



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: 20/0158/10 (JE)
APPLICANT: Stoneman, Brown & Davies Developments Co. Ltd.
DEVELOPMENT: Demolition of 2 No. existing commercial buildings and replacement with a new purpose built premises with a store/cutting room and retail showroom along with associated car parking and landscaping and ancillary works.(Bat Report received 26/10/20)(Swept Path Analysis received 29/01/21)(Amended Plans received 07/07/21)
LOCATION: LEEWAY CARPETS AND FLOORING, 550-555 LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PL
DATE REGISTERED: 07/07/2021
ELECTORAL DIVISION: Graig

RECOMMENDATION: APPROVE

REASONS: The principle of development at the site is considered acceptable. Furthermore, the proposal is considered acceptable with regard to its impact upon the character and appearance of the area, the residential amenities of surrounding neighbours, highway safety within the vicinity of the site and ecology. As such, the application is considered to generally comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to the Director of Prosperity and Development.

APPLICATION DETAILS

Full planning permission is sought for the construction of a new purpose built retail premises with associated car park and landscaping works at Leeway Carpets and Flooring, 500 – 555 Llantrisant Road, Penycoedcae.

The proposal would see the existing 2 no. commercial buildings on the site demolished to accommodate the new premises. The proposed building would be orientated north west – south east with the main retail frontage facing north towards Llantrisant Road. It would measure a width of 31 metres by a depth of 11 metres and would have a mono pitched roof design measuring a maximum height of 8.8 metres sloping to 7.6 metres.

The premises would be of a modern design finished externally in coloured aluminium cladding and would include large window openings on its front elevation. The building would also accommodate roller shutter doors on its front and rear located towards its northern side elevation that would facilitate deliveries and collections from the store. Members should note that whilst the plans show indicative advertisements, any advertisement at the premises would require separate advertisement consent.

The proposed premises would provide commercial floorspace over two levels with the ground floor accommodating a store/cutting room, staff welfare facilities and the open plan sales floor; and the first floor accommodating additional welfare facilities, an open plan sales area and an office.

The proposal would also see the creation of a formal car park that would provide 29 no. spaces to the front and rear of the store. In addition, the proposal would see the creation of a landscaped area to the north east of the new premises, at the site of the existing Leeway Carpets Building, which would incorporate the necessary SuDS and ecology mitigation.

Members are advised that following a request made by Officers amended plans were received on the 7th of July 2021. These plans were requested following concern in relation to the original scheme which proposed the structure sited towards the southern boundary of the site orientated south west – north east (facing into the site). This scheme was considered to form a dominant addition to the area that would relate poorly to the existing pattern of development along Llantrisant Road. Concerns were also raised by the Transportation Section in respect of the proposed access and parking arrangements.

This application is supported by:

- Planning, Design and Access Statement
- Bat Survey
- Swept Path Analysis for a Refuge Lorry, Skip Lorry and 7.5T Panel Van.

SITE APPRAISAL

The site is an irregularly shaped piece of land which extends to approximately 2,250m². The site currently accommodates two existing, commercial scale buildings, namely Leeway Carpets and W2C Building Contractors. The existing commercial repair garage, CJ Autos, and adjacent MOT centre are outside of the application site and would remain following development. There is also a disused scrap yard to the rear of the site and a group of dwellings further along Penycoedcae Road to the west.

The development site is relatively flat and is situated close to the apex of Llantrisant Road leading into the small village of Penycoedcae, Pontypridd. It measures 81m at its longest point by 44m in width at its widest point and has an area of 2250 square metres.

PLANNING HISTORY

The most recent planning applications on record associated with the site are:

10/1084/10: LEEWAY CARPETS AND FLOORING, LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PL

Residential development - re-development of commercial carpet premises

Decision: 23/07/2013, Grant

17/5062/41: 500-550 LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PL

Replacement of existing retail/industrial unit and demolition of existing single storey unit and construction of up to 5 new homes.

Decision: 11/08/2017, Raise No Objection

17/0874/15: LEEWAY CARPETS AND FLOORING, 550-555 LLANTRISANT ROAD, PEN-Y-COEDCAE, PONTYPRIDD, CF37 1PL

Variation of Condition 1 (Time period) and Removal of Condition 15 (Sustainable Homes) of previous application 10/1084/10.

Decision: 27/04/2018, Grant

19/5080/41: PONTYPRIDD

Pre-Application Enquiry

Decision: 27/06/2019, Raise Objections

PUBLICITY

The application has been advertised by direct notification to neighbouring properties as well as notices displayed at the site.

Two letters of representation were received following consultation, one from a local resident and a second from a resident's group. The points raised have been summarised below:

- Development should include improvement works to highway.
- Request that amenity and the environment is taken into account.

CONSULTATION

Transportation Section: No objection subject to conditions.

Countryside (Ecology): No objection subject to conditions.

Flood Risk Management (Drainage): No objection.

Regeneration Section: Support for application.

Glamorgan Gwent Archaeological Trust: No objection subject to condition.

Natural Resources Wales: No objection.

Public Health and Protection: No objection although conditions suggested with regard to hours of operation, noise, dust and waste.

Dwr Cymru/ Welsh Water: No objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies outside of the settlement boundary for Pontypridd and isn't allocated for a specific purpose.

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

Policy AW2 – supports development 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 - development proposals which impact on sites of architectural or historic merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

Policy AW8 - only permits new development where it is shown that there will be no harm to locally designated sites or unacceptable impact upon features of importance to landscape or nature conservation.

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

Policy AW14.2 – identifies that Sandstone are to be safeguarded across the County Borough.

Supplementary Planning Guidance

- Design and Placemaking
- Access, Circulation and Parking
- Shopfront Design

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) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications. Future Wales: The National Plan 2040 (FW2040) sets out guidance for development at both regional and national level within Wales, with the thrust and general context also aimed at sustainable development.

It is considered that the proposed development is generally consistent with the key principles and requirements for placemaking set out in PPW; and is 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 generally 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 national policy guidance considered:

PPW Technical Advice Note 4 – Retail and Commercial Development

PPW Technical Advice Note 12 - Design

PPW Technical Advice Note 18 – Transport

PPW Technical Advice Note 23 – Economic Development

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 demolition of 2no. commercial buildings and the construction of a replacement retail unit in their place.

The site is located outside of the defined settlement boundary where new development is strictly controlled. However, in this instance the development would replace existing commercial units at the site. Therefore, the proposal would not result in new development that would encroach into the countryside and it is considered that the principle of development and commercial use at the site is long established. Additionally, the surrounding vicinity comprises of the small settlement of Penycoedcae and therefore the site does not appear isolated when viewed in the context of the surrounding area.

Planning Policy Wales Edition 11 (3.60) stipulates that new development in the countryside can be permitted where the development will increase local economic activity. In this instance, the proposal would allow for the existing business to remain in the Country Borough which has been supported following consultation with the Council's Regeneration team. The development would not only help secure the 12 jobs already directly employed, but would also provide opportunities for future job creation with the applicant indicating that there are plans to employ an additional 7 people in the immediate future.

Taking the above into account, whilst it is accepted the site is located outside of settlement limits, it is considered the replacement of 2 no. existing commercial units with 1 no. of the same use generally complies with both local and nation planning policy. The proposed development is therefore considered acceptable in principle, subject to the below criteria.

Impact on the character and appearance of the area

There is no doubt that the proposed development would form a prominent addition to the application site which would significantly alter its current appearance. However, the site currently appears rundown and unkempt and in need of significant investment. It is therefore considered the proposed development, through the demolition of the existing units and construction of the new retail store, would result in a development

that considerably improves the existing character and appearance of the site which is highly visible from Llantrisant Road.

The proposal would be of an attractive modern design which is considered to from an acceptable addition to the site and settlement of Penycoedcae. Additionally, whilst large in scale, it would be orientated to face the highway following the existing pattern of development at this row of commercial properties. Further, the design proposed is typical of similar commercial developments, but the plans are currently lacking detail with regard to specific colours and materials proposed. As such, a condition is recommended below for these to be submitted prior to development at the site.

It is also noted that the proposal would also be appropriately positioned within the site to allow for sufficient parking areas, refuse areas and associated highway improvements to be accommodated without constituting overdevelopment. Further, landscaping works would be introduced in place of the existing retail unit and along the front boundary. However, the plans are currently lacking in detail in this regard so a condition has been recommended below for the landscaping details to be submitted prior to development.

Taking the above into consideration, the application is considered acceptable in this regard.

Impact on residential amenity and privacy

With regard to the impact of the proposal upon amenity and privacy, the closest neighbouring residential properties are located approximately 26 metres to the south and 30 metres to the south west. Whilst the proposal would result in a more substantial structure at the site in comparison to the existing arrangement, when considering the separation distances highlighted above and orientation of the building which would see the side elevation of the building face these properties, the main mass of the structure would face away from these properties. As such, it is not considered the proposal would result in a significant impact upon the amenities of the occupiers of these dwellings.

Whilst the proposal may result in additional coming and goings to/from the site, it is considered that nearby properties would have become accustomed to an existing level of noise and disturbance from the existing uses at site. Additionally, the new unit would be of the same use as the existing, would only be open during normal daytime hours, the same hours as the existing premises, and would also utilise existing access points from Llantrisant Road. As such, it is not considered that the proposal would significantly increase any existing impacts currently experienced by neighbouring properties. Nevertheless, to ensure this is the case a condition is recommended below to restrict the hours of operation to the following:

- Monday to Friday 07:30 – 18:00
- Saturday 08:00 – 17:30

- Sundays and Bank Holidays 10:00 – 16:30

Taking the above into account, the application is considered acceptable in this regard.

Highway Safety and Parking Provision

The Council's Transportation Section were notified in order to assess the suitability of the application with regard to its potential impact upon highway safety. Initial concern was raised to the original submission in relation to parking and internal circulation. However, following the submission of amended plans and swept path analysis this objection was removed and the following response was received:

The proposal would be served via 2 no. access points off Llantrisant Road. Llantrisant Road has a carriageway width of circa 6m and lacks adequate continuous pedestrian footway facilities, however, there is a makeshift footway fronting the development site only. Llantrisant Road is subject to a 30mph speed limit across the development site, which lowers to 20mph to the immediate southwest entering Penycoedcae village.

The proposed 2 no. access points are considered acceptable subject to provision of a continuous 2m wide footway along the site frontage with Llantrisant Road and vehicular crossovers where appropriate. The amended site plan indicates that a 2m wide footway is to be provided. The amended plan lacks sufficient detail with regard to the required vehicular crossovers, however, this issue could be addressed by means of a suitably worded planning condition. In addition, there is sufficient space provided to facilitate adequate internal circulation within the parking area to the front of the proposed retail unit.

The proposed retail unit would have a GFA of circa 633m². In accordance with the Council's adopted SPG, shops and small supermarkets (201m²-1000m²) have an off-street parking requirement of 2 commercial vehicle spaces and 1 space per 20m². This equates to a requirement of 2 commercial vehicle spaces and 32 customer spaces. The submitted drawing no. "1041-23/010 Rev 01", titled "Site Plan: As Proposed", indicates that 29 off-street spaces are to be provided, resulting in a shortfall of 2 commercial vehicle spaces and 3 customer parking spaces, which gives cause for concern. However, when considering that the parking requirements set out in the Council's adopted SPG are maximum requirements, the proposed level of parking provision is, on balance, considered acceptable.

Taking the above into account, the application is considered acceptable in this regard.

Ecology

As the application proposes the demolition of the two existing buildings the Council's Ecologist requested that a bat assessment is submitted in support of the application. The Bat Survey Report (David Clements September 2020) concluded that there is negligible bat or nesting bird potential in the two affected buildings. The Council's

Ecologist commented that the assessment appears appropriate and has a reasonable conclusion and is therefore acceptable, however a condition is required for all details of precautionary bat, bird and reptile measures, invasive plant control and biodiversity enhancement measures as identified in Section 4 of the report to ensure the scheme provides mitigation/enhancement measures as set out in PPW.

Archaeology

Following consultation it was commented by The Glamorgan-Gwent Archaeological Trust that the application area is approximately 90m to the west of Scheduled Monument; Pen-Y-Coedcae Roman Camp (Cadw ref: GM267). Given that Roman remains have been encountered during previous archaeological work undertaken within the immediate area there is a high potential for archaeological remains and features, especially associated with the Roman marching camp, to be revealed during the proposed groundworks. As such, a condition is recommended for the submission of a detailed written scheme of investigation for a programme of archaeological work.

Public Health & Protection

No objections have been received from the Council's Public Health and Protection Division in respect of the application. 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. It is therefore considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Drainage

No objection or conditions were suggested following consultation with the Council's Flood Risk Management Team who commented that the proposal is not located in an area of surface water flood risk. However, the FRM team did indicate that the proposal would require separate SuDS approval should planning permission be granted, and that it appears an appropriate scheme could be implemented on site.

No objection were raised following consultation with Dwr Cymru on the basis that the proposal would utilise an existing cesspit for foul drainage and would not require a new sewer connection. In their response Natural Resources Wales also raised no objection to the application and have recommended an appropriate note with regard to the cesspit and foul drainage arrangements.

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). The application constitutes Class A1 retail development creating over 100 sqm of floor space, where there is a liability of £100/sqm.

The CIL (including indexation) for this development is expected to be £25174.90.

Conclusion

The principle of development at the site is generally considered acceptable. Furthermore, the proposal is considered acceptable with regard to its impact upon the character and appearance of the area, residential amenity, highway safety within the vicinity of the site and ecology and biodiversity. As such, the application is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan and Planning Policy Wales.

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 plan(s) no(s)

- 1041-23-010
- 1041-23-200
- 1041-23-201
- 1041-23-202
- 1041-23-210
- 1041-23-211
- 1003-23-220

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. Notwithstanding the submitted plans, development shall not commence until full engineering design and detail of the proposed 2m wide footway/vehicular crossover along Penycoedcae Road have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to beneficial occupation of the proposed retail unit.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety and the free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. The 29 no. off-street parking spaces and cycle parking indicated on submitted drawing no. "1041-23/010 Rev 01" shall be provided on site in permanent materials prior to beneficial use and retained for the purpose of vehicular and cycle parking only.

Reason: To ensure vehicles are parked off the public highway, in the interests of highway safety and free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for, but not be limited to:

- the means of access into the site for all construction traffic,
- the parking of vehicles of site operatives and visitors,
- the management of vehicular and pedestrian traffic,
- loading and unloading of plant and materials,
- storage of plant and materials used in constructing the development,
- wheel cleansing facilities,
- the sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

7. No development shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the

Local Planning Authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

8. No development shall take place until details of bat, bird and reptile measures, invasive plant control and biodiversity enhancement measures set out in Section 4 of the David Clements Ecology Bat Survey Report dated September 2020 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details and the mitigation measures implemented prior to beneficial use.

Reason: To afford protection to animal and plant species in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

9. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

10. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

11. Building operations shall not be commenced until samples of the external finishes of the structure proposed to be used have been submitted to and

approved in writing by the Local Planning Authority. All materials used shall conform to the samples so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and neighbouring buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

12. The public opening hours for the business hereby approved shall be as follows:

- Monday to Friday – 07:30 to 18:00 hours
- Saturday 08:00 to 17:30 hours
- Sundays and Bank Holidays 10:00 to 16:30 hours

Reason: To define the scope of the permitted use and in the interests of the amenity of neighbouring occupiers in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.