



2014/00875/OBS

Regeneration and Planning Division
Adran Gynllunio ac Adfywio

Sardis House, Sardis Road, Pontypridd CF37 1DU
 Tŷ Sardis, Heol Sardis, Pontypridd CF37 1DU

Email/Ebost: planningservices@rctcbc.gov.uk
 WebWefan: www.rctcbc.gov.uk/planning

Mr.R. Thomas,

Vale of Glamorgan C.B.C.,
 Dock Office,
 Barry Docks,
 Barry,
 CF63 4US

My Ref/Fy Nghyf:
 14/0893/13

Your Ref/EichCyf:

Date/Dyddiad: 15/07/2014

Please ask for/Gofynnwch am: Gareth Davies
 01443 494741

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995

PROPOSAL : Development of site to provide up to 80 dwellings with associated infrastructure (Outline)

LOCATION : ELMS FARM, OFF STRYD SILURIAN, LLANHARRY, PONTYCLUN, CF72 9GB

I enclose details of a planning application received by Rhondda Cynon Taf County Borough Council, in respect of the above proposal, and request your observations.

Please view plans etc for the above application online at www.rctcbc.gov.uk/planning

I will assume you have no comments to make if I do not hear from you within 21 days of the date of this letter.

Yours faithfully / Yr eiddoch yn gywir,


Simon Gale
 Service Director Planning : Cyfarwyddwr Gwasanaeth Cynllunio

D.E.E.R
RECEIVED
ACTION BY: <i>Adman</i>
NO: <i>PS12</i>
ACK:

RECEIVED

21 JUL 2014

ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

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Application for Outline Planning Permission with all matters reserved.
 Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
 If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="02920435880"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

3. Description of the Proposal

Please describe the proposal:

Has the building or works already been carried out? Yes No

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4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Land known as Elms Farm		
Street address:	off Stryd Silurian		
	Llanharry		
Town/City:	Pontyclun		
County:	<input type="text"/>		
Postcode:	CF72 9GB		

Description:

Grid Reference to middle of the site - Eastings 301998 Northings 180447

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="302018"/>
Northing:	<input type="text" value="180551"/>

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- | | | |
|-----------------------------------------------------------------|----------------------------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Sustainable drainage system | <input type="checkbox"/> Main sewer | <input type="checkbox"/> Pond/lake |
| <input type="checkbox"/> Soakaway | <input checked="" type="checkbox"/> Existing watercourse | |

6. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

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7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date:

Details of the pre-application advice received:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

10. Site Area

What is the site area? hectares

11. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					80

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	80
Total existing residential units	0

12. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No Unknown

13. Employment

If known, please complete the following information regarding employees:

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Equivalent number of full-time

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

14. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

14. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1C							<input type="checkbox"/>
B2							<input type="checkbox"/>
B8							<input type="checkbox"/>
C1							<input type="checkbox"/>
C2							<input type="checkbox"/>
D1							<input type="checkbox"/>
D2							<input type="checkbox"/>
Other							<input type="checkbox"/>

15. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

16. Existing Use

Please describe the current use of the site:

Currently used for agricultural grazing

Is the site currently vacant?

Yes No

Does the proposal involve any of the following:

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

18. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Ms First name: Davina Surname: Powell

Person role: Agent

Declaration date: 04/07/2014

Declaration made

18. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: Ms First Name: Davina Surname: Powell

Person role: Agent

Declaration date: 04/07/2014

Declaration Made

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19. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.



Date

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