



PLANNING & DEVELOPMENT COMMITTEE

21 OCTOBER 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/1086/10 (KL)
APPLICANT: Bunch of Grapes Ltd
DEVELOPMENT: Proposed extension, internal alterations, conversion of existing detached cold store to an on-site micro brewery and installation of PV solar panels on main roof
LOCATION: BUNCH OF GRAPES PUBLIC HOUSE, 40 YNYSANGHARAD ROAD, PONTYPRIDD, CF37 4DA
DATE REGISTERED: 05/08/2021
ELECTORAL DIVISION: Trallwn

RECOMMENDATION: Approve

REASONS: The proposed extensions and associated works are acceptable in terms of their scale, design and overall visual appearance. The scale of the new additions would be extremely minor whilst the overall design of the rear of the building would be much improved in comparison to its current ad hoc appearance. The works would not result in the intensification of the existing and historical use of the property as a public house and it is therefore not considered that the level of noise and disturbance currently experienced by residents would be significantly increased. As such, it is not considered that the proposal would have an adverse impact upon the character and appearance of the application property or the surrounding area, or upon the amenity and privacy of surrounding properties. Furthermore, the proposed works would not have any undue impact upon highway or pedestrian safety in the vicinity of the site and the application is therefore considered to comply with the relevant policies of the Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

APPLICATION DETAILS

Full planning permission is sought for the construction of a single storey extension to the existing Public House as well as the construction of a replacement detached

outbuilding for use as a microbrewery. The proposal also includes the installation of photovoltaic solar panels on the roof of the main building.

The proposed extension would be sited at the rear of the building, extending the existing conservatory area (conservatory 2, as detailed on the existing plans) out by 0.8 metres and squaring off the corner of the food preparation area which would protrude beyond the extended conservatory by 1.7 metres (to be in-line with the rear elevation of the existing single storey extension. A further extension would be constructed at the eastern elevation (conservatory 1) which would protrude beyond the side wall of the main building by 1.2 metres, in-line with the existing wall of the outside drinking area. A new flat roof measuring between 3.8 and 4.3 metres in height (changes due to differences in ground levels) would be constructed above the existing and proposed extensions at the rear. The extensions would be finished with a mixture of stone and timber cladding.

The existing outbuilding at the rear of the site is proposed to be demolished with a new single storey structure being constructed in its place. The outbuilding would be used as an ancillary micro-brewery. The structure would have an irregular shaped footprint, measuring a maximum of 10.9 metres in width by a maximum of 5.1 metres in depth. It would incorporate a mono-pitch roof which would measure a maximum of 3.2 metres in height. External materials would consist of timber cladding.

The proposal also includes the installation of photovoltaic solar panels to the rear roof slope as well as a number of internal alterations and refurbishment works to provide a reconfigured internal layout.

SITE APPRAISAL

The application site relates to an existing public house and its associated amenity/parking areas which is situated on the outskirts of Pontypridd town centre. The public house building has a frontage onto Ynysangharad Road (to the north) with an outdoor area, a small outbuilding and a car park to the rear. Access to the car park is alongside the eastern elevation of the building, off Ynysangharad Road.

The main building is of a traditional stone fronted design, including detailed timber windows and doors however, a more modern two-storey annexe is located to the western side with a further single storey extension and conservatory being sited to the rear.

The surrounding area is predominantly residential in character with properties in Ynysangharad Road mainly being of a traditional terraced design with some detached and semi-detached dwellings/buildings being located next to and opposite the site. Two no. two-storey detached dwellings and a two-storey block of flats are located to the east and west of the site respectively. The former Glamorganshire Canal is located directly to the rear (south) of the site beyond which is the Brown Lennox Retail Park which is occupied by a number of large retail units.

It is noted that a Public Right of Way (PON/42/1) crosses the site to the east (the access to the car park), with this continuing along the rear boundary. It is understood that the section to the rear of the site was formerly the tow path of the former canal.

Three no. listed structures are also 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

The following planning applications are on record for this site:

19/0086	Bunch of Grapes, Ynysangharad Road, Pontypridd	Replacement rear extension and external alterations including PV solar panels to main roof.	Granted 28/03/19
10/1066	Bunch of Grapes, Ynysangharad Road, Pontypridd	Solar panels to rear annex roof	Granted 29/11/10
03/1584	Bunch of Grapes, Ynysangharad Road, Pontypridd	Extension to kitchen, wash-up and cellar	Granted 07/11/03
97/2018	Bunch of Grapes, Ynysangharad Road, Pontypridd	Extend existing ground floor gents toilet	Granted 18/04/97
94/0022	Bunch of Grapes, Ynysangharad Road, Pontypridd	Provision of second gents toilet, conservatory over existing patio and internal alterations	Granted 15/03/94
91/0026	Bunch of Grapes, Ynysangharad Road, Pontypridd	Rear extension	Granted 15/03/91
87/0344	Bunch of Grapes, Ynysangharad Road, Pontypridd	Proposed extension to bar area with new toilet, conservatory and refurbishment to existing bar area	Granted 05/06/87
80/0689	Bunch of Grapes, Ynysangharad Road, Pontypridd	Conversion of existing single storey store/barn/coal shed	Refused 29/07/80

PUBLICITY

The application has been advertised by means of direct neighbour notification and through the erection of site notices in the vicinity of the site. A press notice was also

published in a local newspaper. No letters of objection or representation have been received as a result of this exercise.

CONSULTATION

Countryside, Landscape and Ecology: No objection

Highways and Transportation: No objection or conditions recommended.

Public Health and Protection: No objection subject to standard conditions relating to hours of operation, noise, dust and waste.

Public Right of Way Officer: It is advised that no part of the development must interfere with or obstruct the Public Right of Way. It may be necessary for the applicant to apply for a temporary closure order for the duration of the works.

Welsh Water: No objection. The comments note that the site is crossed by a public sewer. It is advised that the sewer be accurately marked out on site before works commence on site and that no operational development will be permitted 3 metres either side of the centreline of the sewer.

No other consultation responses have been received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located inside the defined settlement boundary and is unallocated. The following policies are considered to be relevant in the determination of this application:

Policy CS2 - sets out criteria for achieving sustainable growth including, promoting and enhancing transport infrastructure services.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

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 or public rights of ways, 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 - development proposals must overcome any harm to public health, the environment 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.

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Furthermore, given the minor scale of the proposed development and its relationship with only the immediate surrounding area, there are limitations to the extent such a scheme can have in promoting planning objectives at a national scale. As such, whilst the scheme aligns with the overarching sustainable development aims of FW2040, it is not considered the policies set out in the document are specifically relevant to this application.

Other relevant policy guidance consulted:

PPW Technical Advice Note 4: Retailing and Town Centres;
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 19: Telecommunications;
PPW Technical Advice Note 23: Economic Development;
PPW Technical Advice Note 24: The Historic Environment.
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

Full planning permission is sought for the construction of two small-scale extensions and associated refurbishment works to the rear of an existing public house. The proposal also includes the construction of an outbuilding to the rear of the site as well as the installation of photovoltaic solar panels on the rear roof slope of the main building.

The application site relates to an existing public house and its associated amenity space and car park that is situated inside of the defined settlement boundary and within walking distance of Pontypridd Town Centre.

Policies CS2 and AW2 of the Rhondda Cynon Taf Local Development Plan support development within settlement boundaries with Policy AW2 further seeking to ensure the development would not unacceptably conflict with surrounding uses, have good accessibility by a range of sustainable transport options and have good access to key services and facilities.

The surrounding area is predominantly residential in character however, the existing public house at the site is long-established and residents in the vicinity of the site will therefore be accustomed to the presence and operation of the public house. The proposed extensions to the rear of the building are of a small-scale and it is not anticipated that the number of customers visiting the premises would be significantly increased. Furthermore, the provision of a micro-brewery at the rear of the site would be operated in association with the main public house and, given that the way in which the property currently operates would remain the same, it is not considered that the proposal would result in a significant intensification of the existing use.

The extension and refurbishment of the existing public house would provide an uplift to the existing premises and would help to enhance the current provision of the business whilst enhancing the vitality and viability of the nearby Pontypridd town centre. The proposal would also enable a further 3 full-time members of staff to be employed at the site which would be of benefit to the local area.

The site is located in close proximity of the town centre where there is a wide range of sustainable transport options as well as key services and facilities.

Permission has also previously been granted for a similar rear extension and photovoltaic solar panels on the rear roof slope (planning ref. 19/0086) however, these works do not appear to have been carried out.

As such, the principle of the proposal is considered to be acceptable subject to an assessment of the criteria set out below.

Impact on the character and appearance of the area

The proposed extensions would be positioned to the rear of the building and would not impact upon the traditional character of the front elevation or upon the wider street scene at Ynysangarad Road. They would be of a limited scale and would effectively form minor alterations to the existing single storey extensions. This, together with the provision of a singular flat roof design (as opposed to the ad hoc designs of the existing extensions) and the contemporary style and finish of the rear of the building, would provide a more cohesive design that would improve the current character and appearance of the rear elevation. Whilst the contemporary design would be in contrast to the traditional design and finish of the front of the host property, this is a common approach visible in numerous other traditional buildings throughout the County Borough and it is not considered that this would be detrimental to character of the site or the surrounding area.

The proposed outbuilding at the rear of the site would replace a structure of a similar scale and design and it would incorporate materials that would compliment the overall finish of the rear extensions/rear elevation of the main building. It would be sympathetic and subservient to the scale of the existing building and it is therefore considered to be visually acceptable.

The proposed solar panels would be sited on the rear roof slope and would not be visible from the street scene. They would be typical of many other similar features in the wider area and it is not considered that they would form overly prominent additions that would result in a detrimental impact upon the character and appearance of the building or the wider area.

There is some potential for the works, given their siting at the rear of the property, to have some impact upon the listed buildings to the southern boundary of the site however, the proposed works are considered to be of a limited scale and would result in an improvement to the overall visual impact of the host property. Furthermore, the solar panels are relatively minor features and it is not considered that the works would have any undue impact upon the character of the adjacent listed structures.

As such, the proposal is considered to be acceptable in terms of the impact it would have upon the character and appearance of the site and surrounding area and upon the adjacent listed structures and the application would therefore comply with Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

The application site relates to an existing public house that is located within a predominantly residential area and it is therefore important to consider whether the proposed works would have a detrimental impact upon surrounding residents.

The proposed extensions would be of a limited scale and would not result in the intensification of the existing use of the property as a public house. Residents would already be accustomed to some degree of noise and disturbance as a result of the operation of the existing public house and it is not considered that the extensions would result in any notable increase to that already experienced.

The extension to the conservatory (conservatory 2 to the left-hand side of the rear elevation) would be sited alongside the blank side elevation of a block of flats known as Lock Court. Given its minor scale with a projection of just 0.9 metres which would not project beyond the rear elevation of the flats and its height of 3.7 metres, it is not considered that the extension would result in any adverse overbearing or overshadowing impact that would be detrimental to the occupants of the flat immediately adjacent. The extension would incorporate a full width bifold door within the rear elevation however, this would not be too dissimilar to the current arrangement and, with them being sited just 0.9 metres forward of their current location, it is not considered that the level of overlooking towards the neighbouring flats would be significantly increased. The outdoor seating area would be in the same position as the existing area, albeit the balustrading along the perimeter would be altered slightly in terms of its position (it would be squared off rather than being at an angle) and its height (it would be reduced in height from 1.4 metres in height to 0.9 metres in height). There is some concern that the reduction in height of the balustrade would give rise to increased levels of overlooking from the outdoor seating area however, views can currently be achieved from the outdoor seating area with a balustrade height of 1.4 metres and it is therefore not considered that the level of overlooking would be significantly increased.

The proposed extension to conservatory 1 at the eastern end of the building would effectively square off the existing structure, resulting in a projection from the side elevation of the existing building of 1.2 metres. This would inevitably bring the structure closer to adjacent properties to the west (Lock Cottage and Underhill) however, a separation distance of at least 10 metres would be maintained and the extension would also be of a limited single-storey height. It is therefore not considered that this part of the extension would result in any overbearing or overshadowing impact. Furthermore, the extension would see the removal of an existing window and any potential for overlooking would be removed.

The proposed outbuilding at the rear of the site would house a micro-brewery which would be operated in association with the main public house use. The building would be of a similar scale and design to the current outbuilding at the site and it is not considered that it would result in any additional impact upon Lock Court, which is sited immediately to the west of the site.

The proposed photovoltaic solar panels, by their very nature and position on the roof of the building, would not have any impact upon neighbouring properties.

In light of the above, the proposal is considered to be acceptable in terms of the impact it would have upon the amenity and privacy of existing neighbouring properties and the application is therefore considered to comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Access and highway safety

The application has been assessed by the Council's Highways and Transportation Section in order to determine the likely impacts of the proposal upon highway safety in the vicinity of the site. The response received indicates that no objection is raised

to the proposal, nor are any conditions suggested. It is commented that the small-scale nature of the proposal is not likely to increase vehicular movements at the site and no changes are proposed to the existing access points or car parking area that currently serve the establishment.

As such, the proposal is considered to be acceptable in terms of the impact of the proposal on highway safety and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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.

Public Right of Way

Public Right of Way PON/42/1 crosses the eastern part of the site and then continues along the rear boundary (outside of the site boundary). Consultation has been undertaken with the Council's Public Rights of Way Officer who has advised that the developer must have due regard to the existence of the Public Right of Way and that it must remain open, accessible and unobstructed during construction. Whilst it is recommended that a method statement be submitted for approval by the Local Planning Authority, planning permission does not authorise the obstruction of, interference to, diversion or stopping-up of a Public Right of Way and separate permission would be required from Council's Public Rights of Way Officer. As the issue can be more effectively controlled by other legislation, it is not considered reasonable or necessary to impose a planning condition in this respect.

Ecology

The proposal would result in the demolition of an existing outbuilding and an alteration to the existing roof of the application property. The application has been assessed by the Council's Ecologist in order to determine the likelihood of bats and it has been confirmed that due to the nature of the buildings (i.e. a simple wooden shed with no loft space or brick/stone walls/flat roof design), the bat roost potential is negligible. As such, no bat survey is required in this instance.

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) 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

The proposed extensions and associated works are acceptable in terms of their scale, design and overall visual appearance. The scale of the new additions would be extremely minor whilst the overall design of the rear of the building would be much improved in comparison to its current ad hoc appearance. The works would not result in the intensification of the existing and historical use of the property as a public house and it is therefore not considered that the level of noise and disturbance currently experienced by residents would be significantly increased. As such, it is not considered that the proposal would have an adverse impact upon the character and appearance of the application property or the surrounding area, or upon the amenity and privacy of surrounding properties. Furthermore, the proposed works would not have any undue impact upon highway or pedestrian safety in the vicinity of the site and the application is therefore considered to comply with the relevant policies of the Local Development Plan.

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 plans and documents received by the Local Planning Authority on 30 July 2021 unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing No. 02: Proposed Floor Plans & Elevations
- Drawing No. 03: Proposed Floor Plans & Elevations of Outbuilding
- Drawing No. 04: Proposed 3D Visuals
- Drawing No. 06: Proposed Site Plan
- Drawing No. 07: Site Location Plan

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 into 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.