynon Taf. The area covers the Rhondda Fawr and Fach and the Cynon Valley and includes the Principal Towns of Aberdare, the Key Settlements of Tonypany, Porth, Treorchy, Ferndale, Mountain Ash and Hirwaun and the Small Settlements of Rhigos, Penywaun, Cwmbach, Aberaman, Penrhiwceiber, Abercynon, Ynysybwl, Treherbert, Pentre, Maerdy, Ystrad, Tylorstown, Ynyshir and Cymmer.</p>
NSA 11 Affordable Housing	<p>Amend recommendation to read as follows:</p>

	<p>Amend policy NSA 11 as follows:</p> <p>The provision of at least 10% affordable housing will be sought on sites of 30 or more units. Amend paragraph 6.49 as follows:</p> <p>“In order to ensure the delivery of affordable housing in the Northern Strategy Area, the Council will seek the provision of at least 10% affordable housing on sites of 30 or more units. Contributions for affordable housing will take the form of on site provision and commuted sums for off site provision. The provision of affordable housing off site will be take the form of commuted sums, to be used to fulfil the aims of the Council’s Local Housing Strategy.”</p> <p>Paragraph 6.51, line 8: Delete, “of sites of less than 30 units”</p>
<p>SSA 7 Former Cwm Colliery and Coking Works, Tyn-y-nant</p>	<p>Policy should be amended to read ‘a minimum of 800 dwellings’ and consequential amendments to related policies.</p>
<p>SSA 8 Mwyndy/Talbot Green Area</p>	<p>Amend recommendation to read –</p> <p>In para 6.142 (d) remove reference to Y Pant School.</p>
<p>SSA 9 Former OCC Site Llanilid, Llanharan</p>	<p>Amend policy SSA9 to include the following: Should the consent for the southern part of the site lapse favourable consideration will be given to the development of the central section of the site for film related and employment (Class B1) development.</p> <p>Add the following text after paragraph 6.147</p> <p>Should the existing consent for the development of a Film Studio Complex lapse, the Council will still wish to see meaningful commercial development take place within the boundary of the strategic site. Evidence suggests that proposals for smaller scale film related and employment development are viable uses. Favourable consideration will therefore be given to the development of the central section of the site, currently identified as phase 1 of the Film Studio Complex, for these uses.</p> <p>In the event that these circumstances arise, the Council will seek to carefully balance the release of land for residential development with that of commercial development.</p>
<p>AS (N) 140</p>	<p>Representation Responses Register AS (N) 140 should</p>

Land at Parc Eirin (west of Griffin Inn), Tonyrefail	be amended to remove reference to the allocation of the site for employment purposes. The proposed amendments to the green wedge and SLA and settlement boundary remain.
SSA 10.12– AS (D) 6 Land East Of Dolau County Primary School	Amend description in appendix 1 to remove requirement for site to be accessed via Llanilid Strategic Site.
Hirwaun & Penderyn CC Representations in respect of AS (N) 64, AS (N) 66, AS (N) 70, AS (N) 72, AS (N) 73, AS (N) 74 and AS (N) 75.	The Representation Responses Register should be amended to include Hirwaun & Penderyn CC reference to these sites.
SSA 27 Land at Beddau Caravan Park	The Representations Responses Register should be amended to the 'provision of 8 pitches'.
AS (N) 26 – Former Fernhill Colliery Site	Amend Council Response – Key Issues paragraph 10 to read Fernhill instead of Hirwaun.
AS (N) 70 - Land to the rear of Bute Terrace Hirwaun	<p>The representation of Hirwaun and Penderyn Community Council should be read in conjunction with this representation response:-</p> <p><i>Community Council Comment – Totally new site. Not mentioned in Draft Plan. Designated for residential use.</i></p> <p><i>Community Council Decision – It was agreed that any future development on this site would be an important loss of open space. Furthermore, the Hirwaun Strategic Site already caters for 1000 new dwellings. Even allowing for the proposals in the Hirwaun Strategic site, the infrastructure of the village will not cope with the proposed additional number of dwellings. Consequently the inclusion of the site for residential or any other use is opposed.</i></p> <p>The recommendation within the proforma remains unchanged.</p>
AS (N) 72 - Land opposite Gamblyn Terrace	<p>The representation of Hirwaun and Penderyn Community Council should be read in conjunction with this representation response:-</p> <p><i>Community Council Comment – To be included in Hirwaun Strategic Site. NSA8</i></p> <p><i>Community Council Decision – Although this area is not within the Hirwaun and Penderyn Community Council boundary, is noted that it forms part of the Hirwaun Strategic Plan which the Council is opposed to.</i></p>

	<p><i>Consequently the inclusion of this area of land in the LDP is also opposed for the same reasons.</i></p> <p>The recommendation within the proforma remains unchanged.</p>
<p>AS (N) 73 - Land West of Mount Pleasant Inn</p>	<p>The representation of Hirwaun and Penderyn Community Council should be read in conjunction with this representation response:-</p> <p><i>Community Council Comment – Open space, recreational, ecological enhancement and community use.</i></p> <p><i>Community Council Decision – The area is within the Hirwaun & Penderyn and (mostly) Rhigos boundaries. Proposed usage is unlikely to cause concern and therefore no further action is required at this time.</i></p> <p>The recommendation within the proforma remains unchanged.</p>
<p>AS (N) 74 - Land between A465 and Rhigos Road</p>	<p>The representation of Hirwaun and Penderyn Community Council should be read in conjunction with this representation response:-</p> <p><i>Community Council Comment – Open space, recreation, ecological enhancement and community use.</i></p> <p><i>Community Council Decision – The area is within the Hirwaun & Penderyn and (mostly) Rhigos boundaries. Proposed usage is unlikely to cause concern and therefore no further action is required at this time.</i></p> <p>The recommendation within the proforma remains unchanged.</p>
<p>AS (N) 75 – Ferrari’s bakery Site</p>	<p>The representation of Hirwaun and Penderyn Community Council should be read in conjunction with this representation response:-</p> <p><i>Community Council Comment – Residential, health care and foodstore.</i></p> <p><i>Community Council Decision – It was agreed to oppose the proposals for residential and healthcare use on the grounds that the Hirwaun Strategic Site already caters for 1000 new dwellings and a new health care centre is already planned for Hirwaun. Even allowing for the proposals in the Hirwaun Strategic Site the infrastructure</i></p>

	<p><i>of the village will not cope with the proposed additional number of dwellings. The site is more suited for employment and is close to the village for easy access for employment purposes.</i></p> <p>The recommendation within the proforma remains unchanged.</p>
AS (N) 101 – Land at Maesy Dderwen, Mountain Ash	<p>Representor 4354 objects to the Alternative Site.</p> <p>Recommendation should be amended to read:</p> <p>The Council recommends to the Planning Inspector that no change should be made to the LDP in respect of the Alternative Site and the site should not be included in the settlement boundary.</p>
AS (N) 102 – Mountain Ash General Hospital – Settlement Boundary	<p>Representor 4354 objects to the Alternative Site.</p> <p>Recommendation should be amended to read:</p> <p>The Council recommends to the Planning Inspector that no change should be made to the LDP in respect of the Alternative Site and the site should not be included in the settlement boundary.</p>
AS (N) 102 – Mountain Ash General Hospital – Residential Allocation	<p>Representor 4354 objects to the Alternative Site.</p> <p>Recommendation should be amended to read:</p> <p>The Council recommends to the Planning Inspector that no change should be made to the LDP in respect of the Alternative Site and the site should not be included in the settlement boundary.</p>
AS (S) 93 - Otters Brook Farm, Ivor Park, Brynsadler	<p>Conclusion should be amended to read:</p> <p>The site is considered suitable for inclusion within the settlement boundary.</p>
AS (S) 39 - Cefn Primary School, Glyncoch	<p>Reason for recommendation should be amended to read:</p> <p>The desired change would not adversely affect the soundness of the LDP.</p>