



## **PLANNING & DEVELOPMENT COMMITTEE**

**23 JANUARY 2020**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO: 19/0814/10 - CHANGE OF USE FROM RESIDENTIAL DWELLINGS (CLASS C3) TO 8 NO. SELF-CONTAINED RESIDENTIAL STUDENT FLATS(SUI GENERIS) INCLUDING TWO-STOREY EXTENSION TO REAR, 1 & 2 POLICE HOUSES, BROOK STREET, TREForest, PONTYPRIDD**

#### **1. PURPOSE OF THE REPORT**

Members are asked to consider the determination of the above planning application.

#### **2. RECOMMENDATION**

That Members consider the report in respect of the application and determine the application having regard to the advice given.

#### **3. BACKGROUND**

This application was reported to the 5<sup>th</sup> December 2019 Planning and Development Committee meeting with an officer recommendation of approval. A copy of the original report is attached as **Appendix A**. At the meeting, Members resolved that they were minded to refuse the application against officer recommendation. Members considered that the proposed development was contrary to the spirit of the Council's SPG on Houses in Multiple Occupation (HMO's) and the Wellbeing of Future Generation Act and would have an adverse impact on the amenity of the local area and would cause highways and parking issues (minute no. 153 refers).

As a consequence it was resolved to defer determination of the application for a further report to highlight the potential strengths and weaknesses of taking a decision contrary to officer recommendation.

#### **4. PLANNING ASSESSMENT**

The officer considerations regarding the principle of the development are outlined in the original report however, a brief summary is provided below:

The property is located within the defined settlement boundary and within an established residential area that is located in close proximity to the Treforest Campus of University of South Wales. The area is well served by public transport links with bus stops and a train station that provide frequent services to the local and wider area. The retail centre of the village which offers a range of amenities and facilities is also located within walking distance of the site. As such, the site is considered to be a sustainable location and the proposal would comply with Policies AW2 of the Rhondda Cynon Taf Local Development Plan. Policies CS2 & AW1 also encourage residential development within defined settlement boundaries with Policy AW1 further supporting the conversion of suitable structures to provide housing.

Planning Policy Wales 10 seeks to incorporate the objectives of the Well-being of Future Generations (Wales) Act 2015 which places a duty on public bodies to carry out sustainable development, which focuses on achieving 7 well-being goals. One of the 7 well-being goals relates to a Wales of cohesive communities, which is also referred to in section 1.2 of SPG: Houses in Multiple Occupation. This section recognises that HMOs are heavily clustered around the University of South Wales campus in Treforest and that the clustering and high concentrations of HMOs in one particular area has the potential to have a significant detrimental effect on community cohesion. However, this application relates to the conversion of an existing building to 8 self-contained student flats and not a HMO. There is no policy or SPG that would restrict the number of self-contained flats in one particular area and it would therefore be difficult to defend an appeal on this basis.

In terms of the impact of the proposal on highway safety, it is noted that there is a shortfall in the number of off-street car parking spaces. However, the application site is located in a sustainable location and in close proximity to the University of South Wales. The proposal also includes two off-street car parking spaces as well as secure storage for 8 cycles within the site. Furthermore, a further 3 spaces can be secured within the site via a suitably worded condition. As such, the short fall in the number of off-street car parking spaces is considered to be acceptable and the proposal is acceptable in terms of the impact it would have on highway safety in the vicinity of the site. The application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

## **5. RECOMMENDATION**

If, having considered the above advice, Members remain of a mind to refuse planning permission, it is suggested that the following reasons for refusal would be appropriate:

1. The proposal does not constitute sustainable development as it fails to satisfy the well-being goals set out in Planning Policy Wales 10 inasmuch as it does not contribute to a Wales of cohesive communities and would subsequently have an adverse impact on the amenity of the

local area. The proposal would therefore be contrary to Supplementary Planning Guidance: Houses in Multiple Occupation and Planning Policy Wales 10.

2. The proposed development will generate a greater intensity of indiscriminate parking to the detriment of highway safety in the vicinity of the site. It would therefore be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.