



RHONDDA CYNON TAF

PLANNING & DEVELOPMENT COMMITTEE

3 SEPTEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0394/08 (BJW)
APPLICANT: c/o agent (Agent – RCTCBC)
DEVELOPMENT: Installation of demountable office including WCs, kitchen/break room and locker room.
To be installed on existing slab of previously demolished steel framed building.
LOCATION: FORMER RHONDDA READY MIX CONCRETE, DINAS DEPOT, CYMMER ROAD, DINAS, PORTH, CF39 9BL
DATE REGISTERED: 01/05/2020
ELECTORAL DIVISION: Porth

RECOMMENDATION: Approve

REASONS:

The proposed demountable office building would improve facilities for the Council's Street Care operatives within this busy Council depot and would be in keeping with the existing use of the site.

The proposal would be acceptable in terms of its impact on neighbouring properties, the character and appearance of the area and highway safety considerations.

REASON THAT THE APPLICATION IS BEING REPORTED TO COMMITTEE

The application is being made by the Council for an upgrade to its own facilities and as such, is within a category of development where determination powers are not delegated to the Director of Prosperity and Development.

APPLICATION DETAILS

Full planning permission is sought for the installation of a demountable office building within the yard area of the former Rhondda Ready Mix Concrete site off Cymmer Road, Dinas. It is proposed the new building be installed on the existing raised slab of a previously demolished steel framed building at the site and would provide facilities for Council staff using the site.

The building would measure 12m in length by 6m in depth by 3.5m in height to the highest part of the roof. The building would consist of a circulation area; two no. offices; a locker/drying room; a mess room; kitchen; female/disabled W.C. and a male W.C. The finished floor level of the building would be 250mm above ground level. The building would be finished in colour coated steel sheeting, steel doors and powder coated aluminium windows.

The application is accompanied by a supporting Design and Access Statement (DAS) which states "It is envisaged that the proposed office will be used as a facility to enable Street Care operatives to carry out their duties as outlined by RCT."

SITE APPRAISAL

The site is now a vacant concrete slab that previously contained a two-storey, block constructed commercial/industrial building with a flat roof and external, box profile cladding at first floor level.

The building previously formed part of a commercial/industrial use, a concrete production facility with associated offices, in a roadside location between Porth and Dinas. The site was acquired by the Council in order to expand its waste management and street care facilities and the building, one of two within the site, was demolished following an application for prior approval for demolition earlier this year (application 19/1305/23 refers). The site is immediately adjacent to the Council's waste management facility to the west.

PLANNING HISTORY

19/1305/23	Dinas Depot, Cymmer Road, Porth, CF39 9BL.	Demolition of ready mix concrete building (application for prior approval for demolition).	17/02/2020 Prior approval not required
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PUBLICITY

The application has been advertised by neighbour notification letters and site notices. No representations have been received.

CONSULTATION

Transportation Section – no objection.

Flood Risk Management – no response at the time of writing the report. Members will be updated of any response orally at the Committee meeting.

Public Health and Protection Division – no objection, subject to conditions to control the hours of operation during the construction phase of the development and standard informative notes.

Also advises:

A search of our records relating to potentially contaminating past land uses has shown that the application site was formerly occupied by a Council yard and works. It is therefore considered that there is a potential for hazards associated with land contamination to exist on the development site.

Due to the size and nature of the proposed development, the applicant should be advised of the past use(s) of the site and the potential for contamination to exist. Additionally the applicant may wish to undertake their own site investigations to allow further assessment of the potential hazards and to comply with their duty of care.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is within the settlement boundary of Dinas (Porth) and is unallocated.

Policy CS1 - In the Northern Strategy Area the emphasis will be on building strong, sustainable communities. This will be achieved by encouraging a strong diverse economy which supports traditional employment.

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 AW10 – Advises that new proposals would not be permitted should they be considered unacceptable in terms of Environmental Protection and Public Health.

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy that 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 (Wales) Act into Town and 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 proposed development:

Chapter 3 Strategic and Spatial Choices
Chapter 4 Active and Social Places
Chapter 5 Productive and Enterprising Places
Chapter 6 Distinctive and Natural Places

Planning Policy Wales Technical Advice Note 12 - Design

The above chapters and Technical Advice Note set out the Welsh Government's policy on planning issues relevant to the determination of this planning 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

The application site is within the defined settlement boundary where development is considered to be acceptable in principle subject to compliance with other policies within the Local Development Plan. It is part of the previous Rhondda Ready Mix Concrete business which operated from the site and has been acquired by the Council in order to expand the existing waste management depot facilities which are immediately to the west of the site.

The proposed demountable office building would improve the facilities for the Council's Street Care operatives enabling them to carry out this frontline function from the site.

It is considered that the use of the site and the installation of the proposed demountable building would be suitable and in keeping with the other uses in the surrounding site(s) being used by the Council. The proposal would therefore make a productive use of the currently disused yard area.

Other issues, such as its appearance and the impact that the development would have within the local and wider context and its effect on highway safety are considered later within the report.

Impact on amenities of neighbouring properties

The proposed site is located over 90m from the nearest residential properties (Melroy Bungalow, located at a much higher level than the application site) and would be separated from those properties by the main highway and the increase in level.

It is considered that due to the scale of the proposed building, its layout and the relationship between the site and neighbouring properties, that the proposal would not have any detrimental impact on those neighbouring properties.

Consequently, it is considered that the proposal is acceptable in this respect.

Character and appearance of the area

The proposed building would form a modest, utilitarian and acceptable commercial/industrial addition to the wider Council yard.

The building and its use would be acceptable within its immediate setting and the wider setting of the extended yard within which it resides.

Consequently, it is considered that the proposal would be visually acceptable within the context of the surrounding site.

Highway Safety

The Transportation Section have raised no objection to the proposal in terms of its effect on highway safety. In coming to this view the following comments have been offered:

There are no proposals to improve the vehicular access but there is an intention to use the former concrete yard, which now stands empty, to provide additional parking facilities for the Street Care team which is acceptable. Vision splays onto Dinas Road are also acceptable. The proposal would provide for better facilities for the Council's Street Care Team with no access to the general public which is also acceptable. Additionally, it is not anticipated that the proposal will generate additional vehicular movements after construction to that which already occur which is acceptable. Subsequently, no highway objection is raised or conditions suggested.

Other issues

The comments of the Public Health and Protection Division in respect of a condition to restrict the hours of operation during construction are acknowledged, however it is considered that this issue can be better addressed through other legislative controls open to the Council.

The suggestion that the applicant be made aware of previous potentially contaminating land uses is considered to be reasonable and necessary to include as an informative note.

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 not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

The development would bring a piece of redundant land back into beneficial use, improving the facilities and utility of the site in a manner that would be in keeping with the wider uses undertaken by the Council within the immediate area.

The proposed development is therefore considered to be acceptable in principle and it is not considered the proposal would have a detrimental impact on neighbouring properties or highway safety and would also be visually acceptable.

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 approved plans ref:

- Site Location plan, Drawing No. 15027-3607-B001
- Site Plan, Drawing No. 15027-3607-B01
- Proposed floor plan, Drawing No. 15027-3607-B02
- Proposed elevation plan, Drawing No. 15027-3607-B03

and documents received by the Local Planning Authority on 29/04/20 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.