



PLANNING & DEVELOPMENT COMMITTEE

21 MARCH 2019

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0086/10
(MF)
APPLICANT: Bunch of Grapes Restaurant and Pub Ltd
DEVELOPMENT: Replacement rear extension and external alterations including PV solar panels to main roof.
LOCATION: BUNCH OF GRAPES PUBLIC HOUSE, 40
YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA
DATE REGISTERED: 31/01/2019
ELECTORAL DIVISION: Trallwn

RECOMMENDATION: APPROVE

REASONS:

It is considered the proposed works would maintain and enhance the business's current provision which would not only benefit existing customers, but also possible new customers and visitors to the town. This would improve the vitality and viability of the wider town centre, and potentially result in the creation of number of additional jobs in the town.

Furthermore, the proposed extension and refurbishment works are considered acceptable in terms of their scale, design and overall visual appearance, and additionally, it is not considered the works would significantly alter the way in which the property currently operates. Consequently the proposed development would not result significantly more disturbance to surrounding residents in comparison to that which already occurs. It is acknowledged the proposed extension structure itself would result in a degree of impact upon the amenity and privacy standards currently enjoyed by surrounding residents, but being of similar scale to the existing structures it would replace, it is not considered any impact would be significantly greater than that which already occurs.

Finally, it is not considered the proposed works would have any undue impact upon pedestrian or highway safety in the vicinity of the site.

The application therefore complies with the relevant local and national planning policies and is considered acceptable.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to the Planning and Development Committee for final determination as the scheme proposes the extension of a public house.

APPLICATION DETAILS

Full planning permission is sought for the removal of the existing single storey additions to the rear of the main public house building and their replacement with a new single storey extension in order to provide enhanced bar/restaurant facilities at the site. A number of internal alterations and general refurbishment works to the external appearance of the building are also proposed as part of the wider development scheme.

The works would result in a new single storey extension to the rear of the main building, spanning the full width of the rear elevation, projecting by 7.5m, and incorporating a flat roof design to 5.2m in height. External materials would include a mix of distressed brick work, blackened timber cladding, timber louvers, and aluminium windows and doors. The addition would allow for alterations to the existing internal arrangement of the public house as well its extension, to provide new separate bar, restaurant and open cooking areas. It is also noted that a small external seating area would be created to the rear.

The wider development scheme also proposes a number of general refurbishment works to the buildings existing elevations and the installation of photovoltaic solar panels to the main rear roof slope.

No further works are proposed at the site as part of this scheme.

SITE APPRAISAL

The application site is occupied by a public house and its associated amenity/parking areas. The site is located on the outskirts of the town centre, outside of the defined town centre and retail zone boundaries. The site is roughly square in shape, amounting to approximately 0.1ha, with the public house building located along the northern (front) boundary of the plot, fronting Ynysangharad Road, and an outdoor deck area and car park sited to the rear. A small storage outbuilding is also sited here. Principle access to the building is gained off Ynysangharad Road but there is a secondary access available from within the car park. The main building is of a traditional stone fronted design including detailed timber windows and doors, however a more modern two-storey annex is located to the western side with a further single storey extension and conservatory sited to the rear that each accommodate less sympathetic and more modern finishing materials.

The surrounding area is generally residential in nature with Ynysangharad Road being occupied mainly by traditional terraced dwellings. However a number of

detached and semi-detached dwellings and larger standalone buildings are located throughout the street with the adjacent properties to the east being 2 no. detached dwellings and the adjacent property to the west being a two-storey block of flats. The former Glamorganshire Canal is located directly to the rear (south) of the site beyond which is the Brown Lennox Retail Park, occupied by a number of large retail units.

It is noted that the tow path of the former canal forms Public Right of Way PON/42/1 and that 3 no. listed structures are located directly to the rear of the site along this section of the former canal (lock chambers 31 and 32 with attached walls, the bridge over the canal, and the canal basin). It is also noted that the former Mission Hall to the front of the site is a listed building.

PLANNING HISTORY

Previous planning applications submitted at the site:

10/1066	Solar panels to rear annex roof	Granted 15/03/94
03/1584	Extension to kitchen, wash-up and cellar	Granted 07/11/03
97/2018	Extend existing ground floor gents toilet	Granted 18/04/97
94/0022	Provision of second gents toilet, conservatory over existing patio and internal alterations	Granted 15/03/94
91/0026	Rear extension	Granted 15/03/91
87/0344	Proposed extension to bar area with new toilet, conservatory and refurbishment to existing bar area	Granted 05/06/87
80/0689	Conversion of existing single storey store/barn/coal shed in to dwelling	Refused 29/07/80

PUBLICITY

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

CONSULTATION

Transportation Section – no objection.

Public Health and Protection – no objection, subject to conditions.

Flood Risk Management – no objection, subject to condition.

Countryside, Landscape and Ecology – no objection.

Dwr Cymru/Welsh Water – no objection, subject to conditions.

Wales and West Utilities – no objection, subject to conditions.

Western Power Distribution – no objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located within the settlement boundary for Pontypridd, but is not allocated for any specific purpose.

Policy CS2 – sets out the criteria for development in the Southern Strategy Area.

Policy AW2 – supports development in sustainable locations and includes sites that are accessible by a range of sustainable transport modes and would not unacceptably conflict with surrounding uses.

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 AW7 – identifies that proposals which impact upon sites of architectural or historic merit or affect areas of public open space, allotments, public rights of way, bridleways and cycle tracks will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the area.

Policy AW10 – does not permit proposals where they would cause or result in a risk of unacceptable harm to health and/or local amenity.

Supplementary Planning Guidance

- Design and Placemaking;
- The Historic Built Environment;
- Design in Town Centres;
- Access, Circulation and Parking.

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.

Welsh Government published Planning Policy Wales (Edition 10) on 5th December 2018. The document aims to incorporate the objectives of the Well-Being of Future Generations (Wales) Act (2015) into town and country planning and sets out the Welsh Government's policies on issues relevant to the determination of planning applications.

It is considered that this proposal meets the seven goals set out within the Well-Being of Future Generations (Wales) Act and the proposed development is consistent with the key principles set out in Chapter 2 (People and Places: Achieving Well-being Through Placemaking); Chapter 3 (Strategic and Spatial Choices); Chapter 4 (Active and Social Places); Chapter 5 (Productive and Enterprising Places); and Chapter 6 (Distinctive and Natural Places) of Planning Policy Wales (Edition 10).

Other relevant policy guidance consulted:

- PPW Technical Advice Note 4: Retail and Commercial Development;
- PPW Technical Advice Note 8: Renewable Energy;
- 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;
- PPW Technical Advice Note 24: The Historic Environment.

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

Full planning permission is sought for the removal of the existing single storey additions to the rear of the main public house building and their replacement with a new single storey extension, as well as general refurbishment works to the building's external elevations. The applicant has detailed that the proposed works are required to provide enhanced bar/restaurant facilities at the site.

The application site is unallocated, situated inside of the defined settlement limits, and forms an established public house and its associated amenity/parking areas. Policies AW2 and AW5 support development within settlement boundaries, so long as the development appropriately integrates with the surrounding land uses. In this instance, whilst the surrounding properties are residential in nature and the proposal could result in an intensification of use, it is not considered the replacement of the existing single storey additions with one extension of a similar design and scale at the long established public house would significantly alter the way in which the property currently operates.

Further, it is considered the general refurbishment of the public house would maintain and enhance the business's current provision, not only benefiting existing customers, but also potential new customers, and could also result in the creation of

additional jobs at the site, enhancing the vitality and viability of the wider town as a whole.

Finally, the site is located in close proximity of the town centre where there is a wide range of available key services and public transport links. It can therefore be considered a sustainable location in accordance with criteria set out in Policy AW2.

Therefore, in light of the above, the development is considered acceptable, in principle, subject to compliance with the other relevant material considerations set out below.

Visual Impact

The main public house building fronts the footway along Ynysangharad Road and therefore forms a visible and prominent feature along the street. However, with only minor refurbishment works proposed to the existing front elevation, the main building would retain its traditional and historic appearance from the street. Consequently the proposed works would have no impact upon the traditional character and appearance of Ynysangharad Road.

With respect to the proposed single storey rear extension, the proposed design would result in a contemporary addition that would be in contrast with the existing traditional design and finishing materials of the host property, emphasised by the use of contemporary finishing materials. Whilst this would be the case, it is considered the proposed extension would be of an appropriate scale, relating well with the scale of the host property, and being of a comparable scale to that of the existing structures it would replace. Further, the existing additions to the rear of the property are of an ad-hoc design and unsympathetic finishing materials. It is therefore considered the use of modern, contemporary finishing materials would enhance the current character of the buildings rear elevation as well as that of the wider site as whole. Furthermore, this contemporary style of design/finish is a common feature of such developments to traditional properties and can result in features that would encourage visitors to sites in their own right.

With respect to the proposed solar panels, whilst inevitably forming visible features, they would be sited to the rear of the building out of view from the main street, having no impact upon the street scene of Ynysangharad Road. Furthermore, they would be sited flush to the roofline and would be typical of many similar features in the area. Consequently it is not considered they would form overly prominent features from the rear of the site or result in a detrimental impact to the character and appearance of the building or the wider locality.

Finally, whilst it is accepted the works to the rear of the site would result in a clear alteration to the building's rear elevation and would therefore be visible from the adjacent listed buildings, with the proposed extension being of a similar design and scale to that of the existing structures it would replace and resulting in an attractive feature; and the solar panels resulting in relatively minor features, it is not considered the works would have any undue impact upon the character of the adjacent listed structures.

The proposed development is therefore considered acceptable in respect of its potential visual impact.

Residential Amenity

It is acknowledged the proposed development could result in an intensification of use of the site. As such there is potential for the proposed development to impact upon the amenity and privacy standards currently enjoyed by surrounding residents. However, whilst this may be the case, the property has historically operated as public house and surrounding neighbours would therefore currently experience and would have historically experienced a degree of noise and disturbance late in to the evenings. Consequently, whilst it is accepted an extension to the existing bar/restaurant could result in some further noise and disturbance, given the scale of the proposed extension, comparable to that it would replace, and the long established nature of the public house, it is not considered any potential impact would be considerably different to that which currently occurs.

With respect to the extension structure itself and the potential impact it may have upon the amenities and privacy of the adjacent neighbours, given the siting and scale of the proposed addition and the relationship it would have the adjacent properties to the east, 39 Ynysangharad Road and Lock Cottage, it is not considered any undue overshadowing or overbearing impact would occur to these properties. Further, whilst the extension would be sited in close proximity of the block of flats to the west, it would be sited adjacent to the blank side elevation of this building and would project only approximately 1m beyond the rear elevation of the flat block. As such, given its single storey height, it is not considered a significant degree of overshadowing or overbearing impact would occur.

It is noted however that a degree of overlooking to the properties either side of the application site would occur, however, a number of windows already exist within the rear elevation of the public house at both ground and first floor level and large outside terrace is also located to the rear. Consequently it is not considered the proposed extension would result in any further overlooking in comparison to that which already occurs.

The application is therefore considered acceptable in respect of its potential impact upon the amenities of the neighbouring properties.

Highway Safety

No objections have been raised or conditions suggested by the Councils Transportation Section following consultation. In their assessment of the scheme the Transportation Section commented that the proposed works would not impact upon the existing access/parking arrangement at the site and with the proposed extension being of a similar scale to that it would replace, the proposed works would unlikely result in any further off-street parking requirement at the site.

In light of the above highway assessment, the application is considered acceptable in respect of its potential impact upon pedestrian and highway safety in the vicinity of the site.

Public Health

No objections have been received from the Council's Public Health and Protection Division. They did however suggest a number of conditions be attached to any consent in relation to construction noise, waste and dust. Whilst these comments are appreciated, it is considered that construction noise, waste and dust matters can be more efficiently controlled by other legislation. Therefore, given the nature and scale of the proposed development, it is considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Land Drainage and Flood Risk

No objections have been raised by the Council's Flood Risk Management (FRM) Section following consultation. It was noted during their assessment of the scheme that the applicant has not provided any site drainage details with the application and consequently it is difficult to assess the potential impact of the proposed development in respect of drainage/flood risk, however, it is considered that an acceptable drainage scheme can be implemented at the site that would overcome any concerns. Therefore no objections are raised but it is suggested a condition being added to any consent requiring full site drainage details be submitted to and approved by the LPA prior to any development works starting on site.

It is also noted that no objections were received from Dwr Cymru Welsh Water, subject to standard conditions and advice.

In light of the above advice, the development is considered acceptable in respect of site drainage, subject to the condition detailed below.

Other Issues

It is noted that consultation has been undertaken with the Council's Countryside, Landscape and Ecology Section with a view to assessing any potential impacts upon ecology on and around the site and any potential impact upon the adjacent Public Right of Way. Their response raised no objection to the planning application subject to standard advice.

It is also noted that no objections were received from Wales and West Utilities or Western Power Distribution, subject to standard conditions and advice.

Community Infrastructure Levy 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) however the CIL rate for this type of development as set out in the Charging Schedule is £nil. Therefore no CIL would be payable.

Conclusion

It is considered the proposed works would maintain and enhance the business's current provision which would not only benefit existing customers, but also possible new customers and visitors to the town. This would improve the vitality and viability of the wider town centre, and potentially result in the creation of number of additional jobs in the town.

Furthermore, the proposed extension and refurbishment works are considered acceptable in terms of their scale, design and overall visual appearance, and additionally, it is not considered the works would significantly alter the way in which the property currently operates. Consequently the proposed development would not result significantly more disturbance to surrounding residents in comparison to that which already occurs. It is acknowledged the proposed extension structure itself would result in a degree of impact upon the amenity and privacy standards currently enjoyed by surrounding residents, but being of similar scale to the existing structures it would replace, it is not considered any impact would be significantly greater than that which already occurs.

Finally, it is not considered the proposed works would have any undue impact upon pedestrian or highway safety in the vicinity of the site.

In light of the above, the application is considered to comply with the relevant local and national planning policies and is recommended for approval.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans ref:

- TPS.19.TBOG.007.SITE.PLAN REV. A
- TPS.19.TBOG.007.PR.SEC.C REV. A
- TPS.19.TBOG.004.PR.FLR REV. A
- TPS.19.TBOG.007.PR.MAT REV. A
- TPS.19.TBOG.002.EX.E/ELV REV. A
- TPS.19.TBOG.002.EX.W/ELV REV. A
- TPS.19.TBOG.004.EX.FLR REV. A
- TPS.19.TBOG.003.PR.S/ELV REV. A
- TPS.19.TBOG.001.PR.N/ELV REV. A
- TPS.19.TBOG.006.PR.SEC.B REV. A
- TPS.19.TBOG.003.EX.S/ELV REV. A
- TPS.19.TBOG.008.PR.SEC.D REV. A
- TPS.19.TBOG.001.EX.N/ELV REV. A

- TPS.19.TBOG.002.PR.E/ELV REV. A
- TPS.19.TBOG.002.PR.W/ELV REV. A
- TPS.19.TBOG.005.PR.SEC.A REV. A
- TPS.19.TBOG.007.EX.BLK REV. A
- TPS.19.TBOG.007.PR.BLK REV. A

and documents received by the Local Planning Authority on 24/01/19 AND 31/01/19 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. No development works shall commence on site until full site drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The extension hereby approved shall not be brought in to beneficial use 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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