



PLANNING & DEVELOPMENT COMMITTEE

15 AUGUST 2019

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0562/10
(GH)
APPLICANT: Mr Simon Cole
DEVELOPMENT: Development of former newsagents into a 'Micro pub'.
LOCATION: **FORMER NEWSAGENTS ADJACENT TO SPAR
SUPERMARKET, GWAUNMISKIN ROAD, BEDDAU,
CF38 2BL**
DATE REGISTERED: 02/07/2019
ELECTORAL DIVISION: Beddau

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS:

The proposed change of use of the former newsagents would enable the re-use of a vacant retail unit, which would be beneficial to the street scene, enhance the vitality of the shopping parade, and provide a new social venue for residents. The small-scale development would not be considered to be harmful to neighbour amenity or highway safety, and thus accords with the provisions of the Rhondda Cynon Taf Local Development Plan

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to the Service Director Planning.

APPLICATION DETAILS

Full planning consent is sought for a change of use of the former newsagents at Gwaunmiskin Road, Beddau, to a micro pub.

No external changes are proposed to this single storey, vacant building, however floor plans have been submitted with the application. These demonstrate that the majority of the interior space would be laid out for a small bar and customer seating, with toilets and storage towards the rear.

The applicant has confirmed that the proposed opening hours would be 09:00 to midnight daily.

SITE APPRAISAL

The application property is a single storey retail unit, located at the end of a short parade of shops towards the centre of Beddau.

In close proximity to the junction of Gwaunmiskin Road and Heol Treferig the unit previously accommodate a newsagents business, but has been vacant for approximately three years.

Access to the site is gained from footways to the front and southern side, and there is a car park to the rear of the parade which also serves the other retail units, which include a Spar Supermarket.

With the exception of the retail premises to the north, the surrounding development is residential in nature, with the closest dwellings being located 21m to the south, 24m to the east and 38m to the west.

PLANNING HISTORY

There are no recent or relevant applications on record with this site

PUBLICITY

The application has been advertised by direct notification to thirteen neighbouring properties and notices were erected on site.

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation - no objection.

Public Health and Protection - no objection. A number of conditions relating to demolition, noise, dust, waste and hours of construction. However, since the application concerns a change of use with no external changes to the building, these conditions would be unnecessary.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Beddau

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 AW10 - supports development proposals which are not detrimental to public health or the environment

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.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018, and the document aims to incorporate the objectives of the Well-being of Future generations Act into Town & Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking, of PPW10 and is also consistent with the following inasmuch as they relate to the development

Chapter 1 (Managing New Development)

Chapter 2 (Maximising Well-Being and Sustainable Places through Placemaking)

Chapter 4 (Active and Social Places)

Other policy guidance considered:

PPW Technical Advice Note 12 - Design

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

The application relates to the change of use of a A1 retail unit formerly operating as a newsagents, to a micro pub (use class A3). It is understood that other than for

temporary uses, including a 'pop-up' bar, the unit has been vacant for at least two years.

Whilst the parade of shops does not fall within an LDP designation defining the shopping area as a retail or local neighbourhood centre, it is evident that having an empty unit in a prominent location is neither attractive in terms of the street scene, or contributes towards the attractiveness and vitality of the group as a whole.

Therefore, in principle the beneficial re-use of this vacant site would be supportive and welcomed. Nonetheless, the suitability of the proposed public house is one that requires further consideration, particularly in respect of neighbour amenity, and these issues are considered below.

Impact on the character and appearance of the area

At this stage the application concerns only the change of use. Notwithstanding that future applications might be forthcoming, such as for example, an advertisement consent, the development would not result in any material changes to the form and external fabric of the building.

Consequently, there are no objections in this regard.

Impact on neighbouring occupiers

In the absence of any physical external alterations to the building, the change of use would not result in any direct consequences to its relationship with neighbouring occupiers, which other than the adjacent retail units, comprise a range of dwellings.

The key consideration then, is whether the new use would cause detriment to residents, primarily from any noise caused by customers.

Firstly, it is noted that the micro pub would be limited to the interior of the building and that there is no external curtilage associated with the property that could be used for sitting out, or as a beer garden.

Secondly, the small scale of the premises would limit any opportunities for large gatherings or events of any significant size; thus the likelihood of any disturbance is much less than might be the case for a larger pub with greater capacity.

Thirdly, whilst the matter of neighbour amenity is primarily a planning concern, the proposed micro pub would require an on-licence for the sale of alcohol, whereby the licensing regime will consider and control matters of public order. There is also an existing late night retail use at the adjacent Spar supermarket, which benefits from an off-licence and is open until 11pm on weekdays and Saturday.

Therefore, in terms of the impact on the amenity and privacy of neighbouring residents, and in the absence of any objections or representations to the contrary, the application is considered to be acceptable.

Highways and accessibility

The property is located within the shopping precinct at Beddau, to the front of which Gwaunmiskin Road has a carriageway width of 7.6m with 2m wide footways. The highway is subject to a 20mph speed limit, has a zebra crossing with zig-zag markings and single yellow lines preventing on-street car parking at peak times (8:00-18:00 Mon-Sat). Consequently the site is considered acceptable for safe vehicular and pedestrian movement.

To the rear of the precinct there appears to be a shared car park for the use of customers and staff. So far as off-street parking is concerned the Council's SPG for Access, Circulation and Parking stipulates a maximum requirement of 2 off-street car parking spaces for the existing newsagents. Conversely, the proposed micro pub would require up to a maximum of 13 spaces.

There is concern that the proposed increases the existing car parking demand. However, taking into account the location of the property in the centre of the community it is anticipated that the majority of future patrons would walk to the micro pub.

Furthermore, it is likely that peak business times would be outside that of the other businesses. Therefore with this in mind and noting the existing traffic regulations preventing on-street parking on Gwaunmiskin Road, the development is considered acceptable on balance.

Conclusion

It is considered the proposal would not have a significant impact on the character and appearance of the locality, cause unacceptable detriment to the residential amenity of the surrounding neighbouring properties, or harm highway safety. The application is therefore considered to comply with Policies AW5, AW6 and AW10 of the Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

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 approved plans and documents received by the Local Planning Authority on 30th May 2019 and 3rd July 2019, unless otherwise to be approved and 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 the permission.

3. The public opening hours of the business shall be restricted to the following:

Monday to Sunday (including Bank Holidays) 09.00 to 24.00 hours

Reason: In the interests of the amenity of neighbouring occupiers and to define the scope of the consent, in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

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