



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

24th August 2021

SITE MEETING

Application No: 21/0613/10 - Change of use from army surplus shop (A1) to craft ale and cocktail bar (A3) with roller shutter to front door. 12 MARKET STREET, PONTYPRIDD, CF37 2ST

REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES & COMMUNICATION

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1. PURPOSE OF THE REPORT

- 1.1 To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Director, Prosperity & Development, attached at Appendix 1.

2. RECOMMENDATION

It is recommended that Members:

- 2.1 Approve the application in accordance with the recommendation of the Director, Prosperity & Development.

3. BACKGROUND

- 3.1 In accordance with Minute No 35 (Planning and Development Committee – 12th August 2021) a site inspection was undertaken on Tuesday 24th August 2021 to consider the potential impact of music from the premises on the surrounding area.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Grehan, W. Lewis, D. Williams and J. Williams.

- 3.3 Members met at the front of the premises on Market Street in Pontypridd. The Planning Officer advised Members that full planning permission is sought for the change of use of the ground floor of no. 12 Market Street, Pontypridd from an army surplus shop (Use Class A1) to a craft ale and cocktail bar (Use Class A3). The first and second floors would remain as offices and a flat.
- 3.4 The Planning Officer pointed out to Members that work at the premises had largely been completed noting that it has resulted in only minor alterations to the existing building with a bar and a WC being provided internally. The existing shop front has been retained however it is noted that a roller shutter door has recently been installed in front of the door. The Planning Officer advised Members that should permission be granted on the application suggested Condition 2 would require the roller shutter door to be removed and details of an alternative structure shall be submitted to and approved in writing by the Local Planning Authority. The alternative structure shall be installed and maintained in accordance with the approved details. This is to ensure that the development does not harm the character and appearance of the site or surrounding conservation area, in accordance with Policy AW7 Rhondda Cynon Taf Local Development Plan.
- 3.5 Members discussed the impact any outdoor tables would have on the highway and how far out the tables could be placed. The Highways Officer informed Members that the applicant would have to apply for an additional licence to accommodate outdoor tables but pointed out the size of the area at the premises next door and suggested it would be of similar scale.
- 3.6 Members also queried the impact of noise on the occupiers of the above and surrounding buildings. The Environmental Health Officer advised Members that the premises had been operating under a temporary events licence which has since expired. He advised that during this time no complaints relating to the noise had been received. Members were also informed that Environmental Health have suggested an acoustic survey be completed prior to determination, to identify the impact of noise and any areas to mitigate. Members also queried the opening hours of the premises and were advised it would be from 11am-11pm with Members noting the possibility of noise during the day. The Environmental Health Officer informed Members that the acoustic survey would identify any possible negative impacts of this.
- 3.7 The Chair thanked the officers for the report and closed the meeting.