



PLANNING & DEVELOPMENT COMMITTEE

6 SEPTEMBER 2018

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/0575/16 (HL)
APPLICANT: Mr D Morgan
DEVELOPMENT: Application for approval of reserved matters (access, appearance, landscaping, layout and scale) of previously approved planning application 13/0922/13 for the demolition of the existing derelict workingmen's club and re-landscaping of site to accommodate residential development.
LOCATION: CLYDACH VALE WORKINGMENS CLUB, HOWARD STREET, CLYDACH, TONYPANDY, CF40 2BP
DATE REGISTERED: 22/05/2018
ELECTORAL DIVISION: Cwm Clydach

RECOMMENDATION: Approve

REASONS:

The proposal presents an opportunity to redevelop a existing brownfield site with the the removal of a derelict burnt out building in Clydach Vale. The proposal would also make a small contribution towards addressing the Council's housing land supply shortage and is compliant with planning policy and is acceptable with regard to all other material planning considerations.

REASON APPLICATION REPORTED TO COMMITTEE

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

APPLICATION DETAILS

The application seeks reserved matters consent (Access, appearance, landscaping, layout and scale) for the development of 12 No., three bedroom dwellings, on the site of the former Clydach Vale Workingmen's Club, Clydach Vale. Outline planning permission 13/0922/13 was granted at appeal on 4th June 2015 (Appeal Ref:

APP/L6940/A/15/3004441). The plans submitted indicate the development of two terraces each providing 6 dwellings.

Terrace one would be positioned in the northern part of the site, fronting Howard Street. The terrace as a whole would measure 37m wide, 8.7m deep with a two storey front elevation and a three storey rear elevation with a maximum height of 10.8m falling to 7m at eaves level.

Terrace two would be positioned in the southern part of the site fronting Park Street. The terrace as a whole would measure 36m wide, x 8.7m deep with a maximum height of 7.9m falling to 5m at eaves level.

The dimensions of each property fall within the maximum and minimum dimension parameters provided as part of the outline application.

Vehicular access to the site would be gained from a lane leading from Park Street to a central parking court, containing 26 spaces provided between the rear elevations of the dwellings.

SITE APPRAISAL

The application site comprises the grounds and building of the former Clydach Vale Workingmen's Club which has suffered a severe fire in the past and is now in a state of disrepair with significant damage to the roof structure and internal fabric.

The site has a road frontage of 42m with Howard Street and a depth of 51.7m. The site is located on a slope that falls steeply from the north to the south, with the southern boundary fronting Park Street.

The former Workingmen's Club building is positioned in the northern part of the site, fronting Howard Street and is a large split level building with two storeys to the front elevation and three storeys to the rear. The site is surrounded by residential properties which are mainly terraced.

PLANNING HISTORY

13/0922/13	Demolition of existing derelict workingmen's club and re-landscaping site to accommodate residential development	Refused 13/08/14 Subsequently allowed on appeal 04/06/15
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PUBLICITY

The application has been advertised by direct neighbour notification and the erection of site notices. No objections or representations have been received.

CONSULTATION

Transportation Section – no objections subject to conditions.

Public Health & Protection – no objections.

Land Reclamation & Drainage – no objections subject to appropriate drainage conditions.

Countryside, Landscape and Ecology – no SewBrec records of statutory protected species have been found for the immediate vicinity.

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

Glamorgan Gwent Archaeological Trust – no objections.

South Wales Police – no objections subject to the site being developed so far as possible to Secured by Design standards. The police also indicate that they would welcome a conversation with the developer regarding potential improvements to site security.

POLICY CONTEXT

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

Rhondda Cynon Taf Local Development Plan

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

Policy CS1 - sets out the objective of building strong, sustainable communities in the Northern Strategy Area.

Policy CS4 – Housing Requirements.

Policy AW1 – states that provision will be made for the development of new dwellings including, the development of unallocated land within the defined residential settlement boundaries.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

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.

Policy NSA10 - sets out housing density requirements for new residential development and the criteria which allow for exceptions.

Policy NSA12 - supports and sets criteria for the consideration of residential development proposals in the Northern Strategy Area.

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.

The following Planning Policy Wales Chapters set out the Welsh Government's policy on planning issues relevant to the determination of the application:

Chapter 4 (Planning for Sustainability),
Chapter 6 (Conserving the Historic Environment),
Chapter 8 (Transport),
Chapter 9 (Housing),

Other relevant policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

The application site lies within settlement limits and in a predominantly residential area. Its location in association with the granting of outline planning permission at appeal establishes that the principle of residential development is considered acceptable.

The key considerations in this case are whether the proposed redevelopment of the site for residential development will have an acceptable impact on the character and appearance of the surrounding area, the impact of the development on the residential amenities of neighbouring properties and the impact of the proposal on highway safety.

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.

Principle of development

The application seeks reserved matters consent for the development of 12 dwellings following the grant of outline planning permission at appeal in 2015. Under the provisions of the Local Development Plan, the site is within settlement boundaries and is unallocated. It is therefore considered that the principle of the development of the site for residential purposes has been positively established and is compliant with national and local planning policy objectives, which encourage the re-use of

previously developed land, subject to a number of material planning considerations which are discussed below.

Character and Appearance of the Area

With regard to the impact of the proposal on the character and appearance of the area; it is considered that the use of the site for residential development will be in keeping with the existing residential character of the area.

The proposal shows two terraces of 6 properties, one fronting Howard Street and the other fronting Park Street at the lower level. It is considered that this would represent an acceptable pattern of development as it echoes the character established by the existing terraces in the area along both streets.

The density of development also reflects the development pattern established in the area, it is considered that the applicant has demonstrated that the site could be developed to a density which is in keeping with the character of the area without having a detrimental impact on the amenity of adjoining properties.

The proposal is therefore considered to be in keeping with the character and appearance of the surrounding area in accordance with the provisions of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Residential Amenity

With reference to the impact of the proposal on the residential amenity of surrounding properties, it is considered that the layout of the development is such that it demonstrates that the site will be developed so that overlooking between habitable room windows will be kept to a minimum within the site itself and in relation to other established property.

It is also considered that the site is capable of accommodating a development that would not have an overbearing impact on existing neighbouring properties as demonstrated by the submitted plans and the buffer distances between the site itself and existing neighbouring properties.

The proposal is therefore considered acceptable in terms of its impact on the amenities of neighbouring residential properties in close proximity to the site and it is considered that the site could be developed in such a way that would have an acceptable impact on residential amenity. The proposal is therefore considered to comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Highway Safety

With regard to the impact of the proposal on highways safety, the Council's Transportation Section has raised no objections to the application subject to conditions. Having regard to the proposed scheme it is considered that the applicant has demonstrated that the site can be developed so that it will not have a detrimental impact on highway safety. The full details of the access and parking facilities of the

proposed dwellings have been considered with the submission of this application for the approval of reserved matters and are considered acceptable.

Having regard to the above, the application is considered to be in keeping with policy AW5 of the Rhondda Cynon Taf Local Development Plan in terms of its impact on highway safety.

Other Issues

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation.

Mention has been made by the police authority of the need to secure the access and parking arrangements and provide this area between the two terraces with appropriate lighting. If Members are of a mind to support the current proposal then a note will be attached to the planning permission advising the developer to liaise with the Police on this issue.

The grant of outline planning permission for the residential development of the site also established that it would not be viable to develop the site with any social housing provision and as such none is sought.

Community Infrastructure Levy

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

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

Conclusion

Taking all of the above considerations into account it is concluded that the principle of residential development of the site has been positively established by the granting out the outline application at appeal. It is considered that the appearance, layout, scale, landscaping and access to the site is acceptable and would not have a detrimental impact upon the character and appearance of the area; the residential amenity of those living closest to the site or the highway safety and free flow of traffic in the area. It is considered that the application is compliant with the relevant policies of the Rhondda Cynon Taf Local Development Plan and is recommended for approval subject to the conditions specified below.

RECOMMENDATION: GRANT SUBJECT TO THE FOLLOWING CONDITIONS:

1. Notwithstanding the submitted plans, development shall not commence until full engineering design and details of the access lane and tie in details

with the adopted lanes including sections and surface-water drainage details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

2. No dwelling shall be occupied until space has been laid out within the site for 26 vehicles to be parked in accordance with the submitted plan 1628.PL05 B and approved by the Local Planning Authority and that area shall not thereafter be used for any other purpose other than the parking of vehicles.

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

3. Before the development is brought into use the cellar opening on Howard Street shall be reinstated or capped in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development commencing on site.

Reason: In the interests of highway and pedestrian safety.

4. Prior to the development being brought into use, the existing vehicular access onto Park Street shall be reinstated in full footway construction in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development on site commencing.

Reason: In the interests of highway and pedestrian safety.

5. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding.

6. 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.

7. HGV's used as part of the development shall be restricted to 08:30am to 17:00pm weekdays, 08:30am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

8. No development whatsoever shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of any dwelling hereby approved and retained in perpetuity.

Reason: In order to secure the satisfactory drainage of the site in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

9. The consent hereby granted relates to the following plans:-

- a) Topographical Survey drawing no.CLY/001.
- b) Proposed site plan drawing no. 1628.PL05B.
- c) North terrace house plans drawing no. 1628.PL10B.
- d) North terrace house elevations drawing no. 1628.PL11A.
- e) South terrace house plans drawing no. 1628.PL12A.
- f) South terrace elevations drawing no. 1628.PL13A.

Reason for the avoidance of doubt as to the approved plans.

10. Prior to the commencement of any works on site precise details including sections and levels existing and proposed for the site shall be submitted to and approved in writing by the Local planning Authority.

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

11. Building operations shall not be commenced until samples of all external

finishes and boundary treatments to be used in the development approved have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform with the samples so approved.

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