

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT
CONTROL
COMMITTEE
3 OCTOBER 13**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 10
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APPLICATION NO: 13/0535 - DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 40 NO. EXTRA CARE FLATS WITH COMMUNAL AND ANCILLARY FACILITIES AND ASSOCIATED WORKS AT FORMER COUNCIL DEPOT, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN.

1. PURPOSE OF REPORT

Members are asked to consider the report below and determine the application in accordance with the advice and recommendation.

2. RECOMMENDATION

To **APPROVE** the application in accordance with the advice given

3. BACKGROUND

This application was originally considered at a meeting of the Development Control Committee on 5 September 2013 with a recommendation that it be approved (see **APPENDIX A**). At that meeting Members resolved to defer determination of the application to enable discussions to take place with the applicant regarding the fire safety issues associated with the proposed development.

Since that date the applicant has conformed, through the submitted Design and Access Statement, that emergency vehicles are able to access all of the western face of the building, comfortably exceeding the 15% perimeter access required by the Building Regulations. A dry riser is to be located on the staircase at the westerly, most public end of the proposals, with sufficient space for a fire appliance to pull up alongside. The building is also to be fitted with a sprinkler system, this system will be a mist system adequate to put out fires such as kitchen fires. In addition, and as part of the Building Regulations, the applicant has commissioned and subsequently submitted a Fusion Report prepared by a qualified fire safety consultant which ensures the proposed development meets all relevant fire safety standards and is fully accessible to fire appliances and fire-fighting equipment.

Taking the additional information into account Members are recommended to approve the application in accordance with the report attached at **APPENDIX A.**

APPENDIX A

APPLICATION NO: 13/0535/10 (PB)
APPLICANT: Hafod Housing Association Ltd
DEVELOPMENT: Demolition of existing buildings and construction of 40 no. ExtraCare flats with communal and ancillary facilities, and associated works.
LOCATION: FORMER RCT DEPOT, COWBRIDGE ROAD, TALBOT GREEN, PONTYCLUN, CF72 8HL
DATE REGISTERED: 05/06/2013
ELECTORAL DIVISION: Talbot Green

APPLICATION DETAILS

This application seeks full planning permission to demolish existing buildings and construct 40 extra care flats on the former Council Depot site, Cowbridge Road, Talbot Green. The principal components of the scheme would involve:

- A new contemporarily designed building which would be part three-storey and part two storey, in a T'- shaped configuration. The three-storey residential block would be arranged in two rows, one facing across the A473 and other towards the external spaces contained by the site and the neighbouring residential development. The two-storey communal block would be subservient to the residential block.
- Access to and from the site together with a hard surfaces plaza incorporating parking for 16 vehicles off Cowbridge Road in the north-west quarter of the site, whilst a soft courtyard garden would be laid out in the north-east quarter.

Extra Care is an alternative to a traditional care home and enables older people to retain an independent lifestyle, whilst being able to access on-site care and support services when required. In Extra Care, as and when residents' needs change through advancing age or ill-health they can access a higher level of care/support but without the need to move. Also, Extra Care allows couples to remain living together but in an environment where additional care and support is at hand. Therefore, Extra Care housing supports independent living and increases choice by providing older people with their own homes together with care and support that meets individual needs.

The application is supported by:

- Design and Access Statement
- Ecology Report
- Transport Statement
- Travel Plan
- Site Investigation
- Statement of Community Consultation
- BREEAM report

- Planning Statement
- Environmental Noise Survey

SITE APPRAISAL

The application site comprises a former Council Depot at the end of Cowbridge Road where it terminates and abuts the railway line. The Depot ceased to be used in about 2007. The site has one access off Cowbridge Road.

The site is located in a predominantly residential area, with properties off Fanhaulog abutting the northern boundary separated from the site by a large brick wall. A modern housing development is located to the west of the site, while to the east there is a Kingdom Hall of the Jehovah's Witnesses place of worship. The southern boundary abuts the disused railway line with the A473 located immediately along side to the south. A pedestrian footbridge runs from the south-west corner of the site providing a link over the A473. .

PLANNING HISTORY

01/2725	Environmental Services, Rhondda Cynon Taff, Cowbridge Road, Talbot Green, Pontyclun	Erection of 3m high pallisade fencing (powder coated green) to southern & part eastern site boundaries of existing compound.	GRT 14/09/01
92/0256	Highways Depot, Cowbridge Rd, Talbot Green, Pontyclun	Single storey mobile office block to be utilised as temporary offices for Capital Works Unit.	RNO 19/05/92
92/0046	The Highways Depot, Cowbridge Rd Pontyclun	Single storey mobile office block (Observations)	RNO 20/02/92
90/0707	The Highways Depot, Cowbridge Rd Pontyclun	Observation requested – Two storey office block	RNO 22/10/90
82/0741	The Highways Depot, Cowbridge Rd Pontyclun	Construction of salt barn within depot	WDN 02/05/83

PUBLICITY

Neighbouring properties notified of the applications, site notices displayed and a notice published in the Press.

No public representations received.

CONSULTATIONS

Transportation Section - no objection subject to conditions. Transport tariff not required as development is for social housing, therefore excluded in accordance with SPG requirements.

Land Reclamation and Engineering- no objection subject to conditions.

Public Health and Protection - no objection, with comments and advice on demolition of existing buildings, construction phase hours, noise, dust, waste and previous land use.

Natural Resources Wales - no objection subject to conditions requiring the submission and approval of detailed bat mitigation being attached to any permission granted.

Parks and Countryside Section - no objection subject to bat mitigation measures being incorporated into development and a wildlife protection plan condition.

Dwr Cymru/Welsh Water - no objection subject to drainage conditions.

South Wales Fire and Rescue Service - no response.

POLICY CONTEXT

Rhondda Cynon Taff Local Development Plan

Application site lies within settlement limits of Talbot Green and is unallocated.

Policy CS2 promotes residential development in the south, including development that promotes the re-use of previously developed land and realises the importance of Llantrisant /Talbot Green as an area of social and economic growth.

Policy CS5 identifies the number of affordable housing to be provided.

Policy AW2 supports development on non-allocates sites that are in sustainable locations only.

Policy AW4 lists community infrastructure and planning obligation contributions to be sought in respect of new development.

Policy AW5 and AW6 list amenity, accessibility, design and placemaking criteria that will be supported in new developments.

Policy AW8 seeks to protect and enhance the natural environment.

Policy SSA3 supports residential development in Talbot Green that reinforces its role (with Llantrisant) as a Principal Town.

Policy SSA13 supports residential development within defined settlement boundaries subject to criteria.

Policy SSA11 requires a minimum of density of 35 dwellings per hectare on new development sites unless a deviation justified.

Policy SSA12 seeks provision of 20% affordable housing on developments of 5 dwelling units or more.

National Guidance

Planning Policy Wales, Chapter 9 Housing sets out the Welsh Government's policy on housing and planning.

Other relevant policy guidance consulted:

PPW Technical Advice Note 12: Design

PPW Technical Advice Note 18: Transport

Manual for Streets

PLANNING CONSIDERATIONS

Main issues

- **Principle of residential development of the site**
- **Design, character and appearance**
- **Access and highway safety**

Principle of residential development of the site

As a matter of principle, and unless there are any other material considerations to indicate to the contrary, the proposed residential development of this site is acceptable because it involves re-use of unallocated land within the settlement boundary of Talbot Green and would help reinforce its role as a Principal Town in accordance with LDP Policy SSA13. Moreover, residential development of the site, including a residential care facility, is compatible with the character of uses surrounding the site, which likewise are predominantly residential.

Design, character and appearance of the development

The main body of the building is three-storeys, which reflects the flats at the southern end of the housing development on the western side of Cowbridge Road, and is residential in character and appearance. The communal wing is two-storeys and different in character to the residential component, to

introduce variety, to further break down the scale of the development, and make the facility as legible as possible. The evolution and rationale of the design of the scheme is explained in greater detail in the Design and Access Statement that accompanies the application. Suffice to say at this stage, the proposal has evolved through considerable pre-application discussion involving officers of the Council and is broadly welcomed as being reflective of those discussions. There are no elements of the proposal that give rise to concerns in terms of their consequences for the character and appearance of the locality.

Access and highway safety

The proposed development is to be served by two access points for vehicles off Cowbridge Road that comprise of an in/out arrangement each 6m wide that would provide for safe and satisfactory access. The one-way internal road layout is 6m wide that allows for satisfactory vehicular access to and from the perpendicular parking bays and circulation within the site. Pedestrian access is gained via a segregated route off Cowbridge Road to the front entrance of the building that provides a safe and satisfactory link that avoids conflict with circulating vehicles. The Council's Supplementary Planning Guidance on parking indicates the development would require a maximum of 17 on-site spaces where 16 are shown on the submitted plan. However, considering the application site is in a sustainable location, within reasonable walking distance of bus services and local amenities, the shortfall of parking provision by one space is not a significant drawback.

For these reasons the Transportation Section has lodged no highway objection to the proposal and in this regard the proposal is considered acceptable.

Other issues

Ecology

As the proposal involves the demolition of existing buildings there is the potential for the development to effect roosting and/or breeding Bats, which are protected by law. Bat survey work has been undertaken on behalf of the developer, which meets with the approval of the Council's Ecologist and Natural Resources Wales (NRW) subject to the incorporation of appropriate mitigation measures into the design of the building, which are capable of being secured by planning conditions.

Privacy and amenity

Although the proposal is for quite a large scale development, the design and layout does not give rise to any significant issues of risk to the privacy and amenity of residential properties neighbouring the site. Indeed, there have been no objections to the scheme from members of the public.

Drainage and contamination

The drainage of the development and investigation of any contamination of the land, highlighted in the representations from Welsh Water, Land Reclamation and Engineering and Public Health and Protection, are all matters that are capable of being adequately dealt with by means of planning conditions.

Summary and conclusion

The residential proposal is acceptable as a matter of principle as it involves re-development of a disused depot site that would contribute to the economic and social growth of Talbot Green and reinforce its role as a Principal Town. The design, scale and massing of the scheme are acceptable in terms of their consequences for the character and appearance of the locality and access and highway safety, and there are no other material considerations of overriding concern. The recommendation is therefore that the application be approved subject to the conditions set out below.

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. No development shall take place until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
 - a) An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
 - b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
 - c) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
 - d) Details of proposed bat mitigation measures to be incorporated into the development;
 - e) Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
 - vi) Provision of training and information about the importance of the 'Wildlife 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

3. Building operations shall not be commenced until samples of the external materials proposed to be used 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 .

4. 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.

5. No development shall commence until a scheme for protecting the future occupiers of the development hereby permitted from noise from the A473 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. This scheme should take into account the increased traffic flow along the A473 which would be expected following the construction of the nearby Talbot Green new town centre development (Leekes Department Store, Former Purolite Works and Staedtler Factory site).

Reason: To safeguard the residential amenity of the occupants of the proposed development in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. Prior to the commencement of development, 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 minimise any damage which might arise as a result of contamination. The development, hereby permitted, shall be carried out in accordance with the approved site investigations report.

Reason: The site may be contaminated due to its previous use and as such a site investigation/contamination report is required in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The buildings shall be occupied until drainage works have been implemented 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.

8. Notwithstanding the submitted plans, full engineering design and construction details of the proposed in/out accesses shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation.

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

9. 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 in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. 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 in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

11. 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 in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. No lorries shall enter or leave the site between the hours of 08:30am to 09:00am and 14:30pm to 15:30pm on weekdays.

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

13. Each new non-residential building hereby permitted shall be constructed to achieve a minimum Building Research Establishment Environmental Assessment Method (BREEAM) overall 'Very Good' and achieve a minimum of 6 credits under category 'Ene1 - Reduction of CO₂ Emissions' in accordance with the requirements of BREEAM 2011. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

14. Unless otherwise agreed in writing by the Local Planning Authority, construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' and a minimum of 6 credits under Ene1 – 'Reduction of CO₂ Emissions' has been achieved for that individual building in accordance with the requirements of BREEAM 2011.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

15. Prior to the occupation of each individual building hereby permitted, a 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum BREEAM overall 'Very Good' and a minimum of 6 credits under 'Ene1 - Reduction of CO₂ Emissions' has

been achieved for that building in accordance with the requirements of BREEAM 2011.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

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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

3 OCTOBER 2013

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATION NO: 13/0535 -
DEMOLITION OF EXISTING
BUILDINGS AND CONSTRUCTION
OF 40 NO. EXTRA CARE FLATS
WITH COMMUNAL AND
ANCILLARY FACILITIES AND
ASSOCIATED WORKS AT FORMER
COUNCIL DEPOT, COWBRIDGE
ROAD, TALBOT GREEN,
PONTYCLUN.**

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See Relevant Application File

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