

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE
4 FEBRUARY 2016**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No.4
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.15/1055 - Conversion of former Town Hall , snooker club and night Club into 18 no. residential units and 5 Retail units (amended plans received 30/09/15, amended description received 05/10/15, additional information received 21/12/15), Old Town Hall, 15 De Winton Street, Tonypany
2. Application No.15/1159 - Rear extension to ground floor, 2 Oxford Street, Treforest, Pontypridd.
3. Application No.15/1170 - Change of use from existing public house and bedrooms to 6 no. self contained flats, The Morning Star Public House, 59 Llantrisant Road, Graig, Pontypridd
4. Application No.15/1453 - Extension of the Treherbert Waste Recycling Centre, to accommodate a trade waste recycling area, Treherbert Recycling Centre, Treherbert Industrial Estate, Treherbert
5. Application No.15/1637 - The remodelling and refurbishment of the interior and exterior of Pontypridd YMCA which will also include a new build element to the rear of the site, Pontypridd YMCA, Crossbrook Street, Pontypridd.

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APPLICATIONS RECOMMENDED FOR APPROVAL

APPLICATION NO: 15/1055/10 (HL)
APPLICANT: One Holding Group
DEVELOPMENT: Conversion of former Town Hall , snooker club and night Club into 18 no. residential units and 5 Retail units (amended plans received 30/09/15, amended description received 05/10/15, additional information received 21/12/15)
LOCATION: OLD TOWN HALL, 15 DE WINTON STREET, TONYPANDY, CF40 2QU
DATE REGISTERED: 21/12/2015
ELECTORAL DIVISION: Tonypandy

RECOMMENDATION: Approve

REASONS:

The proposal is considered acceptable in principle. The application is located within the settlement development limits and retail area of Tonypandy and is in keeping with the polices of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales in terms of use layout, design, its impact on residential amenity, highway safety, flooding and ecology.

APPLICATION DETAILS

The application seeks full planning permission for the conversion of the former Tonypandy Town Hall at 15 De Winton Street, to provide five ground floor units to be used for A1 (Retail) and A2 (Financial and Professional Services) purposes and 18 one-bedroom residential units over the ground to third floor of the building. The works of conversion would largely take place within the fabric of the building with the exception of the insertion of a window in the pediment of the south-western (rear) gable elevation and 10 roof lights: six in the north-western and four in the south-eastern roof planes of the building.

The basement of the building would be used as a service area for the whole building with refuse storage and cycle storage. The ground floor would accommodate all five of the commercial units and 4 flats, accessed via the existing front door in the north-eastern (front) elevation, adjacent to De Winton Street. The first floor would contain 6 flats, a management office, service cupboard and cleaner's store with a secondary means of escape provided in the south-eastern (rear) elevation. The second floor would accommodate 6 flats with a secondary means of escape provided in the south-western (rear) elevation, providing access to the existing wrap around balcony/

fire-escape and access onto Gilfach Street to the south-west of the building. The third floor would accommodate two flats.

No extensions to the building or off street parking provision are proposed as part of the application.

- The application is accompanied by the following:
- Design and Access Statement and;
- Bat scoping survey

SITE APPRAISAL

The application site comprises a substantial, four storey building (including basement), built in approximately 1892, located on the south-western side of De Winton Street, close to the town centre of Tonypany. The site is located within the settlement limit and retail centre as defined by the Rhondda Cynon Taf Local Development Plan. Tonypany is identified as a Key Settlement in the Development Plan.

The north-east (front) elevation of the building is directly on the pavement of De Winton Street while to the north-west (side) of the site is a car park owned and operated by the Authority. The south-eastern (side) of the building adjoins with an existing, two storey, terrace of residential and commercial properties. The south-western (rear) elevation is adjacent to an existing residential property (36 Gilfach Road) and a steep bank which climbs up to Gilfach Road. The building is currently vacant and was previously used as night club in the basement, Local Authority offices at ground and first floor level and a snooker club at second floor level with the substantial, full height, loft space used for storage.

Externally the north-eastern (front) elevation of the building is double fronted, finished with dressed natural stone with red and yellow brick quoin, jamb and detailing and upvc framed windows with the exception of a large circular opening in the north-eastern (front) pediment which currently contains a horizontal timber grill. The south-eastern and north-western (side) elevations contain numerous window openings, all set within arch topped rendered recesses. The south-western (rear) elevation is finished with natural, roughly coursed, stonework with yellow brick door jamb detailing with a door at both first and second floor level.

The topography of the area falls steeply from south-west to north-east and more gently from north-west to south-east. As a result, the front elevation appears a storey taller than the rear elevation. Although substantial, visually prominent in the street scene and with some inherent architectural merit, the building is not listed.

The site is located within the C2 flood zone as defined by the Development Advice Maps of Technical Advice Note 15.

PLANNING HISTORY

04/1294/10	Change of use from snooker club and bar to offices (B1)	Granted 08/10/04
98/6568	Change of use to shops/ offices and the erection of metal roller shutter blinds to ground floor windows and doors	Granted 13/11/98
96/6562	Relaxation of planning conditions in respect of use of former Town Hall, development of car parking	Granted 05/02/98
88/0828	Change of use from offices and stores for 1st and 2nd floors to licensed snooker sports and social club	Granted 03/03/89
88/0458	Proposed conversion of 2nd and 3rd floors into a Hotel and extension on ground floor	Granted 03/03/89
87/0082	Change of use of 4 shops on ground floor to office use A1 and B2	Granted 05/05/1988
87/0389	Conversion of 2nd and 3rd floor into Hotel	Refused 01/10/87
87/0390	Car park and patio alongside former Town Hall	Granted 17/05/88
85/0680	Hotel and shopping centre with car park	Refused 29/07/1986
83/0009	Shopping arcade to include hot food, pet food, shops, restaurant and offices (first floor only)	Granted 15/02/83
81/0331	Shopping arcade with storage facilities	Granted 17/08/89
80/1043	Shopping arcade with storage facilities	Granted 06/01/81

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 a condition requiring the provision of secure cycle parking.

Countryside, Landscape and Ecology – no objections subject to conditions.

Natural Resources Wales – no objections.

Affordable Housing Officer- requests the provision of a 30% market value commuted sum of two of the properties.

Dwr Cymru/ Welsh Water – no objections subject to conditions relating to the disposal of foul and surface water from the site.

South Wales Police – no objections subject to conditions. Security alterations recommended.

Glamorgan Gwent Archaeological Trust – we welcome the proposed conversion which will retain the current façades of the building, especially the front elevation. The Historic Environment Record contains sufficient information on the current structure and therefore we do not object to the positive determination of the application and do not seek to place any conditions on any consent.

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 being within the residential settlement boundary and retail centre of the Key Settlement of Tonypanydy.

Policy CS1 – Development in the North, promotes the reuse of underused land and buildings and realising the importance of Principal Towns

Policy CS4 Housing requirements states that 14,385 new dwellings will be required within the plan period.

Policy CS5 – seeks to provide 1770 affordable housing units over the plan period.

Policy AW1 – states that provision will be made for the development of new dwellings including, the conversion of suitable structures to provide housing.

Policy AW2 – requires new development to be in a sustainable location.

Policy AW4 – identifies that planning obligations will be sought where appropriate

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

Policy AW6 – sets out appropriate design and place-making criteria when considering new development.

Policy AW7 –specifies that development proposal will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the built environment.

Policy AW8 – seeks to preserve and enhance the Borough's distinctive natural heritage.

Policy AW10 – development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and / or local amenity because of, amongst others, flooding, unless it can be demonstrated that measures can be taken to overcome any significant adverse risk.

Policy NSA2 – supports residential and commercial developments that support and reinforces the roles of Key Settlements.

Policy NSA11 – requires the provision of 10% affordable housing on sites of 10 units or more.

Policy NSA12 – supports housing development within and adjacent to the settlement boundary subject to criteria.

Policy NSA13 – supports the conversion of large buildings to residential use subject to criteria.

The following SPG is also relevant to this proposal:

- Design and Placemaking;
- Affordable Housing;
- Access Circulation & Parking Requirements.
- Nature Conservation
- Design in Town Centres
- Affordable Housing
- Planning Obligations
- Development of Flats - Conversions and New Build
- Employment Skills

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 (Edition 9 January 2016) Chapter 2 (Local Development Plans), Chapter 3 (Making and Enforcing Planning Decisions),Chapter 4 (Planning for Sustainability), and Chapter 9 (Housing) 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 18: Transport;

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Principle of Development

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.

The application site comprises a large four storey, semi detached, vacant building, located within the settlement limits and retail centre of the Key Settlement of Tonypany as defined by the Local Development Plan. The application proposes the change of use of the ground floor to provide 5 commercial (B1) units and four one bedroom residential units with a further 14 one bed units arranged over the first to third floors of the building. Being mindful that the development would retain active commercial units within the front of the building at ground floor level, the principle of development is considered acceptable. The key considerations with regards to the application have been determined as the impact of the development on the character and appearance of the area, the residential amenities of those living closest to the site, highway safety flooding and ecology.

Character and Appearance of the Area

As specified above, the application site comprises a substantial and visually prominent building, positioned on the south-western side of De Winton Street, immediately adjacent to a public car park owned and run by the Authority. The building is defined as being within the retail centre but is outside of the pedestrianised area of Tonypany. Although no marketing information has been provided, it is reported that the building has been under utilised and then vacant for a period of time.

The plans submitted indicate that the works of conversion would largely take place within the fabric of the existing building with the exception of the provision of a new window in the pediment of the south-western (rear) elevation to serve one of the two, third floor residential units and the insertion of roof lights in both roof planes. At the time of inspection it was noted that all of the original windows have been replaced with uPVC frames and that any internal architectural features had been removed some time previously. Being mindful of the site's position within the retail centre and the period of time for which the property has been under utilised and subsequently vacant, it is considered that the application proposes a use, density of development and design that would be complimentary to the surrounding properties. It is considered that the development would bring a building of some architectural

standing back into full active use to the benefit to the overall vitality and viability of the area, would integrate positively with the existing built form and would be a valuable contribution to the townscape of this part of the settlement.

On the basis of the above the application is considered in keeping with the character and appearance of the surrounding area and in accordance with the provisions of policies AW5, AW6 and NSA2 of the Rhondda Cynon Taf Local Development Plan.

Residential Amenity

As specified above, the application proposes the provision of 18, one-bedroom residential units arranged over the ground to third floor of the building with the basement retained as a service area with specific refuse and cycle storage areas. All the residential properties are identified as being open market units. There are a number of residential properties in close proximity to the application site with a mix of flats and terraced dwellings evident. The plans submitted, indicate retaining all existing window and doors openings. The windows in the north-eastern (front) elevation at first and second floor level are particularly large and as such the use of the upper levels of the building could generate some increased overlooking and loss of privacy to the residential properties opposite. However, being mindful that the application proposes the conversion of an existing building as opposed to demolition and rebuild, to which more modern building standards could be applied and the previous use of the building as offices and a snooker hall, it is considered that the overlooking generated could be considered mutual in effect and that any increased detrimental impact on the amenity of existing residents would not be so significant to warrant refusal of the application on such grounds. It must also be acknowledged that a front to front overlooking arrangement such as that proposed is not unusual within a Valleys context.

The plans submitted do indicate that provision of a new window in the south-western (rear) elevation of the building. This would be sited within 10m of 36 Gilfach Road, to the rear of the site. However, as 36 Gilfach Road is positioned at a much higher level than the application site and is positioned at a slightly oblique angle, it is considered, on balance, that the proposal would not generate such a significant level of overlooking or loss of privacy to warrant refusal of the application on such grounds.

Following direct neighbour notification and the erection of site notices, no public objection or comments have been received. In light of the above, the proposal is considered acceptable in terms of its impact on the amenities of any residential properties adjacent to the site and is considered compliant with the relevant requirements of Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

In terms of the occupiers of the units there is a contained space adjacent to the north-western elevation of the building. Although this is at basement level, below the level of the adjacent car park, it could be used as for amenity purposes. There is also a specific refuse storage area, identified on the plans, within the basement, that would allow bins to be stored off the pavement. As such it is considered the proposal

would accord with guidance within the Council's Supplementary Planning Guidance for flat development.

Highway Safety

The building is sited immediately adjacent to an Authority run car park. Whilst there is a basement within the property with an associated courtyard area adjoining the north-western (side) elevation, this is well below the level of the car park which significantly hinders the provision of any on site parking or basement parking.

Following consultation, the Authority's Transportation department have provided the following information:

There is no off street parking proposed and due to site constraints, no potential to provide any. The public car park to the west contains 64 spaces and 8 disabled spaces with a charge of £1.30 for 4 hours and £2.50 for over four hours 08:00-18:00 Monday to Saturday.

De Winton Street is on a bus route and has a carriageway width of 7.6m with double yellow lines on both sides of the carriageway to maintain the free flow of traffic. There is a 1.8m wide pavement which provides a pedestrian link to the site.

The proposed primary access for the commercial and residential units in the front of the building may result in delivery vehicles loading and unloading on De Winton Street. The proposed use generates a net decrease in the off street parking demand of 88 spaces (Existing use = 119 spaces, proposed= 31 spaces). Although the adjacent car park is free after 18:00, this cannot be guaranteed for use and the Council could also increase the charges and hours of charging. Such a situation could result in overspill, indiscriminate on-street parking to the detriment of safety of all highway users and free flow of traffic. Whilst the lack of on site parking provision does raise concerns, the provision of secure cycle storage, secured by a condition would go some way to mitigate the impact and promote sustainable modes of transport. There is also the potential to promote the use of sustainable modes of travel within the vicinity of the site by upgrading existing facilities such as Bus Stops by way of a financial contribution of £10,000 (£555 per unit) secured by way of a Section 106 Agreement.

Taking the above into consideration, no objection to the application is raised, subject to the imposition of conditions and a Section 106 agreement to provide a financial contribution towards the upgrading of the bus stops in the vicinity.

Although the comments raised with regard to delivery vehicles and the potential for building users/ residents to park on the street are noted, given the proximity of the site to the car park, such potential is considered limited. Furthermore all vehicles would still be the subject of highway regulations and in breaching these would expose the driver liable to appropriate enforcement action. With regards to the request to a contribution towards upgrading the bus stops, it is noted that whilst the

bus stops are considered to be substandard and thereby limit use by less able bodied persons, there are existing bus stops in close to the site. If there was no existing provision in the area then the request would be supported. However, in this instance it is considered that the contribution does not meet the Section 106 tests, in that the contribution is not necessary to make the development acceptable in planning terms and as such should not form part of any Section 106 agreement for the site.

In light of the shortfall in parking demand generated by the proposal, the proximity of the site to the existing car parking and the level and type of accommodation and development proposed, it is considered that the proposal would not have a detrimental impact on the highway safety of the area and is considered compliant with the requirements of policies AW5, AW6, NSA2, NSA12 and NSA13 of the Rhondda Cynon Taf Local Development Plan.

Flooding

The site is located within the C2 flood zones of the Nant Clydach as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Residential accommodation is classified as being vulnerable development. Following consultation Natural Resources Wales have provided the following response:

"Our Local Development Flood Risk Officer has been to visit the site and we have considered the proposed cross section and the drainage layout as submitted. Drawing JAM 02/2015 confirms a Finished Floor Level of 134.0800m AOD compares with a river bed level of 125.00m AOD giving an elevation of 9.300, AOD above the Nant Clydach. We therefore have no objection to this proposal."

On the basis of the above the application is considered compliant with the requirements of policies AW2 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Ecology

Being mindful of the traditional construction of the building, its eternal materials with slate roof, stone walls and timber soffits and fascias and the circular opening in the north-eastern (front) elevation, there is the potential for the building to be used by bats. Following an examination of the building by a qualified Ecologist, no evidence of any recent bat activity was detected within the loft space. However the report does acknowledge that there is some potential for crevice dwelling species to use part of the building during the summer months with a number of construction methods, mitigation and enhancement measures recommended.

Following consultation, the Authority's Ecologist has raised no objection to the positive determination of the application subject to a condition requiring the submission of a bat sensitive construction method statement. In light of the

consultation response received the application is considered compliant with the requirements of policy AW8 of the Rhondda Cynon Taf Local Development Plan.

OTHER MATTERS

Affordable Housing

Policy NSA11 of the LDP requires the provision of 10% affordable housing on sites of 10 units or more. In this instance the developer has indicated that all of the units would be open market properties. Following consultation the Authority's Housing Strategy Officer has provided the following response:

"One bed apartments are not normally suitable for Low Cost Home Ownership, as most of the client group are looking to purchase a home to settle down in. I don't therefore think it's appropriate to request LCHO units on this particular development as I'm fairly certain there would not be a market for them.

Whilst there is a need for one bed units for social rent in this area, I'm not convinced that it would be appropriate to request two social rented units amongst a block of 16 other private residential units accessed via one entrance. This could create quite a complex leasehold and management arrangement, and local housing associations are unlikely to be interested in this sort of development.

It is therefore recommended that a commuted sum equal to 30% of the market value for two of the one bed apartments is requested."

Following consultation, the Agent has confirmed that the Developer is willing to enter into a Section 106 to provide the commuted sum requested.

Community Infrastructure Levy (CIL) Liability

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

The proposal to create residential units is 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. The creation of A1 retail is also development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended). However, as the Class A1 retail development aspect of the proposal creates less than 100 sqm of floor space, there is no liability for this aspect of the development.

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.

In this case the developer will be required to enter into a Section 106 agreement to provide:

- Commuted sum equal to 30% of the market value for two of the one bed apartments.

It is considered that this requirement meets all of the above tests and is compliant with relevant legislation.

CONCLUSION

On the basis of the above report, it is considered that the development proposed would make a positive contribution to the area, would not have a detrimental impact on the highway safety and free flow of traffic within the area, would not have a detrimental impact on the residential amenity of those living closest to the site and subject to the imposition of conditions, would not have a detrimental impact on the character and appearance of the building, town centre or wider Conservation Area. The application is considered compliant with the relevant policies of the Local Development Plan and is 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 approved plan(s) no(s) JAM02/01; JAM 02/013; JAM02/07; JAM 02/08; JAM 02/09; JAM 02/010; JAM 02/011; JAM 02/014; JAM02/014i; JAM 02/15 and documents received 28/07/2015 and 21/12/2015, 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. Prior to the commencement of development, a bat sensitive construction method statement, detailing how the recommendations set out in Section 9 of the Bat Scoping Survey received by the Local Planning Authority on the 21st December 2015 shall be implemented and incorporated into the development including time frame for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details and shall be maintained as such thereafter.

Reason: In the interests of the ecological value of the site and wider area in accordance with policy AW8 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the details of the approved plans, details of the secure parking for 8 cycles shall be submitted to and approved in writing by the Local Planning Authority. The parking shall be provided prior to the first beneficial occupation of any of the commercial units or residential units hereby approved and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to promote sustainable modes of travel in compliance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. 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.

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APPLICATION NO: 15/1159/10 (GH)
APPLICANT: Mr Gillespie
DEVELOPMENT: Rear extension to ground floor.
LOCATION: 2 OXFORD STREET, TREFOREST, PONTYPRIDD,
CF37 1RU
DATE REGISTERED: 17/12/2015
ELECTORAL DIVISION: Treforest

RECOMMENDATION: Approve

REASONS:

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact and the impact it has upon the amenity and privacy of the neighbouring residential properties.

APPLICATION DETAILS

Full planning permission is sought to construct a ground floor extension to the rear of 2 Oxford Street, Treforest.

It is proposed to rebuild and enlarge an existing single storey extension, by increasing its depth from 4.75m to 5.5m, and widening, by a maximum of 1.6m, to the full width of the plot.

The current roof, consisting of a corrugated monopitch arrangement would be replaced by a flat roof to the same height of 2.6m, and with the addition of a rooflight. It is also proposed to tie-in the roof and southern side elevation to the extension of the property next door.

A casement window, to the new kitchen and living space, would be installed within the northern side elevation, immediately adjacent to Duke Street; with a pair of French doors to the rear elevation. The new fenestration would be of uPVC manufacture, with rendered elevations to match.

In addition and as a matter of accuracy, it is noted from the plans accompanying the application, that a box dormer is proposed to be fitted within the rear plane of the roof. Due to its position and size, this would be considered as permitted development, and does not require planning consent.

Similarly, a Velux-style rooflight would be installed within the forward facing plane of the main roof, but also benefits from permitted development rights.

This application is presented for determination by Members of the Development Control Committee, at the request of the ward member Councillor Steve Powderhill.

SITE APPRAISAL

The application property is an end of terrace house, situated on the corner of Oxford Street and Duke Street, close to the football ground in the western part of Treforest.

The front elevation of the house, which is of typical Victorian style and appearance, immediately fronts the highways to the east, whilst the rear plot tapers in width due to the alignment of the highway.

Currently, a single storey rear extension and outbuilding are located within the back yard, which extends to a maximum depth of 12.2m, and is enclosed by a solid boundary wall above head height. An adopted service lane runs immediately to the other side of the boundary.

Neighbouring properties are located immediately to the south, 14.5m to the east, and at least 37m to the west. During the site visit a wide range of rear extension development was noted at many other properties in the vicinity.

PLANNING HISTORY

There are no recent applications on record associated with this site

PUBLICITY

The application has been advertised by direct notification to six neighbouring properties.

One letter of objection was received on behalf of the Treforest Residents Association. However, the objections referred to the potential conversion of the property to a six-bedroomed dwelling or House in Multiple Occupation (HMO) and the impact upon the character of the neighbourhood, as well as increased demands on on-street parking.

Firstly, although the property would require an HMO Licence from Public Health and Building Regulations approval, it would not require a planning application for change of use; unless it were to accommodate seven or more individuals.

Secondly, the works to enable the additional bedrooms, particularly those to the roof, are permitted development and could be accomplished without the need for a planning application or reference to the Planning Authority; regardless of their future use or in combination with other internal layout changes.

The matter for determination, as highlighted above, is the appropriateness of the enlargement of the extant ground floor extension. As the objector's correspondence notes "a small ground floor extension is not generally a matter that neighbours would object to."

CONSULTATION

Countryside:

There are no relevant SewBrec Records of Statutory Protected Species from the immediate vicinity. However, an appropriate bat informative note will be needed on any planning permission.

Public Health and Protection:

No objections, but recommend conditions relating to hours of operation, noise, dust and waste. However, given that this is a domestic development, it is considered that the imposition of these conditions would be considered unreasonable and unnecessary where such issues can be controlled by other legislation.

Dwr Cymru Welsh Water:

A standard consultation response noting the potential proximity of DCWW assets to the site, and requesting an informative note to the applicant is appended to any consent.

No other consultation responses have been received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Treforest

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) and Chapter 4 (Planning for Sustainability), set out the Welsh Government's policy on planning issues relevant to the determination of the application.

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 extension of an existing residential property and the principle of development is therefore acceptable subject to the criteria set out below.

Impact on the character and appearance of the area

The proposed development is considered to be acceptable in terms of the design, siting, massing, scale, materials and overall visual appearance. This view is taken for the following reasons:

As highlighted earlier, the developments which are most likely to have an impact on the street scene, namely the box dormer and main roof light, are those which do not require planning consent, being within the scope of permitted development.

Conversely, the single storey extension within the rear yard would, save for a new window facing onto Duke Street, be largely imperceptible from the public realm, due to the position of the boundary wall.

Whilst the visual impact of the extension would be minimal, the scale of the proposed enlargement compared to the current extension is not excessive. Despite the remaining undeveloped amenity space being limited, it would be keeping with the high density of development which characterises this part of Treforest.

As such, it is considered that the proposals will not detract from the character or appearance of the area.

Impact on residential amenity and privacy

The proposed extension is not considered to have a significant overshadowing or overbearing impact upon the surrounding neighbouring properties for the following reasons:

The single storey rear extension does not raise any concerns of overlooking or infringement of privacy, given the enclosed nature of the rear yard, and position of the neighbouring extension. Likewise, the additional ground floor side window does not face towards another property.

For the same reasons outlined above, the position of the enlarged extension means that its elevations would be incapable of overshadowing its neighbour, or cause detriment to outlook.

Therefore, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered to be acceptable.

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

It is considered the proposal would not have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5 and AW6).

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 plan numbers BYA1/3, BYA1/4, BYA1/5, BYA1/6 and

documents received by the Local Planning Authority on 25th August 2015, 3rd November 2015 and 21st December 2015, 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 external materials of the proposed extensions shall match as near as possible the materials of the existing dwelling.

Reason: To ensure that the extension is in keeping with the existing building in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO: 15/1170/10 (GW)
APPLICANT: Taha's Ltd
DEVELOPMENT: Change of use from existing public house and bedrooms to 6 no. self contained flats.
LOCATION: THE MORNING STAR PUBLIC HOUSE, 59
LLANTRISANT ROAD, GRAIG, PONTYPRIDD, CF37
1LW
DATE REGISTERED: 02/12/2015
ELECTORAL DIVISION: Graig

RECOMMENDATION: GRANT

REASONS:

The building is located within the settlement boundary and close to the town centre of Pontypridd. It would provide a beneficial, active and sustainable use in a currently vacant building.

APPLICATION DETAILS

Full planning permission is sought for the change of use from a public house and B&B bedrooms to 6no. self contained flats: The ground floor and first floor would have a one bedroom flat and a two bedroom flat and the attic would be converted to a two bedroom flat. These dwelling would be accessed from the front of the building. The basement would have a two bedroom flat and would be accessed from the rear of the building.

An external staircase on the side of the building and the signage relate to the public house use would be removed. A bin storage area would be provided on the patio area.

A car park to the rear of the building would be accessed from Factory Lane and would provide space for 9 cars.

The application is accompanied by the following:

- Design and Access Statement.

SITE APPRAISAL

The site is known as the Morning Star, which occupies a corner plot on the junction of Llantrisant Road and Factory Lane, Graig, Pontypridd. The building is located on a busy road junction and there are a variety of uses in the immediate area.

There is a garage and tyre repair centre to the north and west and the area to the south and east is predominantly residential in character. To the rear and north side, the property has a former beer garden, which is enclosed by a high-level boundary wall. To the front elevation, facing Llantrisant Road, the property has two-storeys, with a traditional stone finish and brick quoin details painted white. The rear elevation of the property has a rendered finish and the appearance of a three-storey property, with access to the former beer garden being gained from the basement.

PLANNING HISTORY

12/1294	59 Llantrisant Road, Graig, Pontypridd	Conversion of existing bar area to basement into bedrooms (change of use into hostel) in association with existing hotel use.	Refused 17/03/15
12/1293	59 Llantrisant Road, Graig, Pontypridd	Application for Lawful Development for an existing use of a Public House and Hostel.	Refused 17/03/2015
11/1140	The Morning Star Public House, 59 Llantrisant Road, Graig, Pontypridd,	Conversion of existing bar areas into bedrooms (Change of use).- amended plan received 25/11/11 - reduction in total number of bedrooms from 17 to 16 - amended location plan received on 26/01/12.	Refused 01/05/12 Appeal: Dismissed 05/09/12
08/0393	Morning Star Ph, 59 Llantrisant Road, Graig,	Rear balcony	Withdrawn 04/05/12

Pontypridd

07/1389	The Morning Star, Llantrisant Road, Graig, Pontypridd	Raised patio/bar extension - beer garden.	Withdrawn 05/09/07
97/2470	Morning Star Ph, 59 Llantrisant Road, Graig, Pontypridd	Renew staircase and windows.	Permission Not Required 19/06/97
86/1314	Land Rear of Morning Star PH, Llantrisant Road, Graig, Pontypridd	Private car Park	Refused 16/04/87
85/0966	Morning Star Ph, 59 Llantrisant Road, Graig, Pontypridd	Connect existing cellar store into cellar bar	Refused 18/03/86

PUBLICITY

The application has been advertised via the erection of site notices and by direct neighbour notification. No correspondence has been received at the time of writing this report.

CONSULTATION

Dwr Cymru/Welsh Water – no objection subject to surface water and foul water being discharged separately from the site.

Flood Risk Management - no objection as there would be no additional hard surface run off.

Public Health and Protection – no objections.

Transportation Section – no objection subject to a condition requiring parking spaces to be laid out in accordance with submitted plan and retained for parking.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is within settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated.

Policy CS2 - promotes residential development which respects the character and context of Principal Towns of the Southern Strategy Area and places an emphasis on focusing development within defined settlement boundaries and promoting the reuse of under used and previously developed land and buildings.

Policy AW1 - residential development proposals will be expected to contribute to meeting local housing needs and the supply of new housing will include the conversion of suitable structures to provide housing.

Policy AW2 - development proposals will only be supported in sustainable locations, including sites within the defined settlement boundary, which would not unacceptably conflict with surrounding uses, have good accessibility by a range of sustainable transport options, have good access to key services and facilities and support the roles and functions of the Principal Towns.

Policy AW5 - sets out criteria for new development and requires the scale, form and design of new development to have an acceptable effect on the character and appearance of the site and surrounding area and existing features of the built environment to be retained. Development must have no significant impact on the amenities of neighbouring properties, be compatible with other uses in the locality and to design out the opportunity for crime and anti social behaviour. Development must be sustainable, have safe access and provide car parking in accordance with the Council's Supplementary Planning Guidance (SPG).

Policy SSA13 - permits development within the defined settlement boundaries provided it does not adversely effect the provision of open space and car parking in the surrounding area, the land is not contaminated or subject to land instability and is accessible to local services by a range of modes of sustainable transport, on foot or by cycle.

Supplementary Planning Guidance

Access Circulation and Parking

Design and Placemaking

Development of Flats – Conversion and New Build

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 7 (Economic Development), Chapter 8 (Transport) and Chapter 9 (Housing), sets 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 11: Noise;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 23: Economic Development; and
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.

Principle of the proposed development

The proposal is for the conversion of a former public house to a residential use i.e. six self contained flats. Members are advised that more recently, an unauthorised hostel use has been carried out at the property and subsequent applications to retain this use have been refused. It is considered, whilst the loss of the public house use is regrettable the proposed residential use would however be beneficial in retaining an active use of the building.

In policy terms, the building is located within the settlement boundary as identified in the Rhondda Cynon Taf Local Development Plan. It is also easily accessible to and from Pontypridd town centre and the local shops, services and transport links this provides. And therefore fulfils a number of the policy criteria required for a sustainable location.

Therefore it is considered the principle of a residential use of this building would be acceptable subject to the following material planning considerations.

Impact on residential amenity

The property is located in a predominantly residential area; however it has previously been used as pub with an entertainment room in the basement and B&B letting accommodation on the first floor. As such the existing historical use would have resulted in some noise and disturbance to local residents typical with a pub use.

The proposed use would also result in some noise and disturbance issues from residents coming and going to the property and living what would be separate lives. However the impact would not be significant enough to warrant a refusal reason.

The property is located in a similar situation to surrounding residential properties and overlooking would not be a significant issue.

In terms of the occupiers of the dwellings there is some amenity space surrounding the property. This would also provide some space to store bins off the pavements as identified on the plans. The main access is from the main road and the rear access to the basement flat is open and well overlooked. As such it is considered the proposal would accord with guidance within the Council's Supplementary Planning Guidance for flat development.

It is therefore considered that the development would not have a significant detrimental impact on the amenity of the occupiers of the proposed dwellings and on surrounding residents.

Impact on the character and appearance of the area

There are no significant changes to the building externally. The removal of the external staircase and public house signage would be a benefit. Therefore this issue would not warrant a refusal reason.

Access and highway safety

The application details the property benefits from a parking area for 9 cars at the rear. No objection has been raised by the Transportation Section. It is also considered due to the location of the premise, close to the town centre and public transport links, that car ownership of the occupants may not be as high as in a normal residential situation. As such it is considered car parking space would not be essential in these circumstances. Therefore in these terms the application would be acceptable.

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:

Drainage

Whilst the comments raised by Dwr Cymru Welsh Water are appreciated the development is the conversion of an existing building and drainage is indicated as existing. It is considered the matters they raise can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning the sewer and drainage issues they raise.

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 / sqm for residential development.

The developer has clarified that the building has been in use for a period of 6 months within the last three years. Therefore no CIL (including indexation) is expected.

Conclusion

The application is considered not to comply with the relevant policies of the Local Development Plan in respect of the impact on residential amenity (Policy AW5).

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 Location Plan received 26th August 2015
 - MS15(98)101 Site Boundary and Car Parking received on 26th August 2015.
 - MS15(98)108 Proposed Basement Plan received on 26th August 2015.
 - MS15(98)109 Proposed Ground Floor Plan received on 26th August 2015.
 - MS15(98)110 Proposed First Fl and Attic Plans received on 26th August 2015.
 - MS15(98)111 Proposed Front & Side Elevations received on 26th August 2015.
 - MS15(98)112 Proposed Rear Elev & Cross Section received on 26th August 2015.
 - MS15(98)113 Proposed Longitudinal Section received on 26th August 2015.

and documents received by the Local Planning Authority on 26th August 2015, 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 building shall not be occupied until an area for the parking of vehicles has been laid out in accordance with the approved plans 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 in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO: 15/1453/08 (PB)
APPLICANT: RCTCBC
DEVELOPMENT: Extension of the Treherbert Waste Recycling Centre, to accommodate a trade waste recycling area.
LOCATION: TREHERBERT RECYCLING CENTRE, TREHERBERT INDUSTRIAL ESTATE, TREHERBERT, CF42 5HZ
DATE REGISTERED: 02/11/2015
ELECTORAL DIVISION: Treherbert

RECOMMENDATION: Approve

REASONS:

The proposed extension to the Community Recycling Centre currently under construction at Treherbert Industrial Estate is considered acceptable in that it accords with national and local planning policies in relation to waste facilities, as it will provide a local facility for the reception, recycling and disposal of trade waste and will not have an undue impact on the environment and the amenity of neighbouring properties, including the occupiers of residential dwellings in proximity.

APPLICATION DETAILS

This application is made on behalf of the Council for the extension of Treherbert Community Recycling Centre, Treherbert Industrial Estate, Treherbert. The purpose of the proposed extension is to accommodate a trade waste entrance and sorting place, along with the construction of an attenuation lagoon. The lagoon is proposed in order to accommodate a scheme of sustainable drainage at the site.

It is envisaged that the addition of a Trade Waste area at the site will provide an efficient solution to both residential and commercial waste disposal needs in the upper Rhondda Fawr.

Site Layout and Access

The Community Recycling Centre (CRC) currently permitted is approximately 0.36 hectares, with the proposed extension being approximately 0.21 hectares.

The proposed Trade Waste area will be used for the receipt, segregation and storage of commercial wastes prior to onwards transport to suitable licensed facilities for disposal, re-use and recycling. The operation will mirror the Council's existing CRC) site, with the addition of some form of weighing mechanism (weighbridge).

The extension will consist of a fenced and gated secure compound with an impermeable concrete pavement. Sustainable drainage of the proposed site, along with the neighbouring CRC site will be provided through the construction of a new attenuation lagoon within the application site.

Construction

Top soil and other unsuitable foundation layers will be excavated to formation level; on which a 250mm thick reinforced concrete slab will be constructed. The area of the slab will be approximately 1350 square metres and the area of the attenuation lagoon and associated drainage infrastructure will be approximately 750 sq. metres. The edge of the concrete pavement will be bound on all sides with highway grade kerbing, which will stand proud of the concrete pavement and be of sufficient depth to preclude the escape of site drainage under normal operating conditions.

Access into the site will be directly off the A4061 (Baglan Street) onto the road leading through the Treherbert Industrial Estate. A disused entrance to the site currently exists and this will be reconstructed to standard highway specification as part of the extension proposal.

Drainage

Site drainage will be contained within the area of the concrete hard standing and directed to a number of drains placed strategically within. These will feed into a new Class I Oil Interceptor to be constructed within the areas of the extended site, at the south-west margin of the development. Once treated, drainage from the proposed waste operation will discharge to the new attenuation lagoon proposed for construction at the southernmost extent of the site.

Treated water from the Interceptor is proposed to be directed to the attenuation lagoon with sufficient capacity to regulate off-site discharge to 'greenfield run-off' rates. Following attenuation, site drainage will be discharged to the Afon Rhondda Fawr via the existing storm drainage network serving the Treherbert Industrial Estate.

Fencing

The site will be secured by 2.2m high palisade fencing with gated access. The fence will be backed by a feather-edge boarding, approximately 1.8m high, to provide the waste operation with a visual screen at ground level.

Lighting

External lighting will be provided through 3 lighting columns placed along the western edge of the site. These will comprise of high efficiency discharge lamps and will be designed with a zero upward light component.

Method and Hours of Operation

The day-to-day operation of the waste operation will be undertaken in accordance with a site specific Environmental Management System, subject to agreement with Natural resources Wales (NRW), with daily operations overseen by a nominated technically competent manager.

The extended CRC will be open every day of the year, except Christmas Day and New Years Day. Opening hours will be:

April to September: Mon – Sun 0800 – 1900 hours

October to March: Mon to Sun 0830 – 1730 hours

Closed Christmas Day and New Years Day

Waste Reception

Typical daily operation of the facility will involve the following:

- Commercial customers will enter the site using the trade waste entrance. Once on site vehicles will be parked and recyclable materials carried to a number of waste receptacle for recycling or disposal.
- Periodically, skips will be transported off site for the contents to be recycled or disposed of accordingly.

Waste Types and Quantities

As result of the proposed extension of the site to include Trade Waste, the amount of waste accepted at the site will increase from 7500 tonnes per annum to 10000 tonnes per annum. The addition will mostly comprise of the following waste types:

- Builders' rubble
- Wood
- Green waste
- PVC windows
- Cardboard
- Scrap metal

Vehicles, Plant and Equipment

To facilitate the measurement of commercial waste the site will be equipped with a small weighbridge placed on the surface of the concrete pavement.

Site Staffing and Accommodation

The site will be equipped with a mobile office with mess and toilet facilities, and the site will be staffed by at least one Recycling Operative at any time during operational hours.

The application is accompanied by the following:

- Planning Application Supporting Statement;
- Design and Access Statement.

SITE APPRAISAL

The Treherbert Community Recycling Centre site is located within the Treforest Industrial Estate on an area of previously disused land adjacent to the Afon Rhondda Fawr which flows alongside the eastern boundary of the site. Neighbouring land uses include a mixture of light industry immediately to the north and educational and playing facilities to the south. The village of Treherbert, which is primarily residential in character, is located to the north and east of the site on the opposite side of the river. At the time of compiling this report the Council is in the process of constructing the Treherbert Community Recycling Centre on land immediately adjacent to the Everest Windows factory. This will be completed in February 2016 regardless of the outcome of this application. At the time of site inspection in December 2015 the site had been cleared, though no development had commenced.

PLANNING HISTORY

07/1128	Treherbert Industrial Estate, Treherbert, Treorchy.	Community recycling centre.	Granted 11/02/13
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PUBLICITY

The application has been the subject of neighbour notification, site notices and a notice in the Press.

No public response has been forthcoming.

CONSULTATION

Transportation Section - no objection subject to conditions.

Parks, Countryside & Ecology - care needs to be taken in site clearance via wildlife protection plan conditions. No statutory protected species at the site and its immediate vicinity.

Public Health & Protection - comments in relation to hours of construction operations, noise, dust, waste, and previous land use. No adverse comments offered.

Welsh Water - no objection though recommends the developer contact Welsh Water to establish the location and status of public sewers and lateral drains in the area that may not be recorded on its record of public sewers.

Natural Resources Wales - no objection. Site partly lies within Zone C2 which has a 0.1% (1 in 1000 year) annual probability of fluvial flooding, but as no buildings the flood risks are acceptable subject to the developer being made aware of them.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Policy CS9 – supports proposals for waste management facilities to serve sub-regional needs within existing and allocated B2 employment sites.

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 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding, water, air and light pollution and noise.

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 (edition 8, 2016) Chapter 4 (Planning for Sustainability), Chapter 12 (Infrastructure and Services), Chapter 13 (Minimising and Managing Environmental Risks and Pollution) 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 18: Transport;
PPW Technical Advice Note 21: Waste;
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.

Main issues:

Principle of the proposed development;

In accordance with Planning Policy Wales there is a presumption in favour of proposals that promote the reduction, re-use and recycling of materials in order to reduce land take-up for waste disposal. Moreover, Policy CS9 of the LDP makes clear that existing and allocated B2 employment sites are considered appropriate locations for new waste facilities to meet this objective in accordance with the Regional Waste Plan (2008). The proposed extension at Treherbert CRC will contribute by providing an appropriate located facility for the reception and recycling of trade waste that will particularly meet the needs of small businesses and self-employed individuals in the locality. At this general level the proposed development is considered acceptable in principle, subject to it satisfying other specific environment and amenity considerations discussed below.

Highway safety and accessibility

The proposed is served off an access road to Treherbert Industrial Estate that currently serves an existing PVC Window Manufacturer. The carriageway fronting the site measures 7.4m in width with no parking restrictions, a 1.8m footway on the development side and a 2.5m shared community route on the opposite side. The existing permission for the recycling centre required traffic calming along the access road which has been implemented and reduces speeds to in the region of 20Mph which is acceptable to serve the proposed development and the existing.

In accordance with TAN 18 and Manual for Streets the required visibility from the unnamed road onto the industrial link road is 2.4m x 22m for a 20Mph speed limit and 2.4m x 40m onto Baglan Street for a 30mph speed limit. Both access points have visibility splays in excess of the requirement and are therefore satisfactory for safe access.

The submitted plan AC 2015/ENV/04/003 indicates a set of gates placed over the adopted highway on the existing turning head for the adopted access road which is not acceptable. The turning head must be maintained for use of the general public at all times and therefore a condition requiring the site boundary and gates to be set back a minimum of 450mm from the rear of the existing adopted turning area is recommended.

In terms of parking requirements, taking into account the proposal will have up-to 3 staff at any one-time and there are 3 off-street staff spaces provided the proposal is acceptable. Visitors / customers using the site would park inside on the hard surface

to deposit waste into the various skips and would therefore not require a dedicated parking space.

Taking the above into consideration no highway objection is raised subject to conditions.

Visual impact

The nearest neighbours to the proposed development are a mixture of light industrial and educational establishments. The nearest residential dwellings to the site are within Eleanor Street, approximately 60 – 70 metres away to the north-east and on the opposite side of the Afon Rhondda Fawr. The river and its associated vegetation corridor to a large extent provide a natural screen between the application site and the residential area of Eleanor Street and its surrounds. No representations have been received from neighbouring residents.

Odour

The proposed extension to the permitted Community Recycling Centre development will result in additional waste throughput of approximately 2500 tonnes. With the exception of green waste the majority of trade waste will not be malodorous in nature, therefore measures for the control of odour at the site previously agreed as part of the environmental permitting are considered adequate. Public Health and Protection has not offered any adverse comments in this regard.

Noise

The proposed trade waste extension will result in additional vehicular activity at the site during operational hours, which will result in a proportional increase in vehicular noise. However, as the nearest residential properties to the site are located some 60 metres away and across the river in Eleanor Street, it is not envisaged that noise generated within the site will be of sufficient magnitude to impact on receptors at this location. Moreover, the proposed feather edge boundary fencing will inhibit noise penetration from the site. Also the natural vegetation along the river will provide additional screening of the application site from Eleanor Street.

Litter and pests

The potential for an increase in litter and pests as a result of the proposed development is considered low. All wastes with potential to cause litter will be stored in sealed containers. Also, a very low percentage of trade waste is considered to have any likelihood of being attractive to pest species.

Lighting

External lighting will be designed to relevant published codes of practice and guidance for the design of road lighting and the reduction of obtrusive lighting so as to ensure that light pollution will be kept to a minimum and safeguard the living conditions of the nearest residential properties.

Surface water drainage and pollution

Surface water drainage within the proposed extension site will be directed to a dedicated oil interceptor, which in turn will feed into the proposed attenuation lagoon. Overflow from the lagoon will discharge into the adjacent river via existing storm drainage. The discharge will be free from noxious substances and suspended materials considered likely to impact on the river water. This will be regulated and monitored under the terms of an Environmental Permit for the waste operation that will be required to be obtained from Natural Resources Wales.

Other issues

CIL

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 proposed development is considered acceptable in that it accords with national and local planning policies in relation to waste facilities as it will provide a local facility for the reception, recycling and disposal of trade waste and will not have an undue impact on the environment and the amenity of neighbouring properties, including the occupiers of nearby residential dwellings. In this regard the proposal has not attracted adverse comments from Public Health and Protection, the Environment Agency and members of the public. The proposal therefore satisfies Policies CS9, AW5 and AW10 of the Local Development Plan and is accordingly recommended for approval 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 Section 92 of the Town and Country Planning Act.

2. The development shall be carried out in accordance with the following approved plans and documents:
 - Treherbert Community Recycling Centre – site plan (drawing

number AC2015/ENV/04/002 dated 26/10/2015);

- Treherbert Community Recycling Centre & Trade Waste Centre – Proposed site layout plan (drawing number AC2015/ENV/04/003 Rev 1 dated 23/10/15);
- Treherbert Community Recycling Centre & Trade Waste Centre – Landscaping – Western Elevation (drawing number AC/2015/ENG/04/004 Rev 1 dated 26/10/15).

Reason: In order to define the terms of the permission granted.

3. The gate abutting the extension and publicly maintained highway shall be set back so as to not encroach on to the public highway or open out over the public highway.

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

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

Reason: To prevent overloading the existing highway drainage system and potential flooding in the interests of highway safety in accordance with policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

5. 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.

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APPLICATION NO: 15/1637/10 (CHJ)
APPLICANT: Miss Hayley Fidler
DEVELOPMENT: The remodelling and refurbishment of the interior and exterior of Pontypridd YMCA which will also include a new build element to the rear of the site.

LOCATION: PONTYPRIDD YMCA, CROSSBROOK STREET,
PONTYPRIDD, CF37 4TT
DATE REGISTERED: 23/12/2015
ELECTORAL DIVISION: Town (Pontypridd)

RECOMMENDATION: Approve

REASONS

The redevelopment of the YMCA is an exciting project that will bring a significant investment to the town centre. The proposal involves some dramatic alterations and construction that will mean that it will become a landmark building within Pontypridd. It achieves this dramatic change while still respecting the Conservation Area status and also maintaining the integrity of the setting of two nearby Listed Buildings. The numerous and varied uses that will take place within the building are entirely compatible with this town centre location.

APPLICATION DETAILS AND SITE APPRAISAL

This is a detailed (full) application which involves the refurbishing and remodelling of the existing YMCA building as well as incorporating a significant new build element dramatically altering the appearance of the elevation on to Morgan Street.

The YMCA building is not a Listed Building however it does fall within the Pontypridd (Town Centre) Conservation Area. It is also adjacent to two Listed Buildings – the Muni Arts Centre and the Municipal Building.

It is an “end of terrace” building with three “frontages” onto Taff Street, Cross Brook Street and Morgan Street.

The YMCA has always had a major civic presence within the centre of Pontypridd. While the north of Taff Street has, perhaps, suffered the most decline within the town centre, the building is still an important contributor to the public realm and quality of the town centre.

The original YMCA building was designed with two key contextual relationships in mind.

The first of these is at the north-west end of the site. At this point it directly faces the Municipal Building. This was the most important building in Pontypridd in 1920 when the YMCA was built and is still one of the most historic buildings in the town. The YMCA was originally designed to be an appropriately impressive neighbour. The proposed works, which include a dramatic new facade, has also been designed to fulfil this function.

The second key relationship is with Taff Street itself. Until 1910 the site of the YMCA was occupied by an old farmstead which pre-dated the development of the town. The YMCA project was seen as an opportunity to create a building with a suitably grand civic presence at the north end of Taff Street as a counterpoint to the Penuel Chapel thus giving it a strong definition to the Taff Street precinct and making it feel like an important public space. Again, it is intended that the project under consideration will also deliver this civic goals of the original YMCA design.

Committee may be aware that the construction of the YMCA was never completed as the required funds were never raised. It was intended to be two to three storeys higher than is currently the case and it is likely that it would have had its main entrance onto Morgan Street involving a large extension onto the existing building where the existing red-brick annexe now sits (which was constructed around WW2) This annexe will be demolished to make way for the new building works.

Very little evidence exists to confirm, with any degree of certainty, the original finished design for the building although it is estimated that the current scheme would be slightly taller than the original Edwardian design although it will follow the same structural and compositional logic and seeks to recreate all the intended key features of the original building, albeit in a contemporary form.

The proposed development is somewhat difficult to describe insofar as the existing traditional YMCA structure will largely remain and the new build will be of a far more modern appearance. However, that said, even the new build can be categorised into the elevations which face Taff Street and Cross Brook Street - which could be described as traditionally modern (a modern reinterpretation of a traditional style) and the elevation which faces Morgan Street - which is proposed to be very modern in its appearance, construction and use of materials.

Members may have already seen the design for the building in the local press but are advised that there will be a number of drawings and “artist’s impressions” in the presentation at Committee which clearly show the distinct elements of the scheme as well as their relationship with the Conservation Area and the Listed Buildings.

The new completed building will feature a Lower Ground Floor, an Upper Ground Floor, 3 Levels and a Roof Level.

The main access to the building will be to Morgan Street where access is predominantly at the same level as the adjacent road although there will be access to the building from Taff Street and from the existing access onto Cross Brook Street which will feature an enhanced lobby feature linked to a lift / elevator. The access onto Cross Brook Street, while being architecturally elaborate, is located on a steep slope rising from Taff Street to Morgan Street therefore it is anticipated that persons with access difficulties will enter the building from the level accesses of Taff Street or Morgan Street.

There is no car parking proposed as part of the development although Members will note that none currently exists and there is insufficient land available around the building to provide any. Discussions are on-going to see whether a “disabled” drop-off bay can be provided at Taff Street however these do not affect the consideration of the planning application. Any provision that can be made would require amendments to existing Traffic Orders that are in force in this area and are capable of being considered outside of the Planning system.

While the scheme is referred to as the “YMCA”, one of the most innovative aspects of the project is the creative partnership between the Pontypridd YMCA and the Art’s Community. The partnership recognises not just the similarities in the types of spaces that the two organisations need to fulfil their missions, but also the similarities in the goals of the two organisations themselves. Although they will remain two distinct organisations, there is potential for the two partners to combine strengths to deliver their services to the public more effectively and more imaginatively.

The design of the building aims to optimise the opportunities for joint working by providing functional spaces that link easily together through the full height of the building while, at the same time giving each of the two organisations its own discrete identity. Pontypridd YMCA will continue to operate the lower two floors of the building and will have control of the main entrance foyer and reception – and the applicants anticipate that the building will continue to be known as the YMCA. The first and second floors of the building (Levels 1 & 2) will be occupied and managed by the Art’s Community. They will also have their own reception point.

It is intended that there will be no single predominant user group. Pontypridd YMCA and the new Art’s Community arts centre will serve a cross section of the population with staff, visitors and the general public identified as regular users of the facilities. As such, it is anticipated that a broad spectrum of physical, mental, eye-sight and hearing capabilities will need to be accommodated within the development.

The goal of making the building universally accessible is taken as being equally applicable to existing staff members and those that may become disabled during their careers.

To assist all user groups, careful use of colour and / or tonal contrast to maximise legibility and way-finding will be used throughout the development with special attention to measures to assist those who have impaired vision. This will be complimented by an integrated, bilingual signage system provided with accessible detaining to assist way finding.

Possibly the most important architectural feature of the building is the main entrance foyer area. This is designed as an open volume that rises through all five main storeys of the building. The flow of the stairs up from the lowest level (at the Cross Brook Street entrance) all the way up to Level 3 also revives the original Edwardian

circulation concept for the YMCA building which was lost in the intervening years. Above all, the aim is to make all of the internal spaces fully interconnected by bright, programmable and attractive new circulation space.

The foyer balconies and staircases are also designed to be seen from outside. Although the facade will be glazed with horizontal elliptical “punched” windows rather than conventional curtain walling, it is still a very transparent building. The sculpted form of the windows invites views from outside into the interior and should positively encourage new visitors to come into the building.

The foyer spaces vary at each level.

At the Lower Ground Floor it links the cafe, the fitness suite and the youth club areas. It also provides access to the lift. The foyer is designed so that anyone who enters through this doorway has an immediate view all the way upwards through the full height of the building.

At the Upper Ground Floor the foyer comprises the floor area of the existing Shelly Hall foyer together with the new floor space leading to the new main entrance onto Morgan Street. This will be the most heavily used part of the foyer as, for the majority of visitors; it will be the first real point of arrival. The YMCA reception is located in its centre.

At First Floor Level the foyer opens up to provide a seating and “break-out” area for Art/s Community. This will act as a lounge and gathering point for visitors attending classes or activities and will also function as a gathering point for visitors coming to see performances in the main Dance Studio.

There is a high screen wall that runs up from the First Floor to the Third Floor alongside the main staircase. This wall is a “blank canvas” that could be used as a “programmable” surface for creative lighting, projection or other forms of artwork.

The foyer at the Second Floor Level is a gallery with views down into the First Floor foyer. This will provide a strong feeling of light and space for the Art/s foyer and for the rest of the foyer volume.

At the Third Floor Level the foyer connects to the YMCA’s lettable office suite. This is to be treated as an attic level and is a little more separated from the foyer levels below although it will share the same entrances as it is intended that the office tenants would become part of the YMCA’s “community” of residents and users. The applicant considers that this approach is far more consistent with the ethos of the respective organisations and will increase the potential for further creative synergies.

The building will have two large spaces that can be used for performances.

The first is the YMCA's existing Shelly Hall. The current proposal is for the hall to be provided with good quality lighting, sound system and staging so that it can be used for a variety of uses from performing bands to wedding receptions. It will have a vital day time role for accommodating large meetings, exercise classes, etc. To facilitate this it is proposed to reintroduce the large windows in the north-west wall. While providing daylight it will also enable the public to gain views from Morgan Street of the activities going on inside the hall. The windows will be provided with sound insulating black-out screens that will enable the hall to be transformed for performances. The demountable staging proposed is of a type that recesses into the floor. This avoids the need to provide a large storage space adjacent to the room.

The second is the main Art's dance studio. It is designed to function predominantly as a large dance practice room but to transform into a small studio theatre for performances. A balcony runs across the back and side wall of the studio that can be used for viewing classes or as a technical balcony for performance set up and control. A set of retractable seats is provided at the end of the studio to be deployed for performances.

In both cases the rooms have been designed to allow for flexibility of use. They will function as bright, airy activity spaces for day time use and transform to become programmable performance spaces when required.

In respect of "other" activity spaces, the recording studio is a new facility in a location which lends itself to a high level of acoustic isolation (next to the new retaining wall). The partitioning of the Upper Ground Floor is greatly simplified to make for the efficient arrangements of meeting rooms for the YMCA to rent out. The meeting rooms are all accessed through a shared "break out" space. This space is also served by the YMCA kitchen so that refreshments can be served for meeting or conference guests. There are four meeting rooms designed as two pairs – two smaller rooms and two larger rooms. Each pair of rooms is divided by a retractable acoustic partition. This combination provides for the optimum level of flexibility. Dance Studio 2 is located in the centre of Level 1. There is an Art Studio at Level 2 which includes a kiln room, a dark room and a screen wash area for screen printing use. It also links through to the Training Room so that it can be used for teaching smaller groups. The Training Room is a general purpose facility that can be booked independently of other activities and accesses directly from the main foyer. The Third Floor offices are designed (initially) as individual cellular offices although it is possible for rooms to be interconnected to provide for larger lettable units if required.

PLANNING HISTORY

96/2005/10: Repair works to external fabric, extension to rear, renew roof and wall cladding to top floor, new fire escape to replace existing, new access for disabled.	Approved 28/08/96.
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96/2157/20: Replacement of asbestos cladding to first floor, window and door renewal etc.,(Application for Conservation Area Consent). Approved 28/08/96.

PUBLICITY

The application was advertised in the Press and by way of notices placed in the vicinity of the site and Town Centre. No correspondence (objection or support) has been received.

CONSULTATION

As part of the application process the following were consulted in respect of the proposal. A brief précis of responses have been included for Committee's information.

RCT Transportation Section – no objection.

RCT Countryside Section – a bat survey was submitted at the time of the application concluding that there was no evidence of bats being present. No objection.

RCT Drainage Section – no objection.

Dwr Cymru / Welsh Water – no objection but advises the applicant to make contact prior to construction to identify the location of existing apparatus.

Pontypridd Community Council – no response received at the time of writing the report.

POLICY CONTEXT

LDP Proposals Map:

The YMCA site is:

- Inside the settlement boundary of the principal town of Pontypridd;
- Within the boundary of the town centre of Pontypridd;
- Within the defined retail centre of Pontypridd (but outside the primary retail frontages)

Constraints Map:

The YMCA site is:

- Within the Pontypridd Town Centre Conservation Area;
- Within the setting of two Listed Buildings

Core policies:

Policy CS 2 - Development In The South

In the Southern Strategy Area the emphasis will be on sustainable growth that benefits Rhondda Cynon Taf as a whole. This will be achieved by:

- 1. Promoting residential development with a sense of place which respects the character and context of the Principal Towns and Key Settlements of the Southern Strategy Area;*
- 2. Protecting the culture and identity of communities by focusing development within defined settlement boundaries and promoting the reuse of under used and previously developed land and buildings;*
- 3. Promoting large scale regeneration schemes in the Principal Town of Pontypridd and Key Settlement of Tonyrefail;*
- 4. Realising the importance of the Principal Town of Llantrisant / Talbot Green as an area of social and economic growth;*
- 5. Providing opportunities for significant inward investment, in sustainable locations, that will benefit the economy of Rhondda Cynon Taf and the Capital Region;*
- 6. Reducing daily out commuting by private car and promoting sustainable forms of transport;*
- 7. Protecting the cultural identity of the Strategy Area by protecting historic built heritage and the natural environment,*
and
- 8. Promoting and enhancing transport infrastructure services to support growth and investment.*

Area-wide policies:

Policy AW2 - Sustainable Locations

In order to ensure that development proposals on non-allocated sites support the objectives of the plan, development proposals will only be supported in sustainable locations. Sustainable locations are defined as sites that:–

- 1. Are within the defined settlement boundary or in the Northern Strategy Area, accord with Policy NSA 12;*
- 2. Would not unacceptably conflict with surrounding uses;*
- 3. Have good accessibility by a range of sustainable transport options;*
- 4. Have good access to key services and facilities;*
- 5. Do not permit highly vulnerable development and Emergency Services within Zone C2 floodplain.*

6. *Support the roles and functions of the Principal Towns, Key Settlements and Small Settlements;*
7. *Support the development of the 8 Strategic Sites;*
8. *Are well related to existing water, sewerage, waste, electrical, gas and telecommunications infrastructure and improvements to such services will be provided where necessary.*
9. *Where proposals relate to existing buildings in the countryside, accord with AW 9.*

Policy AW 5 - New Development

Development proposals will be supported where:-

1) Amenity

- a) The scale, form and design of the development would have no unacceptable effect on the character and appearance of the site and the surrounding area;*
- b) Where appropriate, existing site features of built and natural environment value would be retained;*
- c) There would be no significant impact upon the amenities of neighbouring occupiers;*
- d) The development would be compatible with other uses in the locality;*
- e) The development would include the use of multi-functional buildings where appropriate;*
- f) The development designs out the opportunity for crime and anti social behaviour.*

2) Accessibility

- a) The development would be accessible to the local and wider community by a range of sustainable modes of transport;*
- b) The site layout and mix of uses maximises opportunities to reduce dependence on cars;*
- c) The development would have safe access to the highway network and would not cause traffic congestion or exacerbate existing traffic congestion;*
- d) Car parking would be provided in accordance with the Council's Supplementary Planning Guidance on Delivering Design and Place-making: Access, Circulation and Parking Requirements.*

Policy AW 6 - Design and Place-making

Development Proposals will be supported where:-

1. *They are of a high standard of design, which reinforces attractive qualities and local distinctiveness and improves areas of poor design and layout;*
2. *They are appropriate to the local context in terms of siting, appearance, scale, height, massing, elevational treatment, materials and detailing;*
3. *In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, details and character of the original building, its curtilage and the wider area;*
4. *In the case of proposals for new and replacement shop fronts and signage, they make a positive contribution to the street-scene;*
5. *In the public realm and key locations such as town centres, major routes, junctions and public spaces, the character and quality of the built form is to a high standard of design;*
6. *They include public art;*
7. *Landscaping and planting are integral to the scheme and enhance the site and the wider context;*
8. *They include an integrated mixture of uses appropriate to the scale of the development;*
9. *They include the efficient use of land, especially higher-density residential development on sites in proximity to local amenities and public transport;*
10. *Open space is provided in accordance with the Fields in Trust Standards;*
11. *A high level of connectivity and accessibility to existing centres, by a wide range of modes of sustainable transport;*
12. *Schemes incorporate flexibility in design to allow changes in use of buildings and spaces as requirements and circumstances change;*
13. *The development reflects and enhances the cultural heritage of Rhondda Cynon Taf;*
14. *The design protects and enhances the landscape and biodiversity;*
15. *The development promotes energy efficiency and the use of renewable energy; and*
16. *The design promotes good water management, including rainwater storage, sustainable urban drainage, porous paving etc.....*

Policy AW 7 - Protection and Enhancement of the Built Environment

Development proposals which impact upon sites of architectural and / or historical merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

Southern Strategy Policies:

Policy SSA 1 - Development in the Principal Town of Pontypridd

Proposals for residential and commercial development within the defined town centre of Pontypridd will be permitted where the development:-

- 1. Reinforces the role of Pontypridd as a Principal Town;*
- 2. Respects the culture and heritage of Pontypridd;*
- 3. Is of a high standard of design and makes a positive contribution to the townscape in the defined town centre;*
- 4. Contributes to the enhancement of Ynysangharad Park;*
- 5. Integrates positively with the existing built form;*
- 6. Promotes opportunities for new retail, tourism and leisure development;*
- 7. Promotes walking and cycling;*
- 8. Promotes accessibility to services by a range of sustainable modes of transport.*

Policy SSA 16 - The Retail Hierarchy

The hierarchy of retail centres in the Southern Strategy Area is defined as follows:

- 1. Principal Town Centres: Pontypridd and Llantrisant (Including Talbot Green);*
- 2. Key Settlements: Llanharan and Tonyrefail;*
- 3. Local and Neighbourhood Centres: Church Village (Centre);*

Llantrisant Old Town, Pontyclun, Rhydyfelin, Taffs Well, Tonteg (Precinct), Treforest and Tyn-y-Nant.

Proposals for retail development or changes of use to retail uses inside the defined boundaries, which would maintain or enhance a centre's position in the retail hierarchy will be permitted.

Planning Policy Wales (8th Edition)

6.5.9 *Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.*

6.5.17 *Should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission.*

10.1.1 *The Welsh Government's objectives for retailing and town centres are to:*

- secure accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural areas;*
- promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions;*
- enhance the vitality, attractiveness and viability of town, district, local and village centres; and to*
- promote access to these centres by public transport, walking and cycling.*

10.2.4 Mixed use developments, for example combining retailing with entertainment, restaurants and housing, should be encouraged so as to promote lively centres as well as to reduce the need to travel to visit a range of facilities. Leisure uses can benefit town and district centres and with adequate attention to safeguarding amenities can contribute to a successful evening economy.

10.2.5 Public realm improvements and other distinctive design solutions can assist the regeneration of town centres.

Technical Advice Notes

- PPW Technical Advice Note 5: Nature Conservation and Planning
- PPW Technical Advice Note 12: Design
- PPW Technical Advice Note 18: Transport
- PPW Technical Advice Note 23 Economic Development

Supplementary Planning Guidance

- The Historic Built Environment (March 2011)

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 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.

The principal considerations in the determination of this application are considered to be the compatibility of the proposed uses with a town centre location, design, the effect of the appearance of the scheme on the character of the Conservation Area and the setting of the nearby Listed Buildings, and highway safety.

The compatibility of the proposed uses with a town centre location

The application proposes both the refurbishment of an existing facility as well as a significant new build element. The use of the site as a YMCA has existed in this location since its construction 1920 and has happily co-existed with other uses during that time adapting, as it has, to the evolving requirements of the organisation. As such, the uses proposed by the YMCA (referred to in the APPLICATION DETAILS section of this report) are considered appropriate. Similarly, the co-

habitation of the building by the Art/s organisation would introduce a range of uses to the upper floors which are also compatible with the town centre location where, in conjunction with the YMCA will bring a range of activities that will ensure that the town centre is a vibrant location well into the evening. It will bring with it a diverse range of visitors at various times of the day and week that will bring with it a wider range of economic benefits to the town above and beyond that of the previous incarnation of the YMCA building. It is therefore considered to be compliant with the relevant LDP criteria set out in the POLICY CONTEXT section of this report.

Design

The scheme proposes significant and dramatic change to the existing building such that, when constructed, this will become a landmark building in what is a very prominent location within the town centre (it has three distinct frontages). The design proposed is very modern and is unlike anything else within the town centre. The most striking frontage will be onto Morgan Street. It incorporates the most intricate design on the building as well as the use of the most modern materials but it is the detailing on this elevation of the building that will bring the sense of light and space into the interior of the building.

Committee is advised that “design” is a very subjective topic and not everyone can always agree on whether something is good or bad design. It is fair to say that the design will certainly be a talking point within the town and not everyone will like the strikingly modern appearance however, the design is of a very high standard and the building will become a landmark building within the town.

Detailed discussions have taken place over several months with the applicants and their Architect to ensure that the materials to be used are of an appropriate quality to compliment the design of the building as well as seeking reassurance that the building will continue to be a feature building within the town without needing excessive maintenance to keep it looking good, especially given its location in a Conservation Area and adjacent to two Listed Buildings. Discussions over the final choice of materials and finishes are still ongoing at the time of writing this report. It is therefore proposed to include a condition which requires the submission of these details (including a schedule of maintenance) prior to any construction work taking place.

Design and the effect of the design on the character of the Conservation Area and the setting of the Listed Buildings

Setting: Although the YMCA building is not in itself designated, its primary significance is in forming part of an historic backdrop to the area. As such, the period detailing and design which remains as part of the original building is key to its integration.

Although the alterations proposed to the YMCA building are overtly contemporary in the design and materials, it is not considered that this will necessarily detract from the historic environment. The current outlook to the YMCA's Morgan Street Elevation (the red brick WW2 additions) is simple with a diminutive scale of a curtilage building, unsuited in massing and design for its important location on a principal street facing a Grade II* Listed Building. It does however benefit from being subservient and traditional in form.

This accepted, it is not considered any detailing of notable quality or significance are proposed for replacement on this elevation, sufficiently that it could be considered detrimental to the setting of the Listed Building or Conservation Area.

Principle of modern versus period; in the absence of any need to retain the current structures (proposed for removal), the only question would be of appropriateness of their replacement. In terms of the ethical approaches in responding to architectural context of an important Listed Building, the choice is whether to "contrast" or "conform".

Although the starkly modern design is not 'in keeping' *per se* with the historic outlook, the proposal is considered to be an honest intervention of its own distinct age and design, using innovative materials and detailing. This in itself is not objectionable in principle and avoids the poor alternative of an Edwardian pastiche, (as supported by Section 30 of the Welsh Office Circular 61/96). Moreover, the proposed development fulfils the additional storey and roof structure originally intended as part of the original YMCA, in a style which respects the existing window rhythms and proportions, albeit in a contemporary fashion.

In so much that the modern architecture is of a high standard, it is not considered to be of detriment to the setting of the Listed Buildings nor Conservation Area and it is considered that this can actively enhance the setting.

Massing, scale & materials; the scale of the replacement facade and additional upper floors will not significantly affect direct views of the immediately adjacent Listed Buildings, nor their visual relationship with each other.

It should be noted that the proposed design aims to respond to the powerful and well-designed facade of the Grade II* Municipal Buildings with its own bold and impressive design, in similar scale and massing.

The integration of new floors into the Taff Street elevation, responds well to the alignment and rhythm of the existing YMCA building. However, material finishes will be crucial to the success of the design.

The re-working of the Cross Brook Street elevation is again generally sensitive and in-keeping with the exception of a well detailed set of ornamental railings and

doorway proposed for removal, which is recommended that their retention should be controlled by condition.

Longevity; there is some concern that an innovatively designated building can quickly become unsightly and require high levels of maintenance and be a victim of retrofitted details such as anti-bird measures. Accordingly, a condition (referred to earlier) is therefore recommend and incorporated into the design at this early stage. Accordingly it is considered that the design is acceptable having regard to the setting of the Conservation Area, the setting of the Listed Buildings and the respective policy criteria set out in the LDP.

Highway Safety

The building is located within a town centre location that, in itself, is a highly sustainable location being accessible by a variety of modes of transport including train, bus, and cycle, on foot and by car. While there is no parking provision within the scheme it lies in close proximity to these facilities as well as a number of designated car parks. Accordingly, the Council's Transportation Section has offered no objection to the application.

The applicant is investigating the possibility of providing a lay-by / drop off point for disabled users on Taff Street. As all of these works would be within the existing highway and, if acceptable, they would require modifications to existing Traffic Orders (rather than Planning Permission) therefore the applicants can pursue the provision of this facility outside of the Planning system.

Due to its location on two very busy junctions in the town centre, there will be some inevitable disruption as part of the demolition works and the new construction works. It is likely that the applicants will require permits in respect of aspects of the construction process (such as the erection of scaffolding on the public highway, etc.). While it is not the role of the planning system to regulate such activity, a condition is proposed which will require the applicant to set out how they intend to construct the development including such details as where they intend to deliver and store materials prior to their erection in order to try to minimise disruption so far as is possible.

Other issues

The applicants undertook a bat survey prior to submitting the application. This report concluded that there were no bats present and, accordingly, the Council's Ecologist offered no objection to the scheme.

As the proposal falls within a town centre, the uses proposed are unlikely to cause any significant issues in respect of amenity. There are some residential properties on the upper floors in the vicinity of the application site however the nature of the activities proposed are those which would normally be expected within a town centre location and would not be so significant as to warrant a refusal or even the inclusion

of a condition limiting the hours of operation. In the event that noise should prove to be an issue, there is legislation that the Public Health & Protection Section of the Council can use to manage the situation.

While there are a number of uses that will be undertaken at the building, each of them are considered appropriate to the town centre location and does not require a condition to restrict the individual uses to the spaces assigned in the planning application. The building's interior is designed to be as flexible as possible and this should be reflected in any consent.

One area of some concern is that the number of occupiers in each part of the building may require some kind of external signage to publicise their presence. Careful thought will need to be given to the types of signage applied to the building so that they are co-ordinated and avoid clutter – especially with specific regard to the clean architectural lines of the building, its location within a Conservation Area and its location in respect of nearby Listed Buildings. In this regard, Committee is advised that all advertisements are the subject of separate Advertisement Consent Regulations which will require the submission of a discrete application which will be considered separately from this application for planning consent. Should Committee grant consent, negotiations will continue with the applicants to ensure that any advertisements are appropriate to the building.

CONCLUSION

In principle, the proposals are acceptable as:

- The site is in a sustainable location – highly accessible by sustainable transport modes and co-located with other facilities and services;
- The design of the building is acceptable in its own right, as well as having regard to the setting of the Municipal Building and the Muni Arts Centre Listed Buildings as well as to the character of the Pontypridd Town Centre Conservation Area.
- The use overall would make a positive contribution to the LDP strategy in several respects: (a) contributing to the vitality of the retail centre of Pontypridd, (b) contributing to the regeneration of the principal town centre and (c) contributing to the LDP strategy of growth in the Southern Strategy Area that benefits the whole of Rhondda Cynon Taf, (since Pontypridd serves the lower Rhondda Valleys in the Northern Strategy Area).

Accordingly, the following recommendation is made.

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. Building operations shall not be commenced until samples of the 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.

3. Before work starts, the design and details of the following shall be submitted to and approved in writing by the Local Planning Authority.

- (a) flue pipe(s);
- (b) eaves treatments;
- (c) lancets and their means of glazing;
- (d) glazed screens;
- (e) boarded screens;
- (f) window openings;
- (g) door openings;
- (h) cill and head treatments;
- (i) verges and ridges;
- (j) soffits
- (k) reveal depths;
- (l) dormers;
- (m) ridges
- (n) valleys
- (o) plinths

Drawings shall be submitted to a minimum scale of 1:5 with full size moulding cross section profiles. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the proposed works will be in keeping with the special architectural and historic character of the listed building in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

4. The development shall be carried out in accordance with the schedule of plans/drawing numbers included on the letter dated 28th January 2016.

Reason: To clearly define the scope of the consent in the interests of clarity.

5. Notwithstanding the approved plans and prior to the commencement of any development, the design details and specification of the following shall be

submitted to, and approved in writing by, the Local Planning Authority. The works shall then be carried out in accordance with these details approved: -

- (a) door and window profiles and product details
- (b) glazing arrangement at lower ground floor shopfront apertures
- (c) proposed doorway remodelling on Cross Brook Street
- (d) boundary treatment to Cross Brook Street
- (e) boundary treatments to Taff Street and Morgan Street
- (f) specification of roofing material and detailing
- (g) material for infilling of window spaces at lower ground floor on Cross Brook Street
- (h) stone hung-cladding to upper floors
- (i) a schedule for the interim ground and boundary treatment, once demolition is commenced

Reason: In the interest of visual amenity and to protect the character of the Conservation Area and the setting of nearby Listed Buildings in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall take place until drainage arrangements 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.

7. The development for which permission is hereby granted shall not be commenced until full details of the surfacing materials proposed to be used on any roadway, footpath, car park, lay-by, play areas or other paved or metalled areas have been submitted to and approved, in writing, by the Local Planning Authority and the development shall not be occupied until the works have been 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) no external lighting equipment shall be erected or installed without the prior express permission of the Local Planning

Authority.

Reason: To prevent light pollution and to protect the amenities of neighbouring residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

9. Prior to the commencement of any development, details of the construction activities for the building including:

- Hours of construction
- Storage of materials / construction compound
- Suppression of noise and dust

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.

Reason: To minimise disruption in the town centre in the interests of the amenities of the area in accordance with Policies AW5 and AW6 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

4 FEBRUARY 2016

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

OFFICER TO CONTACT

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

See Relevant Application File