

PLANNING & DEVELOPMENT COMMITTEE

21 JULY 2022

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 22/0220/39 (EL)
APPLICANT: Urban Property Pad
DEVELOPMENT: Non material amendment to application 18/0204/10 :
Amended facing materials to elevations.
LOCATION: THE DRAGON INN (FORMERLY THE BRIDGE INN) &
NO. 1 SARON STREET, TREFOREST, PONTYPRIDD,
CF37 1TF
DATE REGISTERED: 24/02/2022
ELECTORAL DIVISION: Treforest

RECOMMENDATION: Approve

REASONS: The proposed changes to the external finishes are considered acceptable as non-material amendments to the existing planning permission.

REASON APPLICATION REPORTED TO COMMITTEE

A request has been received from Councillor Powderhill for the matter to come to Committee in order that Members may consider the impacts of the proposed changes upon the conservation area within which the site is located.

APPLICATION DETAILS

This is an application for a non-material amendment to the existing planning permission reference 18/0204/10: Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018).

The original planning application (which was allowed on appeal) approved permission for the construction of a purpose-built student accommodation block, comprising 5 flats, located on the junction of Saron Street and Bridge Street, Treforest. The proposed building would occupy almost the entire plot, with a broadly rectangular footprint. The building would extend to a maximum of 22.0 metres in length and 12.5 metres in width.

The approved building is essentially formed by two blocks; the western extent of the building is formed by a two storey block that occupies a position of the corner of Bridge Street and Saron Street. A larger, three storey block, would sit behind this, adjacent to the boundary with the railway embankment. The building would have a flat roof design, with the two-storey block extending to 5.7 metres in height and the three storey block extending to 8.7 metres in height. The main entrance lobby for the building would be located on the elevation fronting Saron Street. At ground floor level, the design incorporates a cycle store and bin store. This would also be accessed from Saron Street.

The building itself is contemporary in its design, with the approved primary material proposed for the elevations being a dark grey composite cladding, with cut-aways and window reveals being framed in a contrasting colour. A uniform pattern of fenestration appears on the east and west elevations to serve the residential accommodation. Further openings are proposed with a vertical emphasis to the north elevation to serve the circulation spaces and communal kitchen areas. The two-storey elevation, fronting Bridge Street would be finished in a contrasting stone cladding.

Accommodation would be arranged over three levels, with 5 flats providing a total of 25 bedrooms. Each flat would benefit from a communal kitchen and each bedroom would benefit from an en-suite bathroom. No off-street parking is proposed as part of the development.

The applicant is now finalising the details of the project in anticipation of the build, and minor changes to the scheme are proposed. The proposed amendments sought by this application relate to changes to the finishing materials only and consist of:

- changes to the orientation of the cladding panels (from a diamond style cladding panel to a rectangular style panel).
- Minor revisions to the colour of the cladding panels. Whilst the colours selected are broadly similar, those being grey and 'burnt red' it is proposed to use more 'muted' tones.
- The continuation of the approved stone cladding to the north (Bridge Street) elevation, along the west (Saron Street) elevation.
- The use of slate to clad the roof and walls of the staircase between the second and third floor of the two blocks.

The application forms which accompany the submission indicate that the amendments are proposed in order to 'soften the appearance of the building.'

SITE APPRAISAL

The application site is made up of the former Bridge Inn Public House and number 1 Saron Street. As such, the site forms a corner plot on the junction of Bridge Street and Saron Street, which extends to approximately 335 square metres. The site lies in the Old Park Terrace Conservation Area of Treforest. This is a small conservation

area separated from Castle Square Conservation Area by the railway line. This area contains notable examples of C19th architecture and townscape illustrating the local social history. The Bridge Inn is a two-storey property, which although currently vacant is known to have been depicted as a public house since the First Edition Ordnance Survey map in 1875. The main building fronts Bridge Street, with an annexe to the rear. Directly adjoining the building is number 1 Saron Street, a two-storey residential dwelling. A small gap in the terrace separates number 1 from the remainder of the terrace dwellings on Saron Street. Saron Street is a narrow residential street, characterised by relatively small two storey dwellings. At the southern end of the street, is Saron Chapel, a prominent historic building, which gives its name to the street. Saron Street is quiet no-through road to traffic and on-street parking restrictions are in place in the vicinity of the site. To the east the site is bounded by the railway line.

PLANNING HISTORY

21/1179	The Dragon Inn & 1 Saron Street, Treforest, Pontypridd CF37 1TF	Demolition of The Dragon (formerly The Bridge Inn) and no. 1 Saron Street, and erection of 5 no. units of purpose-built student accommodation (sui generis). Amended plans received 19/10/21.	Refused 24/01/22
18/0204	The Dragon Inn & 1 Saron Street, Treforest, Pontypridd CF37 1TF	Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018)	Allowed on appeal 11/01/19
18/0287	The Dragon Inn & 1 Saron Street, Treforest, Pontypridd CF37 1TF	Conservation area consent for demolition of The Dragon Inn (formerly The Bridge Inn) and 1 Saron Street and erection of 3 storey student accommodation block, comprising 6 flats.	Allowed on appeal 11/01/19
16/1181	The Bridge Inn, Bridge Street, Treforest	Conversion, extension and change of use from Public House (A3) to 4 no. student flats with amenity / service area to rear.	Granted with conditions 22/08/17

PUBLICITY & CONSULTATION

This is an application made under Section 96a of the Town and Country Planning Act 1990 and the existing provisions relating to statutory consultation and publicity for planning applications do not therefore apply.

Welsh Government guidance on such applications is that it is not expected that consultation or publicity will be necessary in the majority of cases.

POLICY CONTEXT

The Local Development Plan and national planning policies identified during the consideration of the existing planning permission remain relevant in the assessment and determination of this non-material amendment application.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main Issues:

The main issue in determining this application is how the proposed change has been assessed against the four tests identified below:

(a) Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?

No

The original approved scheme approved the construction of a purpose student accommodation building at the site of the Dragon Inn, Treforest. The current submission does not seek to make significant changes to the approved scheme.

The physical changes proposed are considered to be minor in their nature, relating solely to the finishing materials proposed to the main elevations. The palette of materials proposed remains generally as approved, that being a combination of cladding panels and traditional stone cladding. However, changes are proposed to the orientation of the cladding panels (from a diamond style to cladding panel to a rectangular style panel) and it is proposed that the approved traditional stone cladding be extended to the Saron Street elevation. It is also proposed that the upper section of the staircase, visible between the second and third storey be clad with slate tiles. The colours selected are also broadly similar, albeit that more 'muted' tones are proposed.

No increase in the size or scale of the building is proposed, nor are any changes in the design of the approved construction, the configuration of the site, the internal layout of the building or the number of units proposed.

(b) Would the proposed change result in a detrimental impact either visually or in terms of local amenity?

No

The proposed amendments to the finishes are considered to be minor in nature and the application does not involve any increase in size or scale of the proposals.

As detailed in the preceding sections of the report, the palette of materials proposed remains generally as approved, that being a combination of cladding panels and traditional stone cladding. However, changes are proposed to the orientation of the cladding panels (from a diamond style to cladding panel to a rectangular style panel) and it is proposed that the traditional stone cladding be extended to the Saron Street elevation. The colours selected are also broadly similar, albeit that more 'muted' tones are proposed.

It is considered that the use of a more conventional rectangular shaped cladding panel would offer a simplified appearance to the north and east elevations of the three storey block. Furthermore, it is considered that a more 'muted' colour palette would, to a degree, lessen the visual prominence of the larger three storey block. Similarly, it is considered that the use of slate tile to the upper section of the staircase, along with the extended use of stone work cladding to the Saron Street elevation, would be more in keeping with the 'traditional' character of the conservation area.

As such, it is not considered that the proposed revisions would be harmful to the appearance of the approved development, or the character and setting of the conservation area within which it is located. Overall, it is not considered that the proposed changes would result in a greater visual impact than that of the approved scheme.

(c) Would the interests of any third party or body be disadvantaged in planning terms?

No

Matters relating to the principle of the development (of student accommodation) along with the potential impacts upon the amenity and privacy of neighbouring residents were considered in detail in the assessment of the original planning application. It was concluded that the principle of residential use as purpose-built student accommodation on the site was acceptable and that the proposal would not result in an undue loss of privacy or amenity to neighbouring occupiers.

The amendments currently sought relate solely to changes to the external materials and do not seek to increase either the footprint or scale of the proposed development, or the number of residential (student) units proposed. As such, no additional impacts would arise in this respect, and it is not considered that any neighbouring occupiers or other third party would be disadvantaged in planning terms.

(d) Would the proposed change conflict with national or development plan policies?

No

It is not considered the series of relatively minor amendments to the approved palette of materials, would have a significant impact on the wider character of the area, amenity of neighbouring properties or highway safety. As such, the application is considered to comply with the relevant policies of the Local Development Plan (in particular Policies AW2, AW5, AW6 and AW7).

Other Considerations:

The following other considerations have been taken into account in considering the application and in reaching the recommendation set out below.

1. Conditions on the existing consent

There are no conditions on the existing planning permission that would prevent the proposed change. All other conditions remain relevant.

2. Previous Non-material Amendments

(i) There are no previous non-material amendments related to this planning permission.

3. Previous Publicity / Consultation Responses

(i) The existing planning permission was not the subject of any previous publicity or consultation responses that relate to the change currently proposed and would affect the determination of the current application.

Conclusion

Taking into account the assessment and any other considerations identified above, it has been concluded that the proposed changes to the external finishes of the approved development are considered acceptable as a non-material amendment to the existing planning permission.

RECOMMENDATION: Approve

First Schedule:

Non-material amendment to application 18/0204/10: Demolition of The Dragon Inn (Formerly The Bridge Inn) and No. 1 Saron Street, and erection of 3 storey student accommodation block (sui generis) comprising 5 flats. (Amended Plans Received 19th June 2018).

Second Schedule:

- Drawing no. 169 A(P)-01 Rev 1 Site Location Plan 1:1250
- Drawing no. 169 A(P)-20 Rev B Proposed elevations N&S
- Drawing no. 169 A(P)-21 Rev B Proposed Elevations E&W
- Drawing no. 169 A(P)-42 Rev A Perspectives

Third Schedule:

The development shall be carried out in accordance with the following approved plans and documents:

Location Plan Drawing no. 169 A(P)-01;
Site Plan Drawing no. 169 A(P)-02 rev 7;
Existing plans Drawing no. 169 A(P)-03 rev 1;
Existing elevations Drawing no. 169 A(P)-04 rev 1;
Context Drawing no. 169 A(P)-05 rev 7;
Proposed ground floor Drawing no. 169 A(P)-10 rev 7;
Proposed first floor Drawing no. 169 A(P)-011 rev 7;
Proposed second floor Drawing no. 169 A(P)-012 rev 7;
Proposed sections Drawing no. 169 A(P)-30 rev 7;
Proposed views (2) Drawing no. 169 A(P)-41;
Drawing no. 169 A(P)-20 Rev B Proposed elevations N&S
Drawing no. 169 A(P)-21 Rev B Proposed Elevations E&W
Drawing no. 169 A(P)-42 Rev A Perspectives

and documents received by the Local Planning Authority on 22/02/18 and 19/06/18 and 21/02/22.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

RECOMMENDATION: Grant