

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
5 MARCH 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.5
APPLICATIONS RECOMMENDED FOR APPROVAL	

1. PURPOSE OF THE REPORT

Members are asked to determine the planning applications outlined in Appendix 1.

2. RECOMMENDATION

To approve the applications subject to the conditions outlined in Appendix 1.

1. Application No. 14/1386 - Residential development of 25 homes comprising 4 no. 1 bed flats, 4 no. 2 bed houses, 8 no. 2 bed houses and 7 no. 3 bed houses, creation of an additional access from Illan Avenue all with associated parking and landscaping, former Glantaff Infant School, Powys Place, Rhydyfelin, Pontypridd.
2. Application No. 14/1637 - New visitor centre for the Royal Mint including landscaped frontage and visitor parking, Royal Mint, Llantrisant Business Park, Llantrisant, Pontyclun.
3. Application No. 14/1689 - Prior Approval for base station installation at CTIL123311, CF 4976, Maindy Farm, The Parade, Ton Pentre, Pentre.
4. Application No. 15/0017 - Rear extension and refurbishment. Works to include increase in number of hotel rooms to 13 and alterations to ground floor bar area and the erection of a low boundary wall around the front beer garden area (Resubmission), Cardiff Arms Hotel, Bute Street, Treorchy.

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APPLICATIONS RECOMMENDED FOR APPROVAL

APPLICATION NO: 14/1386/10 (GD)
APPLICANT: PMG Ltd
DEVELOPMENT: Residential development of 25 homes comprising 4 no. 1 bed flats, 4 no. 2 bed houses, 8 no. 2 bed houses and 7 no. 3 bed houses, creation of an additional access from Ilan Avenue all with associated parking and landscaping.
LOCATION: **FORMER GLANTAFF INFANT SCHOOL, POWYS PLACE, RHYDYFELIN, PONTYPRIDD, CF37 5PG**
DATE REGISTERED: 27/11/2014
ELECTORAL DIVISION: Hawthorn

RECOMMENDATION: Approve

REASONS:

The principle of the proposed development is considered acceptable and the proposed development presents the opportunity to deliver market and affordable housing on a brownfield site.

APPLICATION DETAILS

The application seeks full planning permission for the redevelopment of the former Glantaf Infants School for a total of 25 dwellings comprising –

- 4no. one bedroom affordable flats.
- 1no. two bedroom house for low cost home ownership.
- 11no. two bedroom houses.
- 9no. Three bedroom houses.

The site will be developed in groups of semi detached and terraced link houses with the flatted block located in the eastern corner of the site between Powys Place and Clos Ty Melin. The whole site will be entirely conventional two storey construction and will be built with walls in a combination of brick and render with a slate substitute roof and white uPVC windows wooden doors. Boundary treatments will be a combination of short brick walls and close boarded fencing. Parking areas will be in tarmac or block paving.

The principal access to the site will be derived from a centrally located site access road from Ilan Avenue approximately 40m north east of its junction with Cardiff Road. The access road forms a cul de sac with turning head that will serve the majority of the development either directly or through one of the two private drives that service the south western half of the site. There is an exception being the four

flats which will have their own access from Powys Place. A footpath links the two access points. Parking has been provided to an acceptable level and is located in front of or adjacent to the proposed dwellings.

The application is accompanied by the following:

- A Bat Survey Report, and,
- Design and Access Statement:

SITE APPRAISAL

The application site comprises 0.49 hectares of land formed in a square and largely flat plot. The site was formerly occupied by the Glantaf Infants School which was demolished in December 2014. The only existing vehicular access to the site is via Powys Place though there is also a pedestrian gate on the Ilan Avenue frontage. The site is slightly elevated (approximately 1.3m) above Cardiff Road and has some trees on that frontage along with hedgerow and hedgerow trees that extend around the corner on to Ilan Avenue.

With the exception of Heddfan, the immediate locality is entirely residential in character comprising housing of varying age and external finishes though they are overwhelmingly of conventional two storey construction in combinations of link and semi detached properties. Clos Ty Melin stands out only for the reason that it is more recently built than the housing that sits around it.

PLANNING HISTORY

14/0974	Demolition of Former school	Permission not required 1/09/14
10/0114	Outdoor shelter	Approved 13/04/10

PUBLICITY

The application has been advertised by means of press notice site notices and neighbour notification letters this has resulted in the submission of 2 letters, one of which has been signed by 11 people, expressing the following objections and concerns with regard to the proposed development.

- There is no need for the second access to the site from Powys Place.
- The Powys Place access was previously only a school gate rather than an access of the kind now proposed.
- Powys Place has never had and does not require a turning head.
- The area around the site already suffers traffic congestion and the current proposals will only exacerbate the problem.

- Recent building in the locality has lead to extensive use of the local highway network by heavy vehicles leading to deterioration of the road surface and allowing further development will make this worse.
- The one bedroom properties accessed from Powys place could each be occupied by two people both of whom have cars which in turn could lead to further on street car parking and congestion in Powys Place as could the walkway through the site given the amount of parking being made available for the proposed development.
- The Bin store adjacent to the proposed flats has the potential to lead to overflow and be a source of nuisance (vermin, smells etc).
- The proximity of the proposed flats to 8 Clos Ty Melin would result in a domineering structure being created close to the boundary of that property given the small size of its garden. It also has the potential to overshadow and create a loss of light hemming in the established property

CONSULTATION

Highways – no objections subject to conditions.

Drainage – no objections subject to conditions.

Public Health & Protection – no objection subject to conditions.

Natural Resources Wales – no response received during the statutory consultation period.

Dwr Cymru Welsh Water – no objections subject to conditions

Western Power Distribution – no response received during the statutory consultation period.

Wales & West Utilities – raise no objection to the proposed development and advise in respect of the location of their apparatus in the vicinity of the application site and safe working practices to be adopted when working in close proximity to it.

South Wales Fire & Rescue Service – no response received during the statutory consultation period.

Countryside Section – advise that there are no records of statutory protected species in the vicinity of the application site and that works should be conditioned to be carried out in accordance with the findings of the submitted bat survey report.

Education – have no objection or comments to make in respect of the current proposals.

Housing Strategy – raise no objection on the basis that the proposed unit mix satisfies the requirements of policy SSA12 with regard to the provision of affordable housing.

Police Authority – no response received during the statutory consultation period.

Welsh Government (Highways) – no response received during the statutory consultation period.

Glamorgan Gwent Archaeological Trust – have no archaeological objection to positive determination of the planning application.

Parks – no observations received during the statutory consultation period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy CS2 promotes sustainable growth in the southern strategy area.

Policy CS4 defines housing land requirements.

Policy CS5 requires the provision of affordable housing.

Policy AW1 defines the housing land supply to be met partly by the development of unallocated land in key settlements.

Policy AW2 promotes development in sustainable locations.

Policy AW4 lists community infrastructure and planning obligation contributions which might be sought in relation to new developments.

Policy AW5 sets a series of criteria around amenity and accessibility that new development is expected to meet.

Policy AW6 lists design and placemaking criteria that new development should meet where relevant.

Policy AW8 requires that development should not have an unacceptable impact upon features of importance to landscape or nature conservation.

Policy AW10 aims to prevent unacceptable harm to health and amenity from, amongst other things noise and contamination.

Policy AW11 aims to protect existing employment land.

Policy SSA11 seeks a minimum housing density of 35 dwellings per hectare

Policy SSA12 requires the provision of 20% affordable housing in respect of proposals for 5 or more dwellings.

Policy SSA13 sets criteria for housing developments within settlement boundaries.

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 5 (Conserving and Improving Natural Heritage and the Coast),
Chapter 8 (Transport),
Chapter 9 (Housing),
Chapter 12 (Infrastructure and Services) and
Chapter 13 (Minimising and Managing Environmental Risks and Pollution),

Other relevant policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing;
PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 11: Noise;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 15: Development and Flood Risk;
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.

In this instance it is considered that the key issues that influence the determination of the planning application are the principle of the proposed development, its impact on the character and amenity of the area, its impact on residential amenity and privacy along with any implications in respect of access and highway safety.

Principle of the proposed development

The Rhondda Cynon Taf Local Development Plan indicates that the application site is unallocated and lies within defined settlement limits. The site is also a brownfield site having previously been occupied by the infants school. The proposed development, which will make a small but welcome contribution to the housing land supply, is being developed at an acceptable density and will also provide the required level and mix of affordable housing. In such circumstances planning policy is supportive of redevelopment subject to site and issue specific issues being fully resolved. From the point of view of principle the proposed development is considered

compliant with the requirements of Local Development Plan policies CS2, CS5, AW1, SSA11 and SSA12 as well as national guidance and advice on the issue.

Impact on the character and appearance of the area

The wider area around the application site is not characterized by any one design style and this is largely a product of the way in which the community of Rhydyfelin has developed over a considerable period of time. There is widespread use of brick, render of different types and colours and a variety of roof tiles. There is consequently no requirement for any particular design type or material finish to be applied in this case.

The scale and massing of the proposed dwellings are not dissimilar to those already established in the area. The proposed development is designed to integrate with what already sits around it in terms of its overall appearance and in the context of it occupying what in part is a prominent plot. However, the choice on the part of the developer for the proposal to turn its back on Cardiff Road and focus around its own cul de sac is somewhat at odds with its surroundings though Clos Ty Melin is designed along similar lines.

Notwithstanding the above, the proposed development is considered acceptable in the context of Local Development Plan policies AW5 and AW6 insofar as they relate to issues of character and appearance of the proposed development.

Impact on residential amenity and privacy

In designing the current proposal the architect has chosen to create an internalized development around a central core access road and whilst this to some extent places the development at odds with the nature of its surroundings, it assists in maintain acceptable standards of privacy and amenity.

In terms of the relationship with surrounding development the proposed layout results in an arrangement that leaves proposed houses facing either blank gables with only secondary glazing facing and vice versa. The distances between built development and that proposed varies between 10m and 15m. In terms of its impact this in planning terms would be considered acceptable the greatest effect would be the relationship between the proposed flats and the properties at 8-10 Clos Ty Melin due to the relationship that would result from the development. However, whilst the residents have made their views on this aspect of the proposed development clear, the proposed arrangement remains acceptable in planning terms.

In the issue of privacy, as explained above the orientation of the proposed development ensures an acceptable arrangement in relation to existing dwellings, whilst internally the road layout along with the need to provide acceptable car parking combines with the house designs proposed to ensure that suitable distances are maintained.

Access and highway safety

The site lies on the south eastern side of the junction of Cardiff Road and Ilan Avenue and will derive its principle means of access from Ilan Avenue as described above. A secondary access serving a much smaller element of the development will be derived via Powys Place. Members are advised that subject to conditions the Highways and transportation Section have raised no objections to the proposed development. Whilst some objectors have indicated they see no need for the second access via Powys Place the issue is whether or not what is proposed is acceptable in highway safety terms and this clearly is. Internally, the adoptable access road and associated private drive arrangement is considered acceptable as is the level of car parking proposed. The extension of the highway from Powys Place into the site will also have the benefit of providing a turning head that has the capacity to benefit all residents.

Noise and Pollution

The proximity of the proposed development to Cardiff Road and A470 initially lead the Public Health and Protection Division to raise certain concerns in respect of air quality and noise. Subsequently they have been able to confirm that as fewer than 10 of the proposed houses lie within 25m of the A470 this is no longer an issue for them on the matter of noise the applicants have supported their proposals with a noise assessment. The assessment confirms that the site for the purposes of Planning Policy Wales Technical Advice Note 11 (TAN) Noise falls into category B where noise should be taken into account when determining planning applications and where appropriate conditions imposed to ensure an adequate level of protection against noise. Consequently, Public Health and Protection accept the report findings and recommend conditions accordingly.

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.

The applicants also supported their proposals with a bat survey report which established that the site had very low potential to accommodate bat roosts prior to its demolition

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:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and,
3. 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.

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. The application lies within Zone 2 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £40/sq.m for residential development. However, as the proposed development includes demolition the CIL charge (including indexation) for this development is expected to be £27,078.16.

The Section 106 requirements and Community Infrastructure Levy obligations in this case

In this instance the Section 106 requirements are –

- That the four registered social landlord flats and one low cost home ownership property within the development should remain as such in perpetuity.
- The developer making an appropriate financial contribution towards the provision of off site play facilities, of £25,000.
- That the developer meets the Council's reasonable legal costs in preparing the Section 106 legal agreement.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of all key aspects and will provide new private and social housing in an area of high demand to a standard that is acceptable in terms of its overall design and impacts on privacy and amenity. As such support is offered for the proposal.

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 following approved plans/drawings:-

The amended proposed site plan (received 11/2/15) drawing no. 1926-03B

Plot 24 & 25 elevations drawing no. 1926-(PL24-25)02

Plots 24 & 25 plans drawing no. 1926-(PL24-25)01A

Plots 22 & 23 elevations drawing no. 1926-(PL22-23)02

Plots 22 & 23 plans drawing no. 1926-(PL22-23)01A

Plots 18-21 plans drawing no. 1926-(PL18-21)01

Plots 18-21 elevations drawing no. 1926-(PL18-21)02

Plots 14 – 17 elevations drawing no. 1926-(PL14-17)01

Plots 14 – 17 plans drawing no. 1926-(PL14-17)01A

Plots 12 – 13 elevations drawing no. 1926-(PL12-13)02

Plots 12 – 13 plans drawing no. 1926-(PL12-13)01

Plots 10 – 11 elevations drawing no. 1926-(PL10-11)02

Plots 10 – 11 plans drawing no. 1926-(PL10-11)01

Plots 7 – 9 elevations drawing no. 1926-(PL7-9)02

Plots 7 – 9 plans drawing no. 1926-(PL7-9)01

Plots 3 – 6 elevations drawing no. 1926-(PL3-6)02

Plots 3 – 6 plans drawing no. 1926-(PL3-6)01

Plots 1 & 2 elevations drawing no. 1926-(PL1-2)02

Plots 1 & 2 plans drawing no. 1926-(PL1-2)01

Reason: In order to define the extent of the permission hereby granted and in order to ensure that the development is carried out in accordance with the approved plans.

3. Prior to the commencement of development (other than for any works of demolition or site clearance), a detailed site investigations report shall be submitted to and approved in writing by the Local Planning Authority. The report should be sufficiently detailed to establish if any ground precautions are necessary in relation to the proposed development and the precautions that should be adopted in the design and construction of the proposed development in order to minimize any damage which might arise as a result of ground condition. The development, hereby permitted, shall be carried out in accordance with the approved site investigations report.

Reason: The site may be unstable and as such a stability report is required in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall take place (other than works of demolition decontamination and site clearance) until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping relating to the development, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

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.

5. 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.

6. No development shall take place (other than works in relation to demolition site clearance and remediation) until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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.

7. Before any works start on site, existing and proposed levels (including relevant sections with particular reference to the properties at Clos Ty Melin) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the

approved details.

Reasons: To protect residential and visual amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

8. Building operations shall not be commenced until samples of the external finishes proposed to be used in the whole development have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan .

9. No development shall take place other than any necessary works of demolition, site remediation and preparation until drainage arrangements for the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

10. No development shall commence until a scheme for the protection of the future occupiers of the development hereby permitted from noise from the A470 (T) has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before any part of the development is occupied.

Reason: In order to maintain an acceptable level of amenity for the proposed development in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

11. No works shall commence on site until full engineering design and details of the proposed accesses together with their tie in to Ilan Avenue and Powys Place respectively have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the beneficial occupation of any dwelling hereby approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

12. Development shall not commence until full engineering design and details of internal road layouts, including sections, street lighting details and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully

implemented prior to the beneficial occupation of any dwelling hereby approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the adequacy of the proposed development in the interests of highway safety.

13. No further development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority to provide for –

- The means of access into the site for all construction traffic
- The parking of vehicles of site operatives and visitors.
- The management of vehicular and pedestrian traffic.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in constructing the development.
- Wheel cleansing facilities
- The sheeting of lorries leaving the site

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

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) 2013 (or any Order revoking and re-enacting that Order) no windows or roof lights (other than any hereby permitted) shall be installed above ground floor ceiling height without the prior express permission of the Local Planning Authority.

Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

15. Construction works on the development shall not take place other than during the following times:

- (i) Monday to Friday 0800 to 1800 hours
- (ii) Saturday 0800 to 1300 hours
- (iii) Nor at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with policy AW10 of the Rhondda Cynon Taf Local

Development Plan.

16. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved 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.

17. The site boundary shall be set back to provide a vision splay of 2.4m x 40m to the left of the junction of Ilan Avenue with the A4054 Cardiff Road. No obstruction or planting when mature exceeding 0.9m in height shall be placed within the required vision splay area.

Reason: To ensure that adequate visibility is provided in the interests of highway safety.

18. The parking areas shall be constructed in permanent materials and retained for the purposes of parking only unless otherwise agreed in writing with the Local Planning Authority

Reason: To ensure that vehicles are parked off the highway in the interests of road safety.

19. No HGV movements shall take place to and from the site between the hours of 08:00 – 09:00 and 15:00 – 16:00 weekdays during the course of site preparation and construction works.

Reason: In the interests of safety and the free flow of traffic.

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APPLICATION NO:	14/1637/10	(CHJ)
APPLICANT:	Mr Richard Reeves	
DEVELOPMENT:	New visitor centre for the Royal Mint including landscaped frontage and visitor parking.	
LOCATION:	ROYAL MINT, LLANTRISANT BUSINESS PARK, LLANTRISANT, PONTYCLUN, CF72 8YT	
DATE REGISTERED:	15/12/2014	
ELECTORAL DIVISION:	Town (Llantrisant)	

RECOMMENDATION: Approve

REASONS:

The application represents a significant investment within RCT by an organisation of international importance and prestige.

The new Visitor Centre will also create 40 new jobs as well as safeguard a further 21.

The building is of a modern architectural design which will significantly enhance the site and its surroundings and will become a “destination” for visitors to the County Borough.

There are no significant impacts identified as part of the application process and the proposal is broadly in accordance with policies within the LDP and Planning Policy Wales.

APPLICATION DETAILS

This is a detailed (full) application for a new visitor centre at the Royal Mint in Llantrisant.

It will consist of the following:

- A new 1806 (gross) sq. m. visitor centre building;
- A new visitor's car and bus park
- Associated “hard” and “soft” landscaping
- The relocation of the existing smoking and cycle enclosures
- A new footbridge connecting the new VC and new car park
- The reconfiguration of the existing security fencing.

Although the precise detail of the internal attractions and layout are not under consideration, the brief for the visitor's centre comprises a number of key components, including:

- An “Introductory Experience”;
- A comprehensive exhibition presenting the Royal Mint's 1100 year history;
- A display of the museum's rich collections;
- A retail / gift shop;
- A coffee shop;
- Educational facilities

- Toilet facilities and cloakrooms;
- Facilities for the disabled;

It is also proposed that the visitor's centre itself will act as a conduit to a guided factory tour showcasing the design and manufacturing processes at the Royal Mint today.

The exhibition area will also include various interactive elements for children (e.g. strike your own coin; find out what your weight is worth in gold, etc).

Elements of "old" and "new" production processes such as

- A gold pour;
- Design / plaster moulding;
- Reducing Javier versus current methods
- Die polishing & cutting;
- Hand, screw and automated coin striking;
- Pad printing;
- State medals;
- New technology designed and created within Llantrisant
- A window to the future showing new planned investments at this important site.

will also form part of the visitor experience.

The design of the building comprises a large rectangular structure measuring 65 metres long by 27 metres wide and 6 metres high. Like most modern building it will be of a steel framed construction with the external finishes being in the form of applied cladding that will comprise of "tessellated" stainless steel pattern in finishes of silver, gold and copper that reflects the coin production (such as the 20p, 50p, pre-decimalisation threepenny piece and the soon-to-be-released twelve sided one pound coin). These steel panels will have different textures suggesting the raw materials used in coin and metal production. Window units of the same shape will be incorporated into the metal panels where required. All of the panels will be identical in size although as the individual sides of the panels differ in length, it appears as a random-like pattern.

A pedestrian access bridge has been incorporated into the scheme to link the visitor centre car park directly to the visitor centre. In doing so, it avoids the requirement to leave the site and walk along the footway to the north of the Ynysmaerdy Estate Road.

The bridge will have a clear span of approximately 19 metres will be 2.95 metres wide. It will be set 500mm (approximately 1ft 8 inches) above the projected Q1000 flood level of the Nant Muchudd. Due to the elevated ground to the east of the site, an access ramp will need to be formed linking the bridge to the car park. The deck of the bridge will comprise an 8 mm galvanised steel plate overlaid with a primer and a high friction grip decorative coating.

Lighting will be provided by a series of inlaid up-lighters and down-lighters set within the hand rail.

To assist Members in the assessment of the design, some “artist’s impressions” of the finished building will be included on the Committee presentation. A layout plan showing the proximity of the new car park to the visitor centre will also be provided. The creation of the “visitor experience” will create around 40 new jobs and ensure the retention of 21 existing jobs. The applicants have also advised that the majority of the consultants, designers, contractors and sub-contractors will be sourced locally. In addition, the Royal Mint is in dialogue with local universities to create possible partnering relationships, for the development of some of the media requirements for the exhibition area of the “experience”.

SITE APPRAISAL

The Royal Mint is located 1 mile north of the historic town of Llantrisant, along Heol y Sarn near the Ynysmaerdy roundabout on the A4119.

The application site itself is bounded to the north by the main Royal Mint complex, to its east by Pantybrad Road and Llantrisant Industrial Park, and to its south by Heol y Sarn. To the west of the site lies the Royal Mint’s west car park.

The proposed development is split over two distinct areas, both within the ownership and control of the Royal Mint. The site of the proposed visitor centre is irregularly shaped and occupies an area of approximately 0.35 hectares. The proposed visitor centre car park is located to the east on the far side of the Nant Muchudd which bisects the two development areas.

The visitor centre site comprises a grassed area with a few small trees adjacent to an existing visitors / disabled persons car park. The proposed car park site comprises a greater number of more mature trees (some very mature) and areas of greater ecological interest although it is inaccessible due to it being overgrown with brambles and other vegetation.

Vehicular access is from the A4119 roundabout and along the Royal Mint site frontage. Heol Sarn is a two lane dual carriageway with a speed limit of 40 mph. Gaps are provided in the central reservation to allow vehicles to turn in / turn out of the Royal Mint and adjacent businesses. This road reduces to a single carriageway some 60 metres west of the junction with Pant y Brad Road.

Footways are provided along both sides of Heol y Sarn in the vicinity of the site. A Pelican crossing is provided across the main road linking the Royal Mint to the south car park. The footways link directly to the bus stops on the A4119.

The NRW (EAW) Indicative Floodplain Map suggests that the development site lies entirely outside the area predicted to flood with a return period of 1 in 1000 years.

PLANNING HISTORY

14/1273	The Royal Mint Ltd, Llantrisant, Pontyclun	Prior notification for the proposed demolition of a steel frame with pre-cast concrete panels, steel frame with brick walls and a redundant effluent plant.	PNR 17/11/2014
11/0954	The Royal Mint Ltd, Llantrisant, Pontyclun	Demolition of the existing buildings 6a, 6b, 6c and 6d (existing effluent treatment facility), to be replaced with a purpose built building to house a brass plating plant.	WFI 04/02/2013
10/0563	The Royal Mint Ltd, Llantrisant, Pontyclun	Erection of wind socks on MRB building and nickel-plating building, 4 metre high poles, of which 3 metres extend above the building. Windsock - approx 1.2 metres long.	GTD 13/08/2010
10/0322	The Royal Mint	Demolition of existing storage and temporary buildings and erection of new effluent treatment plant.	GTD 20/05/10
10/0279	Royal Mint Ltd, Llantrisant	Hazardous Substances Consent.	GTD 27/05/10
08/0456	Royal Mint, Police Post Building No. 5,	External alterations to south facade including new entrance canopy, entrance doors, pressed steel fascia and perforated metal screens. Opening up of new windows between steel frame structures. Minor external landscaping.	GTD 01/05/08
07/0943	The Royal Mint, Llantrisant, Pontyclun	2 x 4 metre tall monoliths illuminated 1 to be situated roadside at entrance. Multiple signage applied to walls of reception building. Low level non illuminated.	GTD 08/10/07

03/2065	The Royal Mint, Llantrisant Business Park,	Retrospective application for Hazardous Substance Consent.	GTD 21/01/05
83/0132	Royal Mint	New plant house and chemical stores	-
79/0255	Royal Mint	Office for temporary accommodation	No objections 10/04/79
77/0143		Construction of a canopy	No objections 14/03/77
76/1177	(Building No. 1)	Additional glazing	No objections 25/10/76

PUBLICITY

As part of the application process 45 neighbouring properties were notified (by letter) of the development in addition to notices being placed on and around the site as well as in the press. As a result of this exercise no letters (in support or objection) were received.

CONSULTATION

In addition to the Publicity (above) the following were also consulted in respect of the proposal. A brief précis of replies have been included for Committee's information.

- RCT Highways – no objection subject to conditions.
- RCT Drainage – no objection subject to conditions.
- RCT Public Health & Protection – no objection subject to conditions.
- RCT Countryside – no objection subject to conditions.
- Natural Resources Wales – no objection subject to conditions.
- Coal Authority – no objection subject to conditions.
- Health & Safety Executive - no objection subject to conditions.

POLICY CONTEXT

Proposals Map

- The site is in the Southern Strategy Area

- The site is within the settlement boundary
- Part of the site is within the C2 Flood Zone
- Part of the site is subject to a SINC designation

Core

Policy CS2 - Development in the South - sets out the strategy for the Southern Strategy Area of the County Borough with an aim of encouraging sustainable growth in this area.

Area Wide

Policy AW2 - Sustainable Locations- seeks to ensure that new development is located in sustainable locations including within the defined settlement boundary, in areas which have good accessibility and those which support the roles and functions of Principal Towns and Key Settlements.

Policy AW5 - New Development- identifies the appropriate amenity and accessibility criteria for new development.

Policy AW6 - Design and Placemaking- aims to raise the standard of design in Rhondda Cynon Taf.

Policy AW8 - Protection and Enhancement of the Natural Environment- seeks to protect the County Borough's Natural environment and environmental assets such as SINC's.

Policy AW10 - Environmental protection and Public Health - does not support developments where they would cause or result in a risk of unacceptable harm to health or local amenity. This policy includes those areas which are at risk of flooding.

Strategy Area

Policy SSA3- Development in Principal Town of Llantrisant/ Talbot Green- supports the role of Llantrisant/Talbot Green as a Principal Town and will support development which reinforces this role. It also supports development which promotes a high standard of design and which promotes new opportunity for retail, tourism and leisure.

SPG

- Design and Placemaking
- Access Circulation and Parking

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.

While the application represents a significant investment and a meaningful commitment to the future of the Royal Mint in the County Borough, in land-use planning terms, it simply represents an ancillary building to the principal use of the site. While it is a new detached building, the planning issues are substantially similar to those of any large extension to a business.

The material planning considerations are considered to be: conformity with policies within the LDP, design, highway safety, ecology, drainage (incl. flooding) and contaminated land. Site specific considerations will include the land being located within a “high risk” area for former coal mining activity as well as the implications for the Royal Mint complex being a “Top Tier” site as defined under the Control of Major Accident Hazard (COMAH) Regulations due to the hazardous materials used on the site as part of the manufacturing processes at the Royal Mint.

Conformity to the LDP

The application site is located within the grounds of the existing Royal Mint, part of which is a mix of brownfield (visitor centre) and greenfield (car park) land.

The Royal Mint is an existing employment site. The LDP does seek to protect existing employments sites and recognises their importance to the economy of Rhondda Cynon Taf.

In the case of this proposal, due to the size of the visitor centre (0.18ha) compared to the existing Royal Mint (1.88ha) it is deemed as ancillary to the use of the employment site. The site’s main function will remain as the working Mint and therefore there is no loss of employment on this site.

With regards to the continued use as an employment site, it is stated that the visitor centre will actually create 40 new jobs and ensure the retention of 21 existing jobs on the site, all of which are very beneficial on an existing employment site.

The application site is also located within a Principal Town (Llantrisant / Talbot Green) in the Southern Strategy Area. The site is located within the settlement boundary. The LDP seeks to support development which will reinforce the hierarchy of settlements and will reinforce the role of the Principal Town. The development of a tourism attraction and further investment in the Principal Town is supported.

The main issue for consideration (in respect of the LDP) is the principle of the use on an existing employment site and the impact of the development on the SINC and the flooding designation.

The proposed new car park is located on an area of land referred to as 'the farm'. This greenfield area of land has a stream (Nant Muchudd) running through the site and is a designated SINC and C2 flood zone area.

The Local Development Plan seeks to protect the environment, including important designated sites such as Sites of Importance for Nature Conservation (SINC). The proposed car park will be located almost entirely on the SINC. Careful consideration needs to be given to the harm that this development will cause to the SINC and the reasons for its designation. There would be a policy objection to this proposal if it was deemed that unacceptable harm is caused to the SINC. This issue is addressed later in the report following consultation with the Council's Ecologist.

There is no policy objection to the application for the new visitors centre as it is deemed ancillary to wider existing and continued use as a working Mint and employment site. There is also no objection to the development of a new car park within the property, subject to a satisfactory solution being reached with regards to the SINC and C2 flood risk area.

Design

In terms of design, the character of the existing business park is defined by a number of large industrial buildings of little individual architectural merit, although the environment is by no means unpleasant to be in.

The introduction of a large new building of a modern design will bring an interesting addition to the Estate. Its distinctive architectural cladding reminiscent of the shape of several past, present and future coins of the Realm, will become a feature on both the Estate itself and is likely to be seen both nationally and internationally as part of the Royal Mint's advertising campaigns.

This high quality design is compliant with Policy AW6 of the LDP.

Highway Safety

The proposed Visitor Centre proposes a 168 space car park, 2 mini bus parking spaces, 3 motorcycle spaces and 9 cycle spaces (there are 9 existing parking spaces for disabled persons in close proximity to the new building). It is anticipated that there will be an average of 600 visitors per week rising to 900 at peak times (largely corresponding with the school holidays in July and August). It is estimated that there would be around 250-300 visitors on site at any time (off peak / peak). It is also estimated that the Visitor Centre would employ 40 staff, of which a maximum of 25 would be on site at any one time. To assess the impact of these visitor numbers, a Transport Assessment (TA) was submitted with the application. The TA worked on a "worst case" scenario. It was anticipated that 75% of visitors would arrive by car (with an average occupancy of 2.8 persons) with the remaining 25% arriving by coach. Due to the relatively isolated location of the Royal Mint it was estimated that

only a small number of visitors would arrive by public transport. It is anticipated that the peak hour for visitors will be around 2.00 p.m. – 3.00 p.m.

The TA concluded that the traffic flows, at a worst case scenario (at peak times) would have very little impact on the surrounding highway network and the Transportation Section have advised that the proposal is acceptable in terms of highway safety and capacity issues.

The applicant has also provided a Travel Plan. The main objectives of the Travel Plan are to:

- Reduce the traffic generated by the development;
- Reduce the journey times for visitors and employees;
- Reduce the cost of sustainable travel for employees;
- Improve health (resulting in reduced stress for individuals and reduced absence through sickness for the Royal Mint; and
- Promote healthy and sustainable lifestyles for all.

The details within the Travel Plan are considered acceptable and a condition is proposed to this effect.

Ecology

The area affected is SINC habitat. The river corridor is the most valuable habitat. The area of the car park site is of higher ecological than it might otherwise be because of its close association with the Nant Muchudd, and also because of the high security of the area which means it is undisturbed and not subject to human activity (which increases its value as a habitat refuge within the industrial estate).

The car park site does have a small number of visually and ecologically important mature trees, including one huge old oak tree – these mature trees are important ecological features.

Development of the car park will have a negative ecological impact associated with the loss of an area of young trees/scrub/bracken habitat, and the increased disturbance that the use of the area will entail.

However, in an early site visit with the applicant it was clear from the site visit that mitigation (and some enhancement measures) are potentially achievable;

- a wide woodland buffer along the Nant Muchudd is going to be retained and therefore the primary function of the river corridor as a riparian/woodland habitat has a good potential to be maintained if small scale, but regular aftercare management can be secured.

- the car park layout does appear to have provided a reasonable amount of space around the retained mature trees, which gives more confidence that these trees will have some future. However development of the car park will undoubtedly increase pressure on these trees, in particular the huge oak on the site's eastern boundary, and agreed management strategy for these trees is required as part of any planning permission. That strategy needs to ensure an appropriate balance is struck between future maintenance works, maintenance of the visual value of the trees and the trees' ecology value – particularly bats).
- the old southern hedgerow (and its high hedge-bank) will be retained and will be subject to an agreed hedgerow management strategy as part of agreed management plan
- there is capacity to retain a old stone farming building (and stone wall) next to the secondary access, and that (as a detail) the potential to convert that building to a bat roost will be considered as part of bat mitigation (through a Wildlife Protection Plan condition).
- there is also capacity to develop site lighting which will minimise light fall into the woodland buffer (and retained mature trees/hedgerow)
- the footbridge will be close to the main Llantrisant Industrial Estate dual carriageway, and thereby in an area of river corridor which has higher levels of existing disturbance ,and that the route of the footbridge will be planned to avoid tree or bank-side habitat loss.
- the provision of an agreed number of bat roost boxes and bird nest boxes in the woodland buffer zone.
- hazel and hawthorn hedgerow could be planted around the sites, eastern perimeter ,as part of landscaping works.

A key component of any planning permission will be an agreed Tree, Hedgerow and Ecology Management Plan. This should develop a long-term management strategy for the retained areas of SINC habitat, trees and hedgerows of the site. Components would include;

- A woodland and stream management plan for the Nant Muchudd - while in general terms the objectives of this would be to maintain this area as a quiet undisturbed area- some small scale /regular and occasional maintenance may be needed- including (at least) annual litter collection, minor tree or habitat works and as a precautionary measure action to be taken if Himalayan Balsam or Japanese Knotweed are found to occur. Appropriate measures are needed to ensure that the river corridor doesn't become a degraded habitat.
- A long-term tree and hedgerow maintenance scheme which can appropriately balance health and safety issues with ecology (in a particular bats) and visual concerns.

Subject to the inclusion of appropriate conditions to secure the protection and enhancement of the most ecologically sensitive areas of the site, the Council's Ecologist is satisfied with the scheme.

Drainage

The applicant has worked closely with the Council's Drainage Section who are satisfied with the proposed scheme as submitted. As a result, no further conditions are proposed.

In respect of the potential for flood risk, NRW agree (with the applicant) that the new Visitor Centre and Car Park is not located within the 1 in 100 year (plus climate change) nor in the 1 in 1000 year fluvial flood outline. No objection is therefore made. Separate flood defence consents will be required from NRW in respect of the new bridge (connecting the car park with the visitor centre) and a new outfall to the Nant Muchudd. The applicant has already been made aware of this requirement however an informative will be added to the consent for the avoidance of doubt.

Contaminated Land

As part of the application process the Council's Public Health & Protection Section were consulted. A copy of a Geo-Environmental Report submitted with the application was provided. As a result of this no objections have been received although it is necessary to impose the standard suite of conditions relating to contaminated land. However, given the tight constraints on the developer to complete the scheme it is likely that further discussions will take place to resolve any outstanding issues up to the date of Committee and it may be that a further update is given on the day by the Development Control Manager.

Former Coal Mining Activity

The application site sits within an area of former coal mining activity (as defined by The Coal Authority). It is specifically classed as being "High Risk" and, consequently requires a formal consultation with The Coal Authority. A copy of a Geo-Environmental Report submitted with the application was also provided. In response The Coal Authority concurs with the recommendation of the Assessment Report and recommends that the Local Planning Authority imposes a planning condition requiring the recommendations of the study to be undertaken prior to the commencement of development. The Coal Authority considers that the content and conclusions of the Geo-Environmental Assessment Report are "sufficient for the purposes of the planning system and meets the requirements of PPW in demonstrating that the application site is, or can be made, safe and stable for the proposed development" and has therefore offered no objection. Committee is advised that a separate condition is not required as condition 2 (as proposed) requires that the developer carries out the development in accordance with the plans and documents submitted with the application (although, again, an informative not is proposed for the avoidance of any doubt).

Implications of the Control of Major Accident Hazard (COMAH) Regulations

The application site is a top-tier COMAH site. The Council's Emergency Planning Section has been consulted as part of the application. As a COMAH site there is already a PLAN in place for the site in the event that there is an incident. It will be necessary to update this plan should the development proceed but, as the Royal Mint is the organisations that utilizes the "hazardous substances" that necessitates its designation as a COMAH regulated site, there is very little in the way of additional safeguards that are required in order for the development to proceed. No objection has been received from the Council's Emergency Planning Section. As this issue is already fully covered under other legislation it is not necessary to add any conditions to the planning consent.

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). The main use of the proposed extension is a visitor centre with the gift shop being an ancillary element of the visitor centre (it is not a free standing retail store). The CIL rate for the proposed visitor centre as set out in the Charging Schedule is £nil and therefore no CIL is payable.

Conclusions

The proposed scheme is of a high quality design and will provide a feature building within the Industrial Estate as a whole. The proposal also provides appropriate levels of vehicle parking to best ensure that there is no disruption or highway safety issues associated with the operation phase of the development. The bridge linking the car park to the visitor centre straddles the Nant Muchudd and a SINC however the scheme has been designed in such a way that both NRW (the former CCW arm) and the Council's Ecologist have offered no objections. Similarly NRW (the former EAW arm) and the Council's Drainage Section are also satisfied with the proposal. In terms of the site specific issues relating to potential threats from past and current land uses the relevant bodies responsible for assessing any implications are satisfied that the applicant has taken all reasonable steps to ensure a good development.

Perhaps the most important consideration in the assessment of the application is the positive benefits that this proposal will bring. As a result of its construction 61 jobs will be either created or retained bringing a much welcomed injection to the County Borough. In addition, the commitment of the Royal Mint to invest in the site at Llantrisant is also very welcomed and the construction of the new Visitor Centre will help showcase the activities of the Royal Mint on a global scale which can only be good news for the County Borough.

In light of the above comments the following recommendation is made.

RECOMMENDATION: Approve with Conditions

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 Section 92 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the plans and documents referenced on the letter submitted with the application **(dated 12th December 2014 with Reference No. Rio 0229/017/rr/RR)** unless otherwise 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 permission.

3. No external facing materials shall be installed until such time as samples all materials proposed to be used have been submitted to, and approved in writing by, the Local Planning Authority. All materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. No works associated with the main visitor car park shall begin until such time as a scheme is submitted to, and approved in writing by, the Local Planning Authority for the safe removal of potential chrysotile asbestos. The scheme shall be prepared by a suitably qualified asbestos specialist. All works on site shall strictly adhere to the recommendations contained within the approved report.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

5. Notwithstanding the submitted plans, development of the Visitor Car Park shall not commence until such time as full engineering design and details of the two new access points on Heol y Sarn and Pant y Brad Road (to include sections, street lighting details, tie in with the existing adopted highway, 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 prior to the first beneficial use of the Visitor Centre.

Reason: In the interests of highway safety.

6. A Travel Plan which sets out proposals and targets together with a timescale, to limit or reduce the number of single occupancy journeys to the site and to promote travel by sustainable modes of travel shall be submitted to and approved in writing by the Local Planning Authority within 6 months of beneficial occupation. Annual reports demonstrating progress in promoting sustainable transport measures shall be submitted on each anniversary of the date of the planning consent to the Highway Authority. The financial penalties to be applied for non-compliance with the targets set out in the Travel Plan should be agreed with the Local Planning Authority.

Reason: To ensure satisfactory provision for alternative travel modes to and from the site and use of sustainable travel.

7. The utilities apparatus affected by the proposed access shall be relocated, diverted in a position to be agreed in writing by the statutory undertakers prior to any works commencing on site in accordance with a timescale to be first submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of highway safety.

8. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;
 - a) the means of access into the site for all construction traffic,
 - b) the parking of vehicles of site operatives and visitors,
 - c) the management of vehicular and pedestrian traffic,
 - d) loading and unloading of plant and materials,
 - e) storage of plant and materials used in constructing the development,
 - f) wheel cleansing facilities,
 - g) 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.

9. Unless otherwise agreed in writing, no development shall take place until such time as a **Wildlife and Habitat Protection Plan for Construction** has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include:

- An appropriate scale plan showing 'Wildlife and Habitat Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
- Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction to adjacent SINC habitat and other areas of ecological value;
- A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as migratory fish, nesting bird season, reptiles, and bat)
- Details of specific species and habitat mitigation and monitoring measures for key species (including migratory fish, bats, birds and reptiles)
- Details of tree protection measures
- Details of invasive plant avoidance and /or treatment
- Site lighting details

And persons responsible for:

- Compliance with legal consents relating to nature conservation;
- Compliance with planning conditions relating to nature conservation;
- Installation of physical protection measures during construction;
- Implementation of sensitive working practices during construction;
- Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
- Specific species and Habitat Mitigation measures
- Provision of training and information about the importance of the 'Wildlife and Habitat Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the Local Planning Authority'.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

10. Unless otherwise agreed in writing, no development shall take place until details of the Landscape Mitigation Plan to be submitted to and approved in

writing by the local planning authority.

The Landscape Mitigation Plan shall include details of;

- (i) Purpose, aim and objectives of the scheme;
- (ii) A review of the plans ecological potential and constraints;
- (iii) Details of the landscaping schemes, including;
 - species composition:
 - source of material (all native planting to be of certified Welsh provenance):
 - techniques and methods of vegetation establishment:
 - method statements for site preparation;
 - extent and location of proposed works;
 - aftercare and long term management;
 - personnel responsible for the work;
 - timing of the works;
 - monitoring;
 - disposal of waste arising from the works;

All landscape works shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

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.

11. Unless otherwise agreed in writing, prior to commencement of any development a Tree, Hedgerow and Ecology Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This Plan should include:
- A plan showing the location of the Management Area.
 - Habitat Management prescriptions
 - Litter and rubbish treatment
 - Invasive plant treatment- including Japanese Knotweed and Himalayan

Balsam

- Boundary treatment aftercare,
- Path and access management
- Light pollution control measures,
- Tree and Hedgerow management
- Preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually and reported annually),
- Details of any species licensing requirements from the Welsh Government.

The works shall be implemented in accordance with the approved details and timing of works, unless otherwise approved in writing by the local planning authority.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

12. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing.
1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
 2. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (1) above.
 3. A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority

Reason In the interest of health and safety and environmental amenity and

so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

13. The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme (referred to in Condition 12 have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

14. If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to and approved in writing by the Local Planning Authority prior to the work recommencing.

Reason In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO:	14/1689/23	(CPU)
APPLICANT:	CTIL Community Consultation & EMF Enquiries	
DEVELOPMENT:	Prior Approval for base station installation at CTIL123311, CF 4976	
LOCATION:	MAINDY FARM, THE PARADE, TON PENTRE, PENTRE	
DATE REGISTERED:	14/01/2015	
ELECTORAL DIVISION:	Pentre	

RECOMMENDATION: Prior approval is required and that details of siting and appearance are approved.

REASONS:

The proposal represents a replacement of an existing telecommunications mast to support the operational needs of a key telecommunications operator. The application is considered to be acceptable in respect of its siting and appearance and within the terms of the prior approval procedure.

APPLICATION DETAILS

CTIL and Vodafone have made an application for a determination under 'the prior approval procedure' with regard to a proposed replacement mast and associated equipment on land at Maindy Farm, The Parade, Ton Pentre. The proposed mast would have an overall height of 17.4m. It would be sited in the same position as the existing 17.3 m high mast which would be replaced as part of this development. It would have a 0.5m wide galvanised steel column supporting 4 antennas and a single microwave dish antenna. The scheme would also include the replacement of two existing cabinets enclosed within an equipment cabin adjacent to the mast. The two cabinets would measure 0.6m in width, 0.45m in depth and 1.6m in height.

The works proposed are to facilitate an improved, 4G mobile broadband service which will allow Vodafone and O2 customers ultra fast speeds when browsing the internet or downloading files.

An ICNIRP (International Commission on Non-Ionizing Radiation Protection) declaration has been submitted with the application stating the proposed installation would be in full compliance with the requirements of the radio frequency public exposure guidelines of the ICNIRP, as expressed in EU Council recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields.

SITE APPRAISAL

The application site relates to an existing telecommunications compound situated within a countryside location, on land belonging to Maindy Farm. It is a sloping site above the settlement of Ton Pentre, which is partially covered in trees. It is accessed from the Parade via a small farm track to the south of Maindy Farm. At present, there is an existing Vodafone (17.3m high) mast and an associated equipment cabin at the site. The proposed development seeks to replace the existing mast with a similar scale column. Residential dwellings are located to the north east, east and south of the site at a distance of over 100m. Maindy Farm house is located directly to the north at a distance of approximately 70 metres.

PLANNING HISTORY

08/1857	Land at Maindy Farm, The Parade, Pentre	Proposed installation of 17.5m column mast accommodating two antennae (overall height 18m including antennae) together with ground based cabinets within a timber post and rail compound.	REF 15/05/09
05/0103	Cell 4976, Maindy Farm, Ton Pentre, Rhondda	Replacement 15m high monopole with 4 No. antennae, two transmission dishes and equipment cabinets at ground level.	GTD 15/03/05

04/2055	Cell 4976, Maindy Farm, Ton Pentre, Rhondda	Replacement 15m high monopole with 4 No. antennae, two transmission dishes and equipment cabinets at ground level.	WDN 29/11/04
02/1303	Maendy Farm, Off Maindy Road, Ton Pentre Pentre	Installation of telecommunications antennae & transmission dishes on existing 45m high telecom tower and ground based equipment cabin and ancillary equipment and works.	GTD 27/09/02

PUBLICITY

The application has been advertised by means of direct neighbour notification and site notice. Three letters of objection have been received and are summarised as follows:

- The proposed base station structure would be constructed on a green field site adjacent to sought after housing area;
- The proposed building would be constructed on raised land and would overlook and cause a loss of privacy to the adjacent housing area;
- The structure would be out of keeping on a green field site;
- The proximity of the site to residential properties and the associated health implications.
- Potential damage from heavy transporter vehicles using Maindy Farm Lane which an un-adopted highway.

A letter of representation has also been received from a Solicitor seeking clarification that the appropriate investigations and enquiries have been made in relation to any potential health problems that may arise from the additional work proposed at the base station.

CONSULTATION

Transportation Section - no objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

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 3 (Making and Enforcing Planning Decisions), Chapter 12 (Infrastructure and Services), set 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 12: Design;

PPW Technical Advice Note 19: Telecommunications;

REASONS FOR REACHING THE RECOMMENDATION

A number of forms of telecommunications development which are permitted under Part 24 of Town and Country Planning (General Permitted Development) Order 1995 (as amended) are subject to a 56 day prior approval procedure under paragraph A.2(4).

This procedure applies to the installation of electronic apparatus including replacement masts and ground-based cabinets and is therefore applicable in this case. By submitting this application (which is not a planning application) the applicant is seeking a determination from the Authority as to whether prior approval will be required to the siting and appearance and whether such approval is granted or refused.

Factors to be considered concerning the appearance of the apparatus include materials, colour and design. Features of design include dimensions, overall shape and whether construction is solid or forms an open framework. Factors concerning siting may include the height of the site in relation to surrounding land, the existence of topological features and the site in relation to residential properties. The scope of landscaping and screening to reduce the impact of a development on its surroundings is an important consideration.

Main Issues:

Principle of the proposed development

The amount and scale of the replacement apparatus is confined to what is operationally required as part of the implementation of the shared high-speed broadband service. The upgrade would improve telecommunications provisions within the surrounding locality (4G network provision) with planning policy encouraging the sharing and reuse of existing sites to accommodate improved

telecommunications technology. As such, there is no principle objection raised against such a proposal.

Visual Amenity (Siting and Appearance)

As detailed, the proposal represents the replacement of an established column mast at an existing small base station with a more modern mast and associated antenna equipment to support the 4G network in the area. Although the concerns raised by residents are fully acknowledged, the new mast would be sited in the same position as the existing column. The diameter of the new mast would marginally wider. However, the overall height of the column and the antennas would be only 0.1 metres higher than the existing structure. The new equipment cabinets would also be installed within an existing enclosed cabinet at the site and would therefore not be harmful to the visual amenity of the surrounding area. Therefore, the siting and appearance of the apparatus is considered to be acceptable.

Impact on residential amenity/public health

With respect to the health concerns raised by residents, Members should be aware that in 1999 the UK Government asked the National Radiological Protection Board (NRPB) to set up the Independent Expert Group on Mobile Phones (IEGMP). The group considered concerns regarding health effects from the use of mobile phone, base stations and transmitters. The group published its report (The Stewart Report) on the 11th May 2000. For base stations, the report concludes that the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that the exposures are expected to be small fractions of the guidelines. It was however accepted that a precautionary approach should be adopted.

Both the UK Government and the Welsh Government have indicated that they accept the precautionary approach advised by the IEGMP. Such an approach requires that emissions from mobile phone base stations should meet the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines. In line with the Group's recommendations, National Planning Policy require that applications for prior approval or planning permission for development which involves the construction or installation of one or more antennas to be accompanied by a declaration that the equipment and installation, when constructed or installed, will operate in full compliance with ICNIRP guidelines. An appropriate ICNIRP Declaration Certificate, dated 01/12/2014, has been submitted as part of this application. Given the receipt of such confirmation, National Planning Policy suggests that it is not appropriate for the Local Planning Authority to replicate controls under the health and safety regime. Technical Advice Note 19 (Telecommunications) advises that the enforcement of health and safety legislation in this area is a matter for the Health and Safety Executive (HSE). If, once a mast is in operation, there is evidence or concern that an operator is not meeting their responsibilities; it may be a matter for HSE to investigate. Members should also be reminded that this application relates to an upgrade to an existing

telecommunications station consisting of a replacement mast and ground based equipment to support the 4G network.

The concerns regarding overlooking from the site and a loss of privacy have also been acknowledged. However, it is re-emphasised that the proposal marks the replacement of an existing telecommunications mast, antenna and ground based equipment. Such a proposal is not considered to pose an adverse impact to surrounding residential properties. It is fully appreciated that residents are very much concerned about the close proximity of the site to neighbouring properties and the associated health implications. However, the applicant has confirmed that the equipment will be installed in line with the ICNIRP guidelines and is therefore considered to be acceptable in planning terms.

Highway Safety

The Transportation Section has raised no objection to the application. This is due to the relatively small scale of the proposed development and the limited amount of vehicular traffic during construction. Consequently, it is considered that the proposal is acceptable in this respect. Any damage made to private roads by construction vehicles would need to be dealt with separately between the respective landowner/s and the operator.

Conclusion

To conclude, the proposal by virtue of its scale, design and siting is considered to be acceptable. It is recommended that the determination of the Planning Authority be that the Prior Approval of this Authority is required for the siting and appearance of the development permitted by Part 24 of Schedule 2 of the GDPO and that such approval is given.

RECOMMENDATION: Prior approval is required and that details of siting and appearance are approved.

RECOMMENDATION: Grant

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APPLICATION NO:	15/0017/10	(LE)
APPLICANT:	Elite Inns Ltd	
DEVELOPMENT:	Rear extension and refurbishment. Works to include increase in number of hotel rooms to 13 and alterations to ground floor bar area and the erection of a low boundary wall around the front beer garden area (Resubmission).	
LOCATION:	CARDIFF ARMS HOTEL, BUTE STREET, TREORCHY, CF42 6BS	
DATE REGISTERED:	22/01/2015	

ELECTORAL DIVISION: Treorchy

RECOMMENDATION: APPROVE

REASONS:

The proposal represents the positive reuse and refurbishment of this prominent and historic building. Following negotiation, the applicant has significantly revised the scheme and removed the external design changes from the proposal that were previously considered harmful to the character and appearance of this distinctive building (ref no: 12/1303/10).

The limited external changes now proposed to the primary facades of the building are considered more appropriate and positively seek to retain the character of this important local building.

APPLICATION DETAILS

Full planning permission is sought for a number of external and internal works, including the erection of a rear extension at The Cardiff Arms Hotel, Treorchy.

In detail, the proposal includes:

- The internal refurbishment and upgrade of the existing building accommodation to create a 13 bedroom hotel with additional manager's accommodation.
- The enlargement of the existing ground floor bar area with an associated kitchen, reception and storeroom being created within a proposed rear extension.
- The proposed rear extension would project 7.6 metres and measure 8.9 metres in width, providing accommodation over three levels. The proposed extension would incorporate a pitched roof construction measuring 10.4 metres to its highest point, sloping to 6.6 metres at eaves level. The extension, which would have a rendered finish and tiled roof would accommodate the kitchen, store and reception at ground floor level. At first floor level it would accommodate toilets and a hallway. The second floor (roof space) of the extension would accommodate one of the proposed guest rooms with the access hallway incorporating a glazed roof feature. A small existing outbuilding to the rear of the building would be demolished and replaced by the new extension.
- At first floor level, the main building would be refurbished to accommodate a function/conference room and 4 bedrooms. The second floor of the building (roof space) would be refurbished to solely accommodate bedrooms/guest rooms (7 rooms in total being proposed at this level). It is detailed each

bedroom/guest room would consist of two person accommodation with associated en-suite.

- The existing rear annexe of the building (former stables building with stone finish) would be refurbished to accommodate 2 guest bedrooms at ground floor level and manager's accommodation at first floor level. An internal link from the main building to the manager's accommodation would be created at first floor level and the existing ground floor opening (roller shutter) into this part of the building would be in-filled to form a window opening.
- Re-surfacing and enclosing the front of the site to define the existing external amenity/beer garden area. It is detailed a 1.1 metre high wall would be erected toward the front boundary of the site, to enclose the beer garden area.
- The replacement and renewal of the existing roof tiles, windows and rendered sections of the front and side elevations of the building (whilst retaining the brick detailing).

The planning application represents the resubmission of a similar planning application to develop the site (ref no: 12/1303/10) that was previously refused by the Council.

The applicant has now revised the scheme and significantly reduced the level of external works proposed to the key elevations of the building. The proposal now aims to retain the prominent design features of the main front and side elevations of the building in a more sympathetic manner; thereby seeking to overcome the earlier reasons for refusing the scheme.

The planning application is also accompanied by a Design and Access Statement.

SITE APPRAISAL

The application site consists of the Cardiff Arms Hotel, which is prominently located on the junction of Bute Street and Cemetery Road on the main route through the built up area of Treorchy. The building is centrally located and falls within a defined retail centre of the Local Development Plan. The large, three-storey building (including the useable roof space) appears as a distinctive and characteristic building of the Victorian era. It is notable for its design, scale and use of materials with contrasting render and red brick dressing to its most prominent elevations. The window arrangement of the building has a strong vertical emphasis, mainly consisting of white uPVC window frames. The building has an expansive roof space with large gable features facing Bute Street and four dormer windows on the Cemetery Road elevation. The hotel/guest room facilities over the first and second floor of the building have fallen into disrepair over recent times. To the rear of the main building is an original stable block that benefits from contrasting stone elevations. The ground floor of the building has been somewhat upgraded and remained open as a public house. There is an enclosed yard area to the rear of the building and an open seating/beer garden area directly to the front of the building.

A variety of differing uses are located within the immediate vicinity of the application site. Opposite the application site on the southern side of Bute Street is the former Treorchy Conservative Club and St Matthew's Church. These buildings, including the application property, represent a collection of buildings with a certain historic interest and a collective distinctiveness. Sheppards Pharmacy is situated to the east of the site with terraced residential properties adjoining the west of the site. Beyond the narrow access lane that abuts the rear of the site are further terraced properties.

PLANNING HISTORY (most recent)

12/1303	Cardiff Arms Hotel, Treorchy.	Rear extension with internal and external refurbishment (works to include increase in number of hotel rooms to 13 and alterations to ground floor bar area and the erection of a low boundary wall around the front beer garden area)(Amended Plan Received 15/05/2014)	Refused 02/07/14
89/0794	Cardiff Arms Hotel, Treorchy.	Proposed internal alterations and conversion of living room into kitchen in licensed premises	Granted 28/12/89
89/0634	Cardiff Arms Hotel, Treorchy.	Proposed alterations to bar and new women's lavatory	Granted 04/09/89

CONSULTATION

Transportation Section – raise no objections.

Public Health & Protection – raise no objections, subject to the imposition of a condition restricting the hours of operation when undertaking the construction/conversion works.

Land Reclamation and Drainage Section – raise no objections, subject to the imposition of a standard drainage condition for the development.

Natural Resources Wales – raise no objections given the scale of the development, although the applicant should be made aware of the potential flood risks of the site (by means of advisory notes) given the site is situated within a flood risk area.

Welsh Water/Dwr Cymru – raise no objections, subject to conditions/advisory notes relating to the drainage of the site.

Countryside, Landscape and Ecology – advises the bat surveys undertaken in 2013 for the building which conclude the scheme would have negligible significance in this regard - appropriately address the impact of the scheme on protected species (bats).

As a precautionary measure the standard bat informative should be attached to any approved planning permission.

PUBLICITY

The application has been advertised by means of direct neighbour notification and site notice. No letters of objection or representation being received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The Proposals Map indicates that the site lies within the settlement limits of Treorchy and within a defined retail centre.

Policy CS1 - aims to create strong, sustainable communities within the Northern Strategy Area.

Policy NSA2 – permits proposals for residential and commercial development in key settlements (including Treorchy) that amongst others is of a high standard of design and integrates positively with existing development.

Policy AW2 - seeks to support development proposals which are in sustainable locations.

Policy AW5 - specifies criteria for new development. It requires new development to have an acceptable impact on the character and appearance of the site and surrounding area and no significant impact on the amenities of neighbouring occupiers. It also requires development to be of a sustainable design with good accessibility by a range of sustainable modes of transport.

Policy AW6 - sets out the criteria for new development in terms of design and place making.

Policy AW7 - states that development proposals which impact upon sites of architectural or historic merit will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

Policy NSA13 - supports the rehabilitation and conversion of large buildings with commercial and community uses being desirable.

Policy NSA18 - defines the hierarchy of retail centres in the Northern Strategy Area with Treorchy being identified as a key settlement.

Policy NSA19 - promotes retail/commercial development in principal towns and key settlements.

Planning Policy Wales

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's 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability), Chapter 7 (Economic Development) and Chapter 10 (Planning for Retail and Town Centres), set out the Welsh Government's policy on planning issues relevant to the determination of the application.

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

Principle of the proposed development

Full planning permission is sought for the general refurbishment and upgrade of the Cardiff Arms Hotel, Treorchy. The proposal seeks to bring the building back into use as a hotel and public house with alterations being proposed to the internal and external fabric of the building, including the erection of a large rear extension.

As detailed above, the application building is located within settlement limits and within the boundaries of the retail centre of Treorchy, which is defined as a key settlement within the Local Development Plan. The building is therefore within walking distance of a number of local amenities and public transport links. Planning policy promotes the re-use of existing buildings in sustainable locations with such proposals assisting regeneration and at the same time relieving pressure for development on greenfield sites. The principle of the proposal to upgrade and refurbish such a prominent, centrally located building is therefore welcomed and supported in this instance. The proposal would effectively rehabilitate a decaying building and reinstate the original use of the site.

Character and appearance

The application building whilst not listed forms a prominent and historic building with considerable character and interest. The Cardiff Arms Hotel is a 19th Century building that has a significant scale and numerous visual qualities. The building is notable due to its design, scale and use of materials - the contrasting render and red brick dressing being a key and relatively unusual feature of the area. Many of the external features of the building have been retained since it was originally erected and the site comprises a corner plot that is situated in close proximity to other feature buildings, including a former Conservative Club and St. Matthew's Church, that collectively pose a degree of historic and visual interest.

The previous proposal to refurbish and upgrade the building (ref no: 12/1303/10) proposed a number of unacceptable changes to the external appearance of the application building including: the re-cladding of the main elevations of the existing building; alterations to the fenestration arrangements of the building and the creation of a large canopy and entrance porch to the front of the building. However, following negotiation the applicant has significantly revised the proposed external changes to the building with the planning application now being considered a more appropriate and sympathetic scheme. Importantly, the submitted plans now indicate the aim is to retain the distinctive and characteristic features and finishes of the most prominent elevations of the building.

As earlier detailed, the existing building incorporates the distinctive use of rendered walls with red brick dressings to window and door openings along with attractive hood moulds (above the openings) and decorative string courses. The proposal now seeks to maintain the existing appearance of the building by directly replacing the render and roof finishes (that are in a decaying condition) with a 'like for like' replacement whilst retaining the brickwork detailing and fenestration arrangements. No canopy or porch addition is now proposed to the key front elevation and the distinctive stone finish and pattern of window and door openings within the rear annexe facing onto Cemetery Road would also be maintained (former stables building). The use of appropriate conditions would fully ensure the replacement finishes are to complete satisfaction and appropriate for such a unique and characteristic building. The Council's Conservation Officer has also raised no objections against the revised scheme. Furthermore, no substantial visual concerns are raised in relation to work at the rear of the site including the proposed erection of the large extension.

Overall, the applicant has appropriately amended the planning application, with the proposal now seeking to maintain and enhance the finishes and external features that make this local, landmark building so distinctive. As such, it is considered the proposal would have an acceptable and beneficial impact on the existing character and visual appearance of the application building and the wider locality.

Residential amenity

In terms of the potential impact of the scheme upon the amenity and privacy of adjacent residents, with primary reference to the proposed rear extension, on balance it is considered the development is acceptable in this respect.

The general refurbishment and upgrade works should not pose any risk to the nearest residential properties, particularly when considering the long established use of the building is effectively not changing. Some concerns are raised about the size and scale of the proposed rear extension and the subsequent impact on the adjacent residential properties. However, following the neighbour consultation process no objections have been raised against the scheme. It is also not considered uncommon for historic commercial buildings set adjacent to terraced properties to

have significant or differing scales and dimensions to the residential properties they are sited alongside.

The new extension would not project further than the main, large annexe that forms the eastern side of the building, and residents of the neighbouring properties would arguably be accustomed to the effect of the existing large building on their rear garden/amenity space. The proposed single storey aspect of the rear extension, sited directly on the boundary with the neighbouring property, would also replace an existing outbuilding structure at the site. Inevitably the proposed rear addition would have some impact on the levels of amenity enjoyed by the neighbouring residential properties, particularly the rear garden space that immediately adjoins the application site. However, compared to the existing relationship of buildings at the rear and when considering the wider planning merits of the scheme, it is not considered the impact on amenity would be so harmful to warrant refusal of the planning application in this regard.

Highway Safety

With regard to the impact of the proposal upon highway safety, following consultation with the Council's Transportation Section, no objections against the proposal have been raised. The Transportation Section note the scheme proposes to increase the number of bedrooms within the existing hotel/public house from 9 to 14 (including the manager's accommodation), and includes the increase in the size of the existing bar area. Collectively, such changes would result in a net increase in the off-street parking requirement for the building with none being provided. When further considering the high demand for parking requirements in this locality, some concerns do exist about the impact of the scheme on highway safety in the area. However, the existing use is that of a hotel and public house with the majority of patrons/visitors using the facility from the local area. Furthermore, the application building is situated within a sustainable town centre location and therefore on balance, no highway objection has been raised. A condition has also been suggested by the Transportation Section to reinstate the areas of dropped kerb/pavements along Cemetery Road to full footway construction (given an existing roller shutter access would be infilled and replaced by a window opening as part of the scheme).

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 Council's Ecologist has raised no adverse comments against the scheme with a satisfactory bat survey previously being undertaken for the application building.

Public Health and Protection, and Drainage

The comments of both the Public Health and Protection Division and the relevant drainage bodies have been acknowledged and considered for the development proposal. Subject to the imposition of conditions and relevant advisory notes the development is considered satisfactory in these respects.

Economic Impact - Job creation

It is detailed the proposed works and re-use of the site in the manner proposed would positively create 10 full time employment opportunities and 20 part time employment opportunities.

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 CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable.

Conclusion

The proposal seeks consent for the positive upgrade and refurbishment of the Cardiff Arms Hotel, effectively re-instating the historic use of this prominent and land mark building that has entered a poor state of disrepair in recent times. The scheme would actively reinforce and support the role of Treorchy as a key settlement and bring about the rehabilitation of a prominent building within the town centre whilst creating additional employment opportunities. The external changes now being proposed would maintain much of the buildings historic characteristics and importantly aims to preserve the appearance of the distinctive front and side facade of this important local building.

The scheme is therefore recommended for approval subject to conditions.

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 following approved plans and documents, unless otherwise to be approved and superseded by details required by any other condition

attached to this consent:

- Location Plan, scale 1:1250 received 07/01/2015
- Block plan, scale 1:500 received 07/01/2015
- Revised elevation and floor plans received 10/02/2015 (Draw.no. HDW/PH/CA/02 revision D)

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

3. Prior to the commencement of maintenance works to the main front and side facade of the building, a full scheme, which provides details of the proposed repairs and maintenance to the elevations, along with exact details of the type, colour and finish of replacement render to be utilised, shall be submitted to and approved in writing by the local planning authority. The scheme shall detail a full programme of works, which shall then be completed in accordance with the approved details.

Reason: To ensure that the appearance of the proposed repair and maintenance works will be in keeping with the special architectural and historic character of the existing building in accordance with policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the submitted details, building operations shall not be commenced until details of the type, materials and colour of all external finishes to be used for the development have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the details(s) so approved.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

5. Notwithstanding the submitted information, building operations shall not be commenced until exact details of the siting, height and finishing materials for the front boundary wall has first been submitted to and agreed in writing by the Local Planning Authority. The boundary wall shall be completed in accordance with the approved details.

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.

6. No development shall commence until the arrangements for the disposal of foul and surface water have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the beneficial use of the

development hereby permitted.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. The existing vehicular crossover on Cemetery Road shall be reinstated in full flexible footway construction in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the beneficial use of the development hereby permitted.

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

8. Construction works on the development shall not take place other than during the following times:
- Monday to Friday 0800 to 1800 hours;
 - Saturday 0800 to 1300 hours;
 - Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties 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

DEVELOPMENT CONTROL COMMITTEE

5 MARCH 2015

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

OFFICER TO CONTACT

**MR J BAILEY
(Tel: 01443 425004)**

See Relevant Application File

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