



**Materion Ffyniant a Datblygu/Prosperity and Development**  
 Llawr 2/Floor 2, 2 Llys Cadwyn, Pontypridd, CF37 4TH  
 E-bost: gwasanaethaucynllunio@rctcbc.gov.uk  
 Email: planning@rctcbc.gov.uk

Mae'r ddogfen hon ar gael yn Gymraeg / This document is also available in Welsh

**Application for Planning Permission**

**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.

**Site Details**

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

**Applicant Details**

Name/Company

Title

Mr

First name

Myles

Surname

Coleman

Company Name

Broadway Van Centre Ltd

## Address

Address line 1

B Panorama

Address line 2

Penycoedcae Road

Address line 3

Penycoedcae

Town/City

Pontypridd

Country

United Kingdom

Postcode

CF37 1PU

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Roger

Surname

Evans

Company Name

Roger Evans Surveying Ltd

## Address

Address line 1

Charingsworth Court

Address line 2

Darren Ddu Road

Address line 3

YnysybwI

Town/City

Pontypridd

Country

United Kingdom

Postcode

CF37 3HE

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the site area?

3395.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes  
 No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Demolition of 2no. existing commercial buildings and replacement with 2no. new purpose built commercial buildings, along with associated car parking and ancillary works

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The site is currently occupied by 2 commercial buildings, one a former carpet salesroom and the other by a construction company. Both have ceased trading from the site. The additional land to the rear was previously a scrapyard but is now overgrown scrubland

Is the site currently vacant?

- Yes  
 No

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated 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.

Does your proposal involve the construction of a new building?

- Yes  
 No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.34

hectares

Area of greenfield land proposed for new development

0.00

hectares

## Materials

Does the proposed development require any materials to be used in the build?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

PIR-S microgroove board mounted horizontally in black and light grey (see NP Wilson illustrative sketches)

**Type:**

Roof

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

PIR-D 9007 roof panel, anthracite in colour as supplied by NP Wilson Buildings

**Type:**

Windows

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Anthracite grey upvc fitted with double glazing

**Type:**

Doors

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Anthracite grey upvc fitted with double glazing, fire doors are to be the same colour and composition but with a plain finish Sectional doors for vehicle access to be insulated, anthracite in colour with feature glazing

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

V beam or similar security fencing, green in colour and to a height of 2000mm

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Entrance gate to be an automated cantilevered sliding gate fitted with all safety features. Gate to be 5000mm wide and 2000mm high and to be green in colour Parking spaces are to be a minimum of 5.0 x 2.6 metres and to be surfaced in a permeable tarmac

**Type:**

Lighting

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Low voltage security lighting, sensor controlled and fitted at fascia level

**Type:**

Other

**Other (please specify):**

None

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

N/A

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Myles Coleman 1-4, Floor Plans and Elevations

Myles Coleman BP1 Block Plan

NP Wilson Illustrative Sketches

Planning Design and Access Statement

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes

No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

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

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides 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 help text, 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.

**Foul Sewage**

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

**Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Trade waste comprises of general packaging material which is stored in a skip and is collected with the recycling on a weekly basis by the Local Authority and this arrangement will continue,

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes

No

If you have answered Yes to the question above please add details in the following table:

**Use Class:**

A1 - Shops Net Tradable Area

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

0

**Use Class:**

A2 - Financial and professional services

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

0

**Use Class:**

A3 - Food and drink

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

0

**Use Class:**

B1 - Business

**Existing gross internal floorspace (square metres):**

456

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

456

**Total gross internal floorspace proposed (including change of use) (square metres):**

1023

**Net additional gross internal floorspace following development (square metres):**

567

**Use Class:**

B2 - General industrial

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

0

**Use Class:**

B8 - Storage or distribution

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

0

**Use Class:**

D1 - Non-residential institutions

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

0

**Use Class:**

D2 - Assembly and leisure

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

0

**Use Class:**

Other

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross internal floorspace proposed (including change of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

0

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	456	456	1023	567

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

<p><b>Use Class:</b> C1 - Hotels</p> <p><b>Existing rooms to be lost by change of use or demolition:</b> 0</p> <p><b>Total rooms proposed (including changes of use):</b> 0</p> <p><b>Net additional rooms:</b> 0</p>
<p><b>Use Class:</b> C2 - Residential institutions</p> <p><b>Existing rooms to be lost by change of use or demolition:</b> 0</p> <p><b>Total rooms proposed (including changes of use):</b> 0</p> <p><b>Net additional rooms:</b> 0</p>
<p><b>Use Class:</b> Other</p> <p><b>Existing rooms to be lost by change of use or demolition:</b> 0</p> <p><b>Total rooms proposed (including changes of use):</b> 0</p> <p><b>Net additional rooms:</b> 0</p>

## Employment

Will the proposed development require the employment of any staff?

- Yes  
 No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

5.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

7

Part-time

0

Total full-time equivalent

7.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

B1 - Business

**Unknown:**

Yes

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

Immediate neighbours have been made aware of the proposal and will also receive a Neighbour PAC letter prior to submission of the application

## 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

## Pre-application Advice

Has pre-application advice been sought from the local planning 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 (must be pre-application submission)

15/09/2023

Details of the pre-application advice received

The general principle of development seems to be acceptable although there is an issue with the application site being outside of the defined settlement boundary although the commercial aspect of the site has been previously established

## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (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

## Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
- No

If No, can you give appropriate notice to ALL the other owners?

- Yes
- No

## Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.



**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Greenacres

**Number:**

**Suffix:**

**Address line 1:**

Llantrisant Road

**Address Line 2:**

Penycoedcae

**Town/City:**

Pontypridd

**Postcode:**

CF37 1PL

**Date notice served (DD/MM/YYYY):**

05/04/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

RCTCBC

**Number:**

**Suffix:**

**Address line 1:**

Sardis House

**Address Line 2:**

Sardis Road

**Town/City:**

Pontypridd

**Postcode:**

CF37 1DU

**Date notice served (DD/MM/YYYY):**

05/04/2024

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Roger

Surname

Evans

Declaration Date

05/04/2024

Declaration made

## 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

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Roger

Surname

Evans

Declaration Date

05/04/2024

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Roger Evans

Date

14/05/2024

