

AJ Planning and Development Ltd

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PLANNING, DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A RESIDENTIAL REDEVELOPMENT PROPOSAL

AT

Y BOBLEN, 24 BRYN ROAD, CWMLLYNFELL, SA9 2FJ.



AJ PLANNING REF: AJ/MN/APP/001(A)

Director: A.J.Ayles BA (Hons) BTP MRTPI

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1.0 **INTRODUCTION**

- 1.1 This Planning, Design and Access Statement is prepared, on behalf of Dynamo SVS Ltd (the applicant) in support of a full application proposing *‘Demolition of fire damaged former public house building and for the erection of 4 no. semi-detached dwelling houses, 1 no. detached dwelling house and associated development thereto’* on land at Y Boblen, 24 Bryn Road, Cwmllynfell, SA9 2FJ.
- 1.2 The application is accompanied by the following supporting information:
- Planning Application Form and Ownership Notice;
 - Copy of Neath Port Talbot County Council Pre-application Enquiry Response;
 - Planning Drawings and 3D Visuals, prepared by SK Designs;
 - Vehicle Swept Path Analysis, prepared by Avocet Civil Engineering Consultancy;
 - Arboricultural Report, prepared by ArbTS - Arboricultural Technician Services Ltd;
 - Planning, Design and Access Statement, prepared by AJ Planning; and
 - Preliminary Roost and Ground Level Tree Assessment, prepared by Acer Ecology.
- 1.3 In preparing the development proposal, regard has been had to Planning Policy Wales (PPW), the development plan comprising the Adopted Neath Port Talbot County Borough Council Local Development Plan (2011-2026) and associated Supplementary Planning Guidance. Prior to the submission of the application, in line with best planning practice, the applicant submitted a pre-application enquiry to the local planning authority (Council Reference: Q2021/0239, as received on 18th November, 2021) which established in principle support for a residential redevelopment option on the land, subject to detailed design considerations.
- 1.4 As part of the pre-application process, the council’s Local Development Plan Team also contacted the applicant to advise them of a ‘Call for Candidate Sites’ promotion which is currently open to developers. In line with the application proposal, the former public house site at Y Boblen has been promoted for housing, being within the established settlement area.

2.0 **CHARACTER**

Site Description

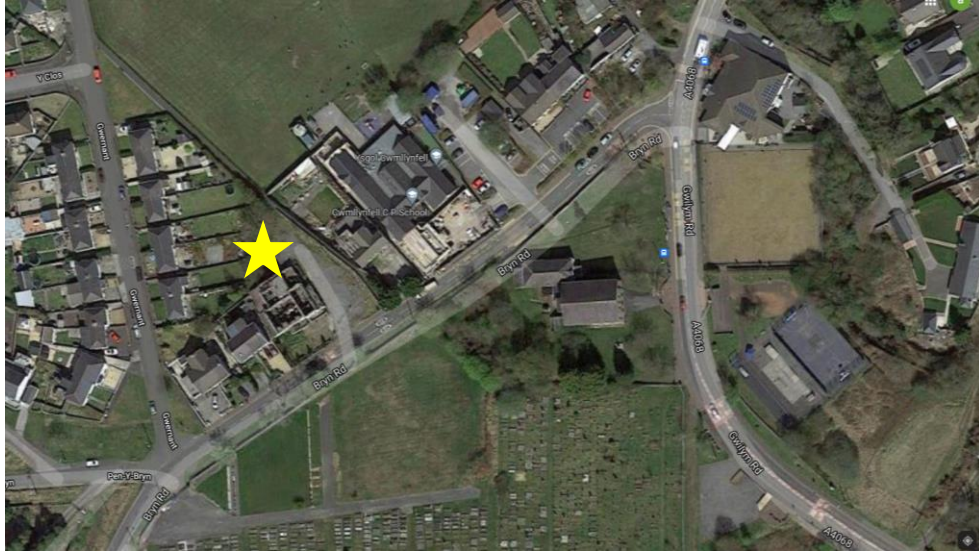
- 2.1 The application site accommodates the fire-damaged former public house building, ‘Y Boblen’ with associated parking and amenity areas. As shown on the Location Plan extract below, the site is bounded by Bryn Road to the south, by a public right of way to the east, and by semi-detached and detached homes to the north, west and beyond the footpath to the east.



- 2.2 In review of the Local Development Plan Proposals Map, the application site is within the Settlement Boundary (LDP Policy SC1 relates); it is not within a Conservation Area and the fire-damaged public house building is vacant and not afforded Listed Building status.
- 2.3 In terms of natural features and as identified in the arboricultural report, as submitted with and forming part of the application site, there are no significant trees on or adjacent to this site. Furthermore, the Ecology Survey which assessed potential signs of bats and nesting birds within the former pub and at ground level, established that no signs of bats were found and/or no evidence of past or current nesting birds within or adjacent to the building's exterior.

Aerial view and photos of the site and locality.

The application site location is identified with a yellow star.



- 2.4 In review of the Natural Resources Wales Flood Risk Maps database, this identifies that the subject site is outside of the flood zone being at little or no risk of flooding. The River Llynfell is located on lower ground a distance away to the south beyond Bryn Road and Cwmllynfell Welsh Congregational Chapelyard.
- 2.5 In terms of the housing mix observed in the locality, residences are predominantly semi-detached and terraced housing. There are sizeable community buildings and a full range of local services and facilities in the surrounding area including the local primary school to the north-east, with Cwmllynfell Community/Welfare Hall, Cwmllynfell Chapel, Cwmllynfell Park, bus stops, supermarket, convenience store, a pharmacy, a butchers and hair salon located on the A4068 along Gwilym Road. Regarding the loss of the pub, there are drinking and eatery establishments within the settlement area and within a short walk of the application site, including Draig O Y Bryn on Gwilym Road, as well as a cafeteria along St Andrews Lane. Further afield, south-west of Cwmllynfell and within Cwmtwrch are the George IV Inn and the New Tredegar Arms to the south-east, providing public house eateries.
- 2.6 The existing two-storey former pub accommodated at the subject site was of standard appearance and of no architectural merit. The current poor state of the building is due to fire damage during 2020 with only the shell of the building remaining (see photos above). The fire-damaged property was advertised at auction as being suitable for a range of uses subject to planning, including residential (see Appendix 1 auction advertisement).
- 2.7 Further to the above, during the applicant's pre-application discussions with the former landowner and the immediate neighbours, it was established that, given the vacant condition of the land and buildings, the application site is left vulnerable to crime and disorder. Consultees were supportive of a meaningful reuse for an appropriately designed residential scheme which would improve the appearance and enhance natural surveillance within the street scene along Bryn Road.

3.0 **Planning Policy**

Planning Policy Wales (PPW)

- 3.1 Planning Policy Wales (PPW) informs that that there is a presumption in favour of sustainable development.
- 3.2 The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in PPW, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system. The three dimensions to sustainable development: economic, social, and environmental, give rise to the need for the planning system to perform several roles:
- Economic Role - It is Government policy in PPW to boost significantly the supply of housing. The presumption in favour of sustainable development applies to appropriate land and applications. The housing proposal seeks to make the best use of the land through investment in the local housing stock. Development on the site and will also help support the construction industry which along with other sectors needs recovery during these uncertain economic times.
 - Social Role - PPW informs that the planning system should support strong, vibrant and healthy communities. The application meets these requirements as it will provide high quality, semi-detached and detached homes within a sustainable location. From a planning policy perspective, the site falls within settlement limits where new homes are acceptable.
 - Environmental Role - The planning system plays an important role in contributing to protecting and enhancing the wider environment. The replacement of the fire-damaged building will enhance the appearance of the site through a well-designed and constructed housing development. There are no recognisable adverse impacts in consideration of flora and fauna.
- 3.3 In consideration of design matters, PPW informs at Paragraph 3.5 that: *“Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single*

design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone”.

- 3.4 Paragraph 3.7 of the guidance advises that, “*Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution. An integrated and flexible approach to design, including early decisions regarding location, density, layout, built form, the choice of materials, the adaptability of buildings and site treatment will be an appropriate way of contributing to resilient development*”. The objectives of good design are summarised in Figure 8 below.



- 3.5 In line with Paragraph 3.17 of PPW, the residential development as proposed ensures that good design and placemaking have been considered from the outset of the development process.

- 3.6 Paragraph 3.55 informs that “*Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome...*” The redevelopment of the derelict pub site for a meaningful residential development of 5 No. dwelling houses and associated development thereto makes best use of the previously developed land. Given the scale, height, siting and high-quality design, the housing will enhance the housing area of which it would form part and improve the street scene dramatically. In terms of the local environment, there are no recognisable adverse impacts presented by the residential scheme and/or physical constraints to development.

TAN 12: Design

- 3.7 Technical Advice Note 12: Design provides guidance on the Welsh Government’s objectives for good design. Paragraph 3.2 informs that “*Early consideration of design, well in advance of any planning application is essential to achieving good design. At the outset, appreciation of the site’s context, and the development of a vision and agreed design objectives must be established and remain central to the evolutionary process*”. As above, the applicant has positively engaged with the local planning authority in accordance with national and local planning policy guidance by way of a pre-application enquiry and Candidate Site promotion.

Development Plan

- 3.8 The Council’s Local Development Plan Proposals Map identifies that the site is within the urban settlement boundary in which appropriate development is encouraged including housing. The subject site is a self-contained plot of land containing a dilapidated building and associated hard-standing and verge areas.
- 3.9 LDP policies of relevance to the housing proposal include:
- Policy SC 1 – Settlement Limits, which has a presumption in favour of development proposals that are of a proportionate scale and form to the role and function of the identified settlement.

- Policy SC2 – Protection of Existing Community Facilities, which states that “Any proposal which would result in the loss of an important existing community facility will only be permitted where it can be demonstrated that:
 - The facility is surplus to requirements;
 - The existing use is no longer viable”

The subject building is in a state of disrepair, having been fire damaged and open to the elements. It is unrealistic for the building to be repaired for the original use. The applicant has identified the opportunity to make best use of the previously developed land for housing given the established use is no longer viable. The application papers include correspondence from former landowner, Mr Griffiths (email dated 27th January, 2022), stating that:

Email from Vernon Griffiths to Mr M. Nassar, dated 27th January, 2022

“My wife and I were owners and landlords 1990 to 2007.

When the smoking ban was introduced in April 2007 the attendance at the pub drastically reduced as customers were unable to smoke inside. Trade suffered badly. We sold the pub to a chain and Natalie was employed as a tenant. After a number of years when the property needed an upgrade the chain owning the pub went into liquidation. It was then bought by a couple from Newport who re employed Natalie but did not upgrade the property. By now the pub trade was suffering badly and it was difficult to make a living there so the pub closed for good around 2017.

It became an empty property and twice it was raided for growing cannabis plants. It was burnt to the ground in 2020.

In my opinion rebuilding the property as a public house would not be a viable proposition. Trade has suffered badly in the last few years and the Covid epidemic has added to the problem of public houses not being frequented.

I have seen the proposed plan for the new housing and I believe it is the best option.”

- Policy SP 7 – Housing Requirement, which informs that, in order to deliver the 7,800 new dwellings required to meet the economic-led growth strategy, provision will be made for the development of 8,760 additional dwellings between 2011-2026 including a 12.31% flexibility allowance.
- Policy AH 1 – Affordable Housing, which informs that all new housing developments on sites accommodating 3 or more units will be required to contribute to affordable housing provision. This matter is to be discussed further with the planning case officer during the currency of the application.
- Policy BE 1 – Design, which advises that design of new development has a major influence on the conservation and enhancement of the character of an area and on people's quality of life. The policy sets out 10 criteria for assessing proposals that need to be satisfied.
- Policy TR2 – Design and Access of New Development requires new development to provide appropriate levels of parking and cycling facilities and the access arrangements to allow for safe manoeuvring of vehicles associated with the planned use. The policy recognises that development should be accessible by a range of travel means, including public transport and safe cycle and pedestrian routes. In this regard, the housing development provides ample car parking provision and has ease of access to bus stops at Gwilym Road to the east.

3.10 In review of the policy, the development proposal for replacement of the dilapidated former pub building with attractive residential development of family homes makes best use of the previously developed land. The scheme will compliment the residential character of the locale.

3.11 As established with the planning officers at pre-application stage, the proposal will have a negligible impact on the amenity of neighbouring occupiers of homes located to the north, east and west to the application site; and there are no recognisable adverse impacts on the natural and built environment and appropriate access is achieved from Bryn Road frontage.

Planning Guidance

3.12 The following Supplementary Planning Guidance (SPG) is also of relevance:

- Design (July 2017)
- Parking Standards (October 2016)
- Affordable Housing (October 2016)
- Biodiversity and Geodiversity (May 2018)
- Open Space & Greenspace (July 2017)
- Renewable and Low Carbon Energy (July 2017)

4.0 DEVELOPMENT PROPOSAL

4.1 The Development Plan encourages the planning system to facilitate and promote sustainable and inclusive patterns of development in line with economic, social, and environmental objectives to improve quality of life, ensuring high quality development and efficient use of resources and encouraging sustainable, mixed communities, with good accessibility.

Amount/Application Scheme

4.2 As shown on the planning drawings, the application proposes the demolition of a fire-damaged former public house and the erection of 5 no. dwelling houses of two-storey construction, garden and ample parking space and associated development thereto.

Proposed Street Elevation and Residential Layout Plan Extracts



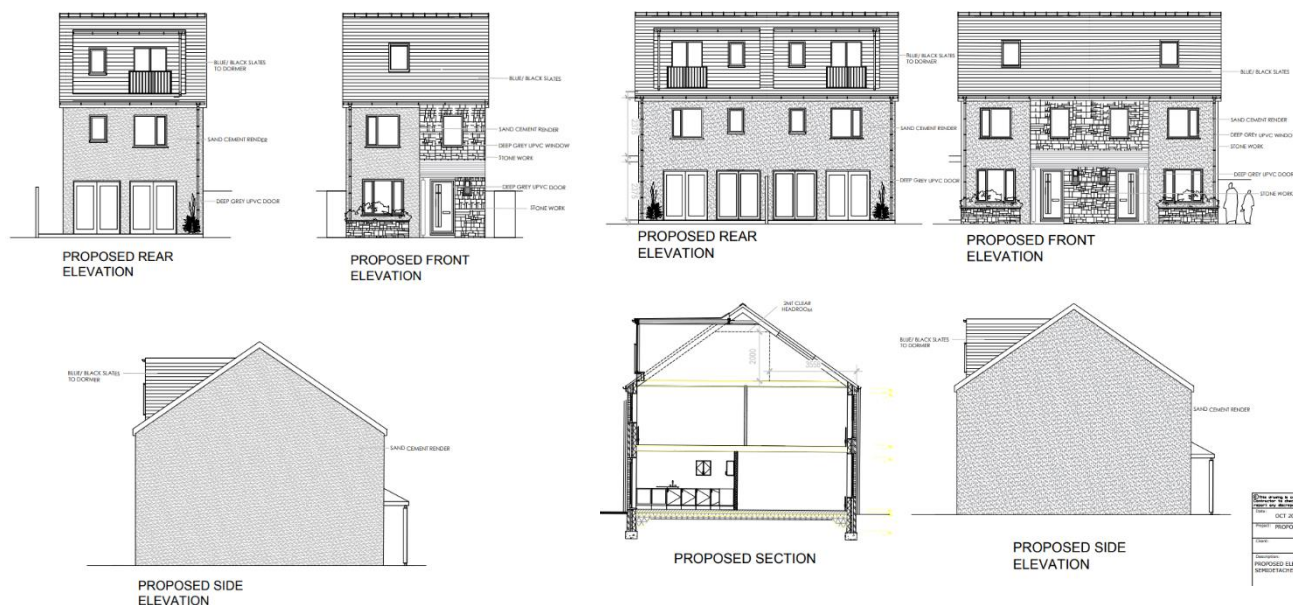


- 4.3 As shown on the elevation plans and attached 3D visuals, attractive house types are achieved with each 4 semi-detached and 1 detached family homes to be accommodated, served by private amenity and parking space.

3D Visual of the residential frontage along Bryn Road



House Types – Detached and Semi-detached family dwelling



Scale, Siting and Appearance

4.4 In terms of scale, siting and design, the development proposal is sympathetic to the immediate and wider context on the following bases:

- a) The new family homes are of high quality, sustainable and attractive design.
- b) The siting and orientation of the dwelling houses ensure that due consideration of the neighbouring properties has been achieved in addressing privacy and overbearing impacts.
- c) Each of the new homes will be afforded appropriate amenity and parking space.
- d) The access point ensures appropriate visibility on entering and exiting the site – a Vehicle Swept Path Analysis Plan confirming that appropriate turning areas are achieved within the site boundary.
- e) There are no recognisable adverse impacts upon flora and fauna.

Design Aims and Objectives

4.5 Key factors that have informed the design of the housing development include:

- Character of the area including local distinctiveness such as the pattern and layout of buildings and land uses, noting that the proposed housing layout relates well to the established housing area. Informal neighbour consultations

carried out by the applicant identified support for the removal of the former pub use for an appropriate residential redevelopment.

- Legibility, sense of place and a clear image or idea of the character of the area, noting that physically 5 no. houses can be readily accommodated on the footprint of the existing sizeable building and associated hardstanding.
- Scale, density, visual and other impacts in relation to neighbouring occupiers. The pre-application response from the council identified that there were no adverse neighbour impacts, subject to detailed design.
- Neighbourliness in design, which includes visual impact and design quality, noting that the small housing development would enhance the appearance of the site which accommodates a fire-damaged former public house building.
- Surveillance and visibility including measures to minimise the potential for crime, observing that the development proposal would represent appropriate redevelopment of the land, enhancing natural surveillance to the site boundaries including public footpath (to the east) and Bryn Road highway frontage.

4.6 In review of the planning drawings, the above listed factors have informed preparation of the scheme in the following ways:

- The sympathetically designed housing development has been placed and oriented to avoid any recognisable adverse impact upon the amenity of the surrounding residents. There are no recognisable impacts on any neighbouring property or land use in consideration of privacy, overbearing and overshadowing.
- Making best use of the plot for 4 No. semi-detached and 1 No. detached homes following the demolition of the existing building.
- The proposed development would be readily accessible and served by an appropriate level of private parking and garden space. The comments provided by the local planning authority having informed the final residential layout as presented.

Arboricultural Report Including Tree Survey Data & Tree Constraints Plan (TCP)

4.7 The report, as prepared by ArbTS - Arboricultural Technician Services Ltd. is provided to give an assessment as to the quality and potential constraints of trees at Y Boblen, 24 Bryn Road, Cwmllynfell, the findings of the survey informing the design process.

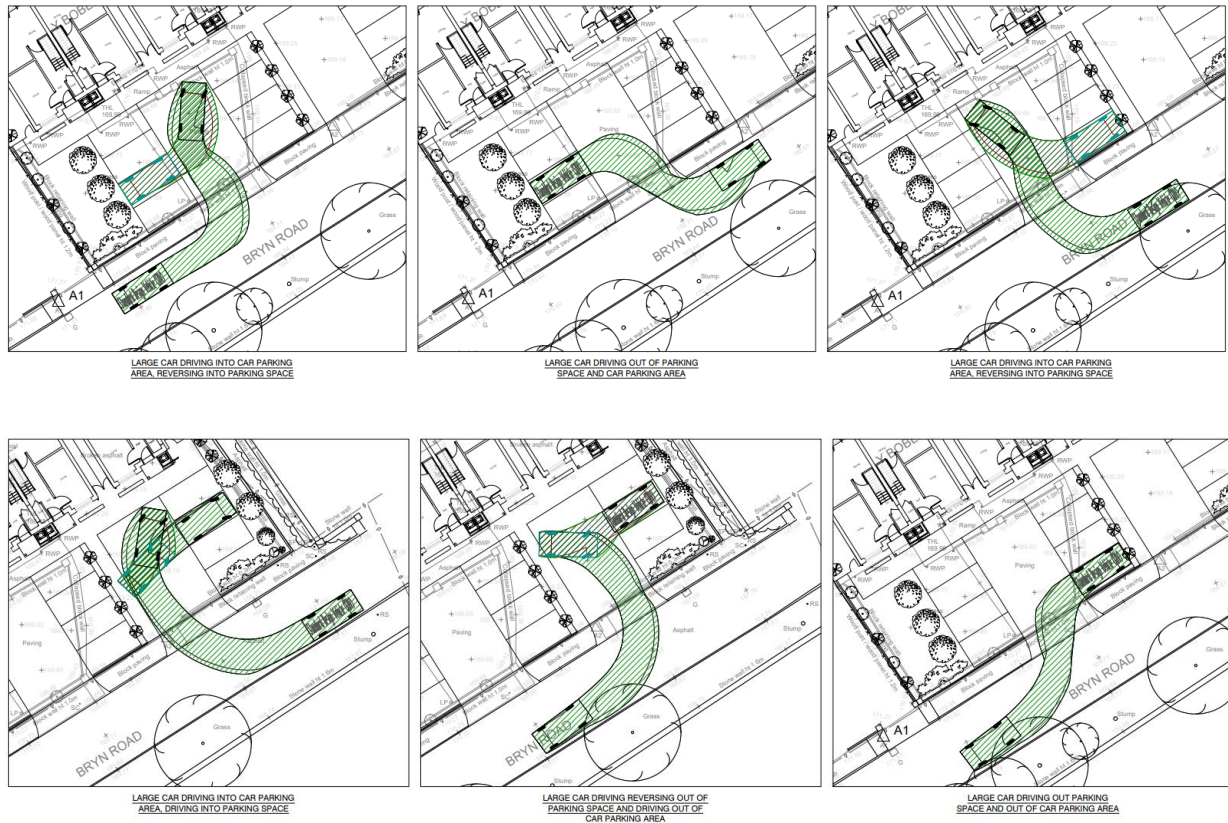
- 4.8 The survey report identifies the quality of the trees on or adjacent to this site as categorised by the “British Standard 5837:2012, Trees in relation to design, demolition and construction – Recommendations.” In conclusion, it is established that i) the application site has no significant trees on or adjacent to this site that should be given due consideration in the development design process; and ii) the retention of the overgrown northern boundary hedgerow (H2) with pruning work is recommended.

Preliminary Roost and Ground Level Tree Assessment

- 4.9 The Ecology Report, as prepared by Acer Ecology, presents the findings of a ground level tree assessment, preliminary bat roost assessment and nesting bird survey of the former Y Boblen public house.
- 4.10 No signs of bats were found during the internal/external inspection of the pub and/or the ground level tree assessment. Furthermore, both trees (T1 and T2) within the northern hedgerow were assessed as having negligible potential to support roosting bats.
- 4.11 No evidence of past or current nesting by birds was noted either within or on the building’s exterior.
- 4.12 Based on the conclusion that bats are unlikely to be using the damaged building as a roost site, no negative impacts on bats are anticipated, provided the precautionary measures, as outlined in the report, are adhered to. Similarly, birds are not currently nesting in the pub and no negative impacts on birds are anticipated.

5.0 ACCESS AND MOVEMENT

- 5.1 As shown on the Swept Path Analysis and planning drawings, the site access maintains appropriate visibility in either direction and appropriate turning space will be incorporated into the housing layout.



5.2 Each of the 5 No. new homes will be served by ample private car parking space. As shown on the proposed site plan, the residential development in this accessible location would be served by a total of 11 parking spaces. The local area is highly accessible by public transport links and has a full range of everyday services including shops, places of worship, schools, leisure and health services within a short walk of the application site.

5.3 The proposed dwellings will ensure satisfactory access for able and disabled persons and the development proposal affords each house private parking to the front of the dwellings. The parking area is softened by appropriate landscaping and constructed from grass grid finish.

6.0 CONCLUSION

6.1 The application proposal seeks full permission for the demolition of the fire-damaged former public house building and for the erection of 5 no. homes at Y Boblen; the housing layout has been informed by positive pre-application discussion with the local planning authority and accommodates the aims and objectives of design considerations

of the site and locality and those contained in national policy guidance and the Local Development Plan.

6.2 Regard has also been had to the policy provisions and, where appropriate, the balance to be struck between those policies and any competing considerations. PPW sets out three dimensions to sustainable development: an economic role, a social role and an environmental role. The application proposal for family homes is sustainable because it meets these dimensions in the following ways:

- Economic Role - It is Government policy in PPW and the LDP to significantly boost the supply of housing. The presumption in favour of sustainable development applies to appropriate land and applications. The housing proposal seeks to make the best use of the land through investment in the local housing stock. Development on the site will also help support the construction industry during these uncertain economic times.
- Social Role - PPW informs that the planning system should support strong, vibrant and healthy communities. The small-scale housing proposal meets these requirements as it will provide high quality new homes in an accessible location within the established settlement area within Cwmllynfell settlement limits.

The application seeks to replace a non-designated former pub site with housing. Given the condition of the building, it is not viable for redevelopment as a pub and the proposed use of the previously developed land is considered appropriate to the character of the existing housing area.

- Environmental Role - The planning system plays an important role in contributing to protecting and enhancing the wider environment. The application submission is supported by the consultant information covering trees and ecology that confirm there to be no recognisable adverse impact upon biodiversity interests, the site consisting of previously developed land.

6.3 The proposal would compliment and reinforce the existing character of the site location, with layout and design complimenting and contributing positively to the existing residential setting.

- 6.4 The proposed development can be undertaken without having an adverse impact on the character or appearance of the locality; indeed, it will enhance the appearance of the site, replacing a derelict building with high quality family housing, well related to the adjoining housing area.
- 6.5 Taking all these factors into account then planning permission can be granted for this development on its individual merits and accordance with the Development Plan.

Appendix 1: Auction Entry for Y Boblen (September 2021)

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Lot 30 - Y Boblen, 24 Bryn Road, Cwmllynfell, Swansea, SA9 2FJ

Unconditional Online Auction Sale | Guide Price*: £28,000+

Stop slideshow < 5 of 8 > Enlarge

Development Opportunity

Description
ONLINE AUCTION from 7th SEPTEMBER-9th SEPTEMBER

An opportunity to acquire a former pub with fire damage that occupies a site measuring approximately 0.3 acres (13,000 sq ft). The site would be ideal for redevelopment such as residential housing or another commercial building (subject to necessary planning consents).

The village lies just a couple of miles from the Brecon Beacons National Park and the Black Mountain. There are a good range of local amenities including bilingual primary school, village hall and supermarket.

* Do not enter the building

Tenancies
 To be sold with vacant possession

Tenure
 Advised Freehold - to be verified by solicitor

Auction Fees And Additional Costs
 Auction fees: The sale of each lot is subject to a buyer's premium of 1.2% of the purchase price (subject to a minimum of £975) including VAT unless otherwise stated.

Log in to view your status

Sold for £133,000

This auction is now closed.

Ended on
9th Sep 2021 18:00

Watch Help on Bidding

64 people are watching

Bidding History 226 Bids

User	Amount	Date
Bidder 3	£133,000	09/09/21 18:00:01
Bidder 2	£132,750 ?	09/09/21 18:00:01
Bidder 3	£131,750	09/09/21 17:59:58
Bidder 2	£131,500 ?	09/09/21 17:59:58
Bidder 3	£130,500	09/09/21 17:59:45
Bidder 2	£130,250	09/09/21 17:59:30
Bidder 3	£130,000 ?	09/09/21 17:59:30
Bidder 2	£130,000 ?	09/09/21 17:59:30
Bidder 3	£129,750	09/09/21 17:59:25
Bidder 2	£129,500 ?	09/09/21 17:59:25
Bidder 3	£128,500 ?	09/09/21 17:59:25
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Bidder 3	£128,000	09/09/21 17:59:13
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