



PLANNING & DEVELOPMENT COMMITTEE

5 SEPTEMBER 2019

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0735/08 (GH)
APPLICANT: Rhondda Cynon Taf County Borough Council
DEVELOPMENT: Extension and improvements to existing overflow car park to the rear aspect of the site.
LOCATION: RHONDDA FACH LEISURE CENTRE, EAST STREET, TYLORSTOWN, FERNDAL, CF43 3HR
DATE REGISTERED: 08/07/2019
ELECTORAL DIVISION: Tylorstown

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS:

The extended car park would enable the benefits of the recently approved change of use, to provide office accommodation for RCT staff, to be maximised, without affecting users of the leisure facility.

Being located to the rear of the Rhondda Fach Leisure Centre the development would have no impact on the overall appearance of the site and would not be visible from the public realm.

Furthermore, the nature of the use and the sufficient distance from the closest dwellings means that the amenity of closest residents to the site would be unlikely to be affected.

The development is therefore considered to be acceptable and would be in accordance with Policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan, and the Councils SPG for Access, Circulation and Parking Requirements.

REASON APPLICATION REPORTED TO COMMITTEE

The application has been submitted by the Council on land owned by the Council, where its interest is of more than a minor nature.

APPLICATION DETAILS

Full planning consent is sought to extend and improve the existing overflow car park to the rear of Rhondda Fach Leisure Centre, East Street. Tylorstown.

Members may recall that a previous application, to convert an unused part of the building to office accommodation and a data centre, was approved by the Planning and Development Committee in June 2019. The scheme is part of a programme to ensure that the Council maximises existing surplus floor space as part of a wider county wide office accommodation strategy.

In this case the car park extension would enable sufficient off-street parking spaces to serve the new facility, without affecting the availability of spaces for users of the leisure facility.

The extant car park area comprises compacted hard core and is not formally laid out for parking use. The proposal would combine the current car park with a further section of adjacent land, just outside the settlement boundary, both of which would be surfaced with tarmac and laid out with approximately 56 spaces.

Additional ancillary drainage work would result in surface water capture via an acodrain and wet swale, with an interceptor to catch oil or petrol pollutants. The northern and eastern boundaries would be enclosed by a timber rail fence.

Lastly, the applicant has provided a plan illustrating the position of nine street lights, seven of which would be mounted on 6m high columns, with a further two affixed to the rear elevation of the building. The plan demonstrates the degree of illumination via lux levels.

SITE APPRAISAL

The application property is the Rhondda Fach Leisure Centre, which is located to the north-east of the settlement of Tylorstown.

Set both within the settlement boundary and a dense bank of woodland, the site is accessed from a dedicated junction with East Street, with provision for users of the Centre to park to the front of the southern elevation.

The two storey building is of a contemporary style having benefitted from a substantial refurbishment in 2018, which provided additional facilities including an indoor 4G pitch and resulted in the removal of the swimming pool. However, on account of its setting and position lower than the surrounding development, the Centre is very well screened and has little impact on the street scene.

The closest neighbouring properties are located at East Road and Prospect Place to the south and west, and comprise terraced dwellings of typical Victorian scale and style.

PLANNING HISTORY

The most recent or relevant applications on record with this site are:

19/0328/08: Change of use from class D2 leisure centre to mixed use development comprising of class use D2 leisure centre & B1 office accommodation.

(Revised plans, including site location plan, incorporating conversion of ground floor meeting room to provide additional office space and data centre, received 30th April 2019). Decision: 14th June 2019, Granted

PUBLICITY

The application was advertised by direct notification to thirty neighbouring properties and notices were erected on site.

No letters of objection or representation have been received to either consultation.

CONSULTATION

Highways and Transportation

No objection.

Public Health and Protection

No objection subject to conditions in respect of demolition, noise, dust waste and hours of operation, and an informative note regarding contaminated land. However, given the location and scale of the development and existing public health legislation, it is considered that all of these matters can be addressed by informative notes.

Drainage

A condition is requested in respect of surface water drainage and an informative note regarding sustainable drainage approval.

Countryside - Ecologist

No objection

No other consultation responses have been received within the statutory period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Tylorstown

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

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

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

Supplementary Planning Guidance

Access, Circulation and Parking Requirements

National Guidance

In the determination of planning applications, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

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

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

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

Chapter 1 (Managing New Development)

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

Chapter 4 (Active and Social Places)

Other policy guidance considered:

PPW Technical Advice Note 12 - Design

PPW Technical Advice Note 18 - Transport

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 small extension of a car park with ancillary drainage and fencing works.

Although of small scale, whereby the car park as a whole would only comprise a surface area of approximately 1625m², the development would encroach into land beyond the settlement boundary.

Whilst LDP Policy NSA12 is supportive of housing development within or *adjacent* to the settlement boundary in the northern strategy area, there is no similar policy that applies to non-residential development.

For this reason, and mindful that the applicant and landowner is the Council, the application has been advertised as a departure from the development plan and a press notice has been placed.

Notwithstanding the above, the proposal does not contain structures of scale or introduce a land use that would be incompatible with either the leisure centre and residential properties to the west, or affect the openness of the adjoining countryside to the north and east.

Therefore, in the absence of any detriment, the development is considered to be acceptable, subject to the matters below.

Impact on the character and appearance of the area

The whole of the leisure centre site is very well-screened from the residential area of Tylorstown by the prevailing topography and a large groupings of mature trees.

Consequently, neither the leisure centre building or the rear car park can be seen from the western valley slopes and the development is of insignificant scale for there to be any concerns in this regard.

Impact on neighbouring occupiers

Since the car park is set so far away from the closest residential development, its extension would be extremely unlikely to have a negative impact on neighbouring occupiers since it would neither affect outlook or cause disruption that could affect amenity.

Furthermore the position and height of the car park lights and their columns would be screened by the elevations of the leisure centre and the vegetated bank. Regardless of the tree cover, the 6m height of the light columns would not be sufficient to project above the level of the nearest highway.

Therefore, in terms of the impact of the development on neighbouring occupiers and in the absence of any representations to the contrary, the application is considered to be acceptable.

Highways and accessibility

The extended car park would be served from an existing access point which provides safe and satisfactory access between the proposed leisure centre and overspill car park.

The proposal is for an upgrading of the existing overflow car park to the rear of Rhondda Fach Leisure centre to provide 56 demarked parking bays with tarmac construction. There are no highway safety concerns and therefore no highway objection is raised or condition suggested.

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 have no impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. The car park extension would not diminish or conflict with adjoining land uses and the application is therefore considered to comply with Policies AW5, AW6 and AW10 of the Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

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 drawing numbers:
 - TLZ-H-02058600-EX-R0-09071910024_3364_B06
 - F35
 - SDWS01
 - 10024_3264_B011

and details and documents received on 8th July 2019 and 29th July 2019.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.