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Bridgend County Borough Council



Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Rhowch wybod i ni os mai Cymraeg yw eich
dewis iaith.*

*We welcome correspondence in Welsh. Please
let us know if your language choice is Welsh.*



Cyfarwyddiaeth y Prif Weithredwr / Chief Executive's Directorate

Deialu uniongyrchol / Direct line /: 01656 643148 / 643694 / 643513

Gofynnwch am / Ask for: Democratic Services

Ein cyf / Our ref:

Eich cyf / Your ref:

Dyddiad/Date: Monday 22 April 2024

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE

A special meeting of the Development Control Committee will be held Hybrid in the Council Chamber - Civic Offices, Angel Street, Bridgend, CF31 4WB on **Monday, 29 April 2024 at 14:00**.

AGENDA

1. Apologies for Absence
To receive apologies for absence from Members.
2. Declarations of Interest
To receive declarations of personal and prejudicial interest (if any) from Members/Officers including those who are also Town and Community Councillors, in accordance with the provisions of the Members' Code of Conduct adopted by Council from 1 September 2008. Members having such dual roles should declare a personal interest in respect of their membership of such Town/Community Council and a prejudicial interest if they have taken part in the consideration of an item at that Town/Community Council contained in the Officer's Reports below.
3. Site Visits
To confirm a date of Friday 10/05/2024 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
4. Public Speakers
To advise Members of the names of the public speakers listed to speak at today's meeting (if any).
5. Amendment Sheet
That the Chairperson accepts the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.
6. Development Control Committee Guidance

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7. P/23/511/BCB - Grand Pavilion Porthcawl CF36 3YW 7 - 40
8. P/23/512/LIS - Grand Pavilion Porthcawl CF36 3YW 41 - 62
9. Urgent Items
To consider any other item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency.

Note: This will be a Hybrid meeting and Members and Officers will be attending in the Council Chamber, Civic Offices, Angel Street Bridgend / Remotely via Microsoft Teams. The meeting will be recorded for subsequent transmission via the Council's internet site which will be available as soon as practicable after the meeting. If you have any queries regarding this, please contact cabinet_committee@bridgend.gov.uk or tel. 01656 643148 / 643694 / 643513 / 643696

Yours faithfully

K Watson

Chief Officer, Legal and Regulatory Services, HR and Corporate Policy

Councillors:

A R Berrow
N Clarke
RJ Collins
C L C Davies
S Easterbrook
RM Granville

Councillors

H Griffiths
S J Griffiths
D T Harrison
M L Hughes
D M Hughes
M R John

Councillors

MJ Kearns
W J Kendall
J Llewellyn-Hopkins
J E Pratt
A Wathan
R Williams

I submit for your consideration the following report on Planning Applications and other Development Control matters based upon the information presently submitted to the Department. Should any additional information be submitted between the date of this report and 4.00pm on the day prior to the date of the meeting, relevant to the consideration of an item on the report, that additional information will be made available at the meeting.

For Members' assistance I have provided details on standard conditions on time limits, standard notes (attached to all consents for planning permission) and the reasons to justify site inspections.

STANDARD CONDITIONS

On some applications for planning permission reference is made in the recommendation to the permission granted being subject to standard conditions. These standard conditions set time limits in which the proposed development should be commenced, and are imposed by the Planning Act 1990. Members may find the following explanation helpful:-

Time-limits on full permission

Grants of planning permission (apart from outline permissions) must, under section 91 of the Act, be made subject to a condition imposing a time-limit within which the development authorised must be started. The section specifies a period of five years from the date of the permission. Where planning permission is granted without a condition limiting the duration of the planning permission, it is deemed to be granted subject to the condition that the development to which it relates must be begun not later than the expiration of 5 years beginning with the grant of permission.

Time-limits on outline permissions

Grants of outline planning permission must, under section 92 of the Act, be made subject to conditions imposing two types time-limit, one within which applications must be made for the approval of reserved matters and a second within which the development itself must be started. The periods specified in the section are three years from the grant of outline permission for the submission of applications for approval of reserved matters, and either five years from the grant of permission, or two years from the final approval of the last of the reserved matters, whichever is the longer, for starting the development.

Variation from standard time-limits

If the authority consider it appropriate on planning grounds they may use longer or shorter periods than those specified in the Act, but must give their reasons for so doing.

STANDARD NOTES

- a. Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developer's) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- b. The enclosed notes which set out the rights of applicants who are aggrieved by the Council's decision.
- c. This planning permission does not convey any approval or consent required by Building Regulations or any other legislation or covenant nor permits you to build on, over or under your neighbour's land (trespass is a civil matter).

To determine whether your building work requires Building Regulation approval, or for other services

provided by the Council's Building Control Section, you should contact that Section on 01656 643408 or at:- <http://www.bridgend.gov.uk/buildingcontrol>

- d. Developers are advised to contact the statutory undertakers as to whether any of their apparatus would be affected by the development
- e. Attention is drawn to the provisions of the party wall etc. act 1996
- f. Attention is drawn to the provisions of the Wildlife and Countryside Act 1981 and in particular to the need to not disturb nesting bird and protected species and their habitats.
- g. If your proposal relates to residential development requiring street naming you need to contact 01656 643136
- h. If you are participating in the DIY House Builders and Converters scheme the resultant VAT reclaim will be dealt with at the Chester VAT office (tel: 01244 684221)
- i. Developers are advised to contact the Environment and Energy helpline (tel: 0800 585794) and/or the energy efficiency advice centre (tel: 0800 512012) for advice on the efficient use of resources. Developers are also referred to Welsh Government Practice Guidance: Renewable and Low Carbon Energy in Buildings (July 2012):-
<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/energyinbuildings/?lang=en>
- j. Where appropriate, in order to make the development accessible for all those who might use the facility, the scheme must conform to the provisions of the Disability Discrimination Act 1995 as amended by the Disability Discrimination Act 2005. Your attention is also drawn to the Code of Practice relating to the Disability Discrimination Act 1995 Part iii (Rights of Access to Goods, Facilities and Services)
- k. If your development lies within a coal mining area, you should take account of any coal mining related hazards to stability in your proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 7626848 or www.coal.gov.uk
- l. If your development lies within a limestone area you should take account of any limestone hazards to stability in your proposals. You are advised to engage a Consultant Engineer prior to commencing development in order to certify that proper site investigations have been carried out at the site sufficient to establish the ground precautions in relation to the proposed development and what precautions should be adopted in the design and construction of the proposed building(s) in order to minimise any damage which might arise as a result of the ground conditions.
- m. The Local Planning Authority will only consider minor amendments to approved development by the submission of an application under section 96A of the Town and Country Planning Act 1990. The following amendments will require a fresh application:-
 - re-siting of building(s) nearer any existing building or more than 250mm in any other direction;
 - increase in the volume of a building;
 - increase in the height of a building;
 - changes to the site area;
 - changes which conflict with a condition;
 - additional or repositioned windows / doors / openings within 21m of an existing building;
 - changes which alter the nature or description of the development;
 - new works or elements not part of the original scheme;
 - new works or elements not considered by an environmental statement submitted with the application.
- n. The developer shall notify the Planning Department on 01656 643155 / 643157 of the date of commencement of development or complete and return the Commencement Card (enclosed with this Notice).

- o. The presence of any significant unsuspected contamination, which becomes evident during the development of the site, should be brought to the attention of the Public Protection section of the Legal and Regulatory Services directorate. Developers may wish to refer to 'Land Contamination: A Guide for Developers' on the Public Protection Web Page.
- p. Any builder's debris/rubble must be disposed of in an authorised manner in accordance with the Duty of Care under the Waste Regulations.

THE SITE INSPECTION PROTOCOL

The Site Inspection Protocol is as follows:-

Purpose

Fact Finding

Development Control Committee site visits are not meetings where decisions are made and neither are they public meetings. They are essentially fact finding exercises, held for the benefit of Members, where a proposed development may be difficult to visualise from the plans and supporting material. They may be necessary for careful consideration of relationships to adjoining property or the general vicinity of the proposal due to its scale or effect on a listed building or conservation area.

Request for a Site Visit

Ward Member request for Site Visit

Site visits can be costly and cause delays so it is important that they are only held where necessary normally on the day prior to Committee and where there is a material planning objection.

Site visits, whether Site Panel or Committee, are held pursuant to:-

1. a decision of the Chair of the Development Control Committee (or in his/her absence the Vice Chair) or
2. a request received within the prescribed consultation period from a local Ward Member or another Member consulted because the application significantly affects the other ward, and where a material planning objection has been received by the Development Department from a statutory consultee or local resident.

A request for a site visit made by the local Ward Member, or another Member in response to being consulted on the proposed development, must be submitted in writing, or electronically, within 21 days of the date they were notified of the application and shall clearly indicate the planning reasons for the visit.

Site visits cannot be undertaken for inappropriate reasons (see below).

The Development Control Committee can also decide to convene a Site Panel or Committee Site Visit.

Inappropriate Site Visit

Examples where a site visit would not normally be appropriate include where:-

- purely policy matters or issues of principle are an issue
- to consider boundary or neighbour disputes
- issues of competition
- loss of property values
- any other issues which are not material planning considerations
- where Councillors have already visited the site within the last 12 months, except in exceptional circumstances

Format and Conduct at the Site Visit

Attendance

Members of the Development Control Committee, the local Ward Member and the relevant Town or Community Council will be notified in advance of any visit. The applicant and/or the applicant's agent will also be informed as will the first person registering an intent to speak at Committee but it will be made clear that representations cannot be made during the course of the visit.

Officer Advice

The Chair will invite the Planning Officer to briefly outline the proposals and point out the key issues raised by the application and of any vantage points from which the site should be viewed. Members may ask questions and seek clarification and Officers will respond. The applicant or agent will be invited by the Chairman to clarify aspects of the development.

The local Ward Member(s), one objector who has registered a request to speak at Committee (whether a local resident or Town/Community Council representative) and a Town/Community Council representative will be allowed to clarify any points of objection, both only in respect of any features of the site, or its locality, which are relevant to the determination of the planning application.

Any statement or discussion concerning the principles and policies applicable to the development or to the merits of the proposal will not be allowed.

Code of Conduct

Although site visits are not part of the formal Committee consideration of the application, the Code of Conduct still applies to site visits and Councillors should have regard to the guidance on declarations of personal interests.

Record Keeping

A file record will be kept of those attending the site visit.

Site Visit Summary

In summary site visits are: -

- a fact finding exercise.
- not part of the formal Committee meeting and therefore public rights of attendance do not apply.
- to enable Officers to point out relevant features.
- to enable questions to be asked on site for clarification. However, discussions on the application will only take place at the subsequent Committee.

Frequently Used Planning Acronyms

AONB	Area Of Outstanding Natural Beauty	PEDW	Planning & Environment Decisions Wales
APN	Agricultural Prior Notification	PPW	Planning Policy Wales
BREEAM	Building Research Establishment Environmental Assessment Method	S.106	Section 106 Agreement
CA	Conservation Area	SA	Sustainability Appraisal
CAC	Conservation Area Consent	SAC	Special Area of Conservation
CIL	Community Infrastructure Levy	SEA	Strategic Environmental Assessment
DAS	Design and Access Statement	SINC	Sites of Importance for Nature Conservation
DPN	Demolition Prior Notification	SPG	Supplementary Planning Guidance
EIA	Environmental Impact Assessment	SSSI	Site of Special Scientific Interest
ES	Environmental Statement	SUDS	Sustainable Drainage Systems
FCA	Flood Consequences Assessment	TAN	Technical Advice Note
GPDO	General Permitted Development Order	TIA	Transport Impact Assessment
LB	Listed Building	TPN	Telecommunications Prior Notification
LBC	Listed Building Consent	TPO	Tree Preservation Order
LDP	Local Development Plan	UCO	Use Classes Order
LPA	Local Planning Authority	UDP	Unitary Development Plan
PINS	Planning Inspectorate		

REFERENCE: P/23/511/BCB

APPLICANT: Bridgend County Borough Council - Regeneration, Civic Offices, Angel Street, Bridgend, CF31 4WB

LOCATION: **Grand Pavilion Esplanade Porthcawl CF36 3YW**

PROPOSAL: Conservation and repair of the building inc. refurbishment of the clock tower, stained glass windows and new metal roof covering to the dome; new extensions to provide passenger lift, an auditorium, gallery, wc's and supporting back of house areas; new glazed roof top pavilion and associated improvements and renovations to the existing building.

RECEIVED: 9 August 2023

DEVELOPMENT CONTROL SITE INSPECTION UNDERTAKEN: 03/04/2024

APPLICATION DESCRIPTION

Full planning permission is sought for an extensive project to refurbish, extend and revitalise the Porthcawl Grand Pavilion.

The Grand Pavilion is a prominent, much-loved building within the community of Porthcawl and wider region embodying significant cultural and social heritage. It is a Grade II Listed Building set within Porthcawl Conservation Area, a significant heritage asset and a nationally important example of Art Deco, sea-front architecture.



Figure 1 – The Grand Pavilion

The building, opened in 1932, forms a focal point of the town's sea front activity and sits at the heart of the community from a social and cultural viewpoint. However, the Grand Pavilion is at a tipping point, following many years of piecemeal maintenance and patch-repairs; the building is now deteriorating and without comprehensive intervention is at risk of further decline. Exacerbated by the austerity of the pandemic, when the Grand Pavilion was closed for over 12 months, its long-term disuse highlights the importance of this major redevelopment proposal in forging a sustainable future that offsets the continued maintenance liability associated with such an historic ferro-crete structure in a seafront location. The building needs significant repair and refurbishment to secure its pivotal position within the community.

Bridgend County Borough Council (owners of the building), and Awen Cultural Trust (partner & leaseholder), have demonstrated a long-term commitment to this redevelopment proposal commissioning multi-disciplinary feasibility studies led by specialist conservation architects, Purcell, in 2016, 2019 and 2021, responding to changes in the local and global climate and economy.

The three main objectives sought for the proposed redevelopment scheme include:

- Effecting the beneficial and essential repair of the building to safeguard its future without detriment to its appearance, character, and heritage significance.
- Enhancing the existing facilities to enable the Grand Pavilion to perform its original function as a performance venue more efficiently.
- The provision of additional facilities to enable the Pavilion to serve the contemporary needs of its community.

In addition, collaborative workshops with Awen Cultural Trust, design teams and various other bodies seeking to establish the range of operational constraints and opportunities presented by the building, have been undertaken. Furthermore, numerous pre-application discussions and meetings have been held in respect of the redevelopment with public consultations and an extensive pre-application consultation being undertaken. The Application has also been amended over the duration of the planning application process.

Bridgend County Borough Council, in partnership with Awen Cultural Trust, have also successfully applied for various funding for the redevelopment proposals.

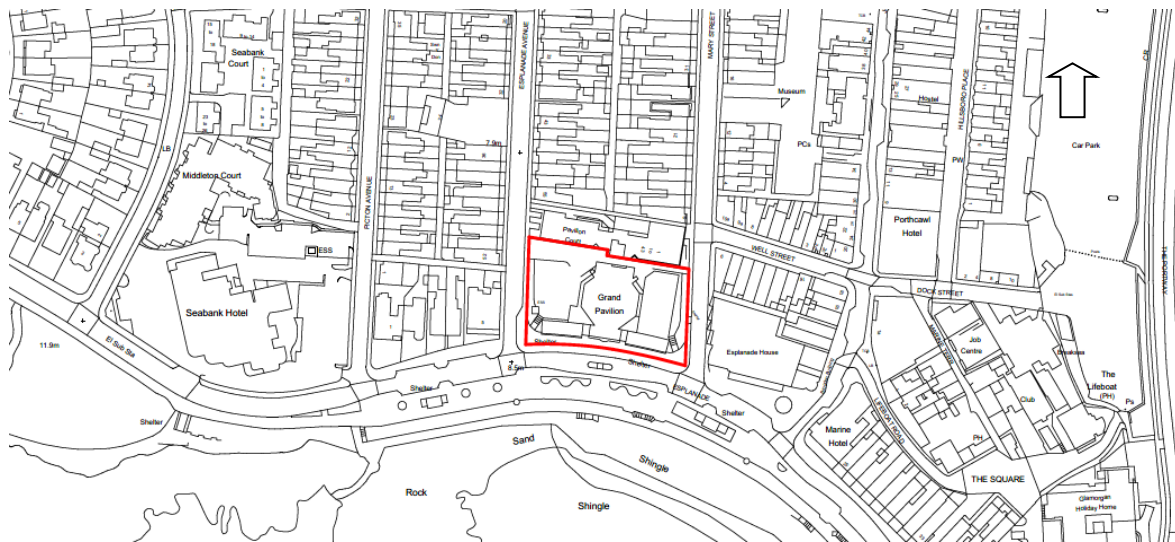


Figure 2 – Site Location Plan

The scheme has now evolved to a full planning Application submission that, overall, aims to rejuvenate the Grand Pavilion through sensitive conservation repair and alteration, and broaden the provision within the building through the construction of a new studio theatre. In addition, there would be new community spaces, improved accessibility, and new roof top pavilions (extension) accessing a terrace on a new flat roof of the wings. The domed roof would be sensitively restored, new insulation applied, and the original weathervane would be reinstated.

The redevelopment would improve the community and vibrancy within Porthcawl, contributing towards the social and cultural wellbeing of local people and visitors, whilst positively promoting the whole vitality and vibrancy of the seaside resort and wider locality.

More specifically, and in addition to the fabric and decorative repair of the existing building being proposed, the works and alterations are detailed as follows:

Lower Ground Floor

The Grand Pavilion sits on a site that retains public highways to the south, east and west, with vehicular access into the car park from the north-west (off Esplanade Avenue). As

such, the lower ground floor is partially retaining and lies below the level of the surrounding streets. It is proposed to reconfigure the existing western car park to allow for accessible parking spaces, delivery vehicles and bicycle stands whilst also providing a minimum of 2 no. EV charging points. Elements of landscaping would be introduced around the car parking areas to soften its appearance.

A rear extension to the northwest corner of the building is proposed to aid back of house loading and form a more useable access to the dressing/changing rooms, and respond to the existing challenges of loading equipment and scenery up to stage level. Within this new extension would be a large loading lift, platform lift and stair core to allow the transporting of equipment direct to the main stage. The extension would be slightly offset from the very rear building line of the existing, main back elevation of the building, measuring 5.9m in width (maximum) with a two-storey design in effect, extending to a height of approximately 7.5m from ground level. It would incorporate largely bronze clad elevations with a small projection at first floor level to its western side to accommodate the stair core.

The central multi-use space (below the main auditorium), is to be stripped of its dated late C20th finishes to reveal the original concrete structure beneath and to maximise available head height. The space will be re-designed to be highly flexible and robust facilitating community events, exhibitions, or workshops, whilst a robust floor and wall finish would allow the space to double up as overflow dressing provision or a theatre workshop space when required. A bar area with a seating area and associated storage provision would be created to the eastern side of the multi-use space.

To the western side of the multi-use space a 'changing places' facility that would be open to the public, when the main building is open, would be created. Positioned to be near the main lift and entrance doors from the accessible parking spaces this facility would contain height adjustable, adult size changing bench, ceiling track hoist system, toilet, height adjustable washbasin and ancillary equipment such as privacy screen, waste disposal bin, paper roll dispenser etc. The facility would be for public use and would be advertised through its registration with the Changing Places charity.

A new studio theatre with an anticipated capacity of 156 seats is proposed to the eastern side of the building, extending to the first floor of the building and providing a smaller, more intimate performance space to the main, central auditorium. The new studio theatre would be created within a large proposed extension to the eastern side of the building that would extend from the existing wing of the building, backwards by approximately 24m and consume the full width of the plot up to the highway of Mary Street (approximately 12m being retained from the main mass of the new eastern extension and the Pavilion Court building that abuts the immediate north, rear of the Application site). The studio floor is to be sprung timber which combined with a retractable seating unit would provide great flexibility between rehearsals and flat floor events, in combination with cinema, live comedy and other seated events.

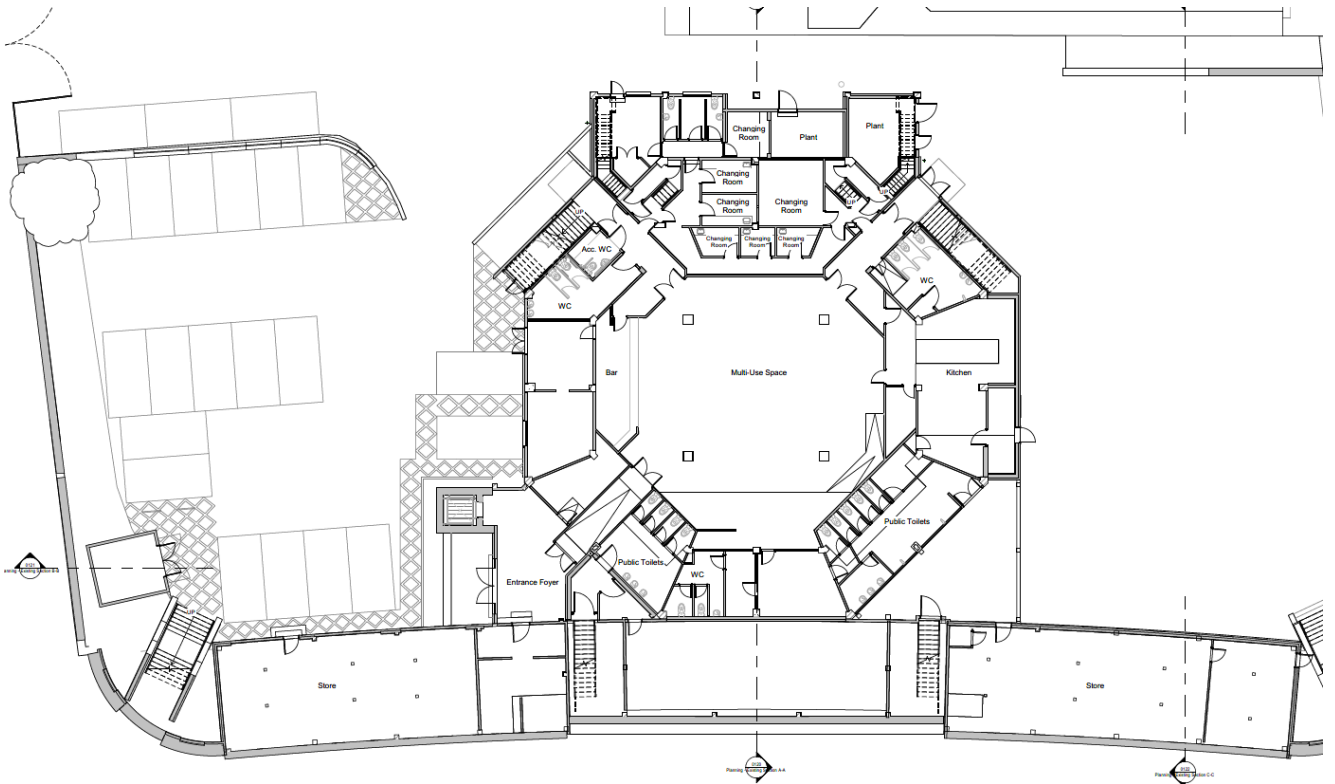
The creation of a generous commercial kitchen located within the extended eastern aspect of the building to meet the likely demands of a significantly redeveloped building.

The erection of a new extension behind the western wing of the building to create a flexible open plan staff office with meeting room. The existing western wing of the building generally being extended by approximately 5.8m to its rear aspect. Glazing would largely be created within the north facing elevation of the extended western wing of the building at lower ground floor level with concrete panelling above.

Further provision of male and female toilets towards the front/centre of the building.

The creation of a more open and generous foyer/lobby creating a link to the east and west of the building, fundamentally connecting two new stair cores that rise through all levels. Accessed off the proposed foyer is a passenger lift, the bar facilities, the redeveloped 'multi-use' space and the new kitchen area.

Existing



Proposed

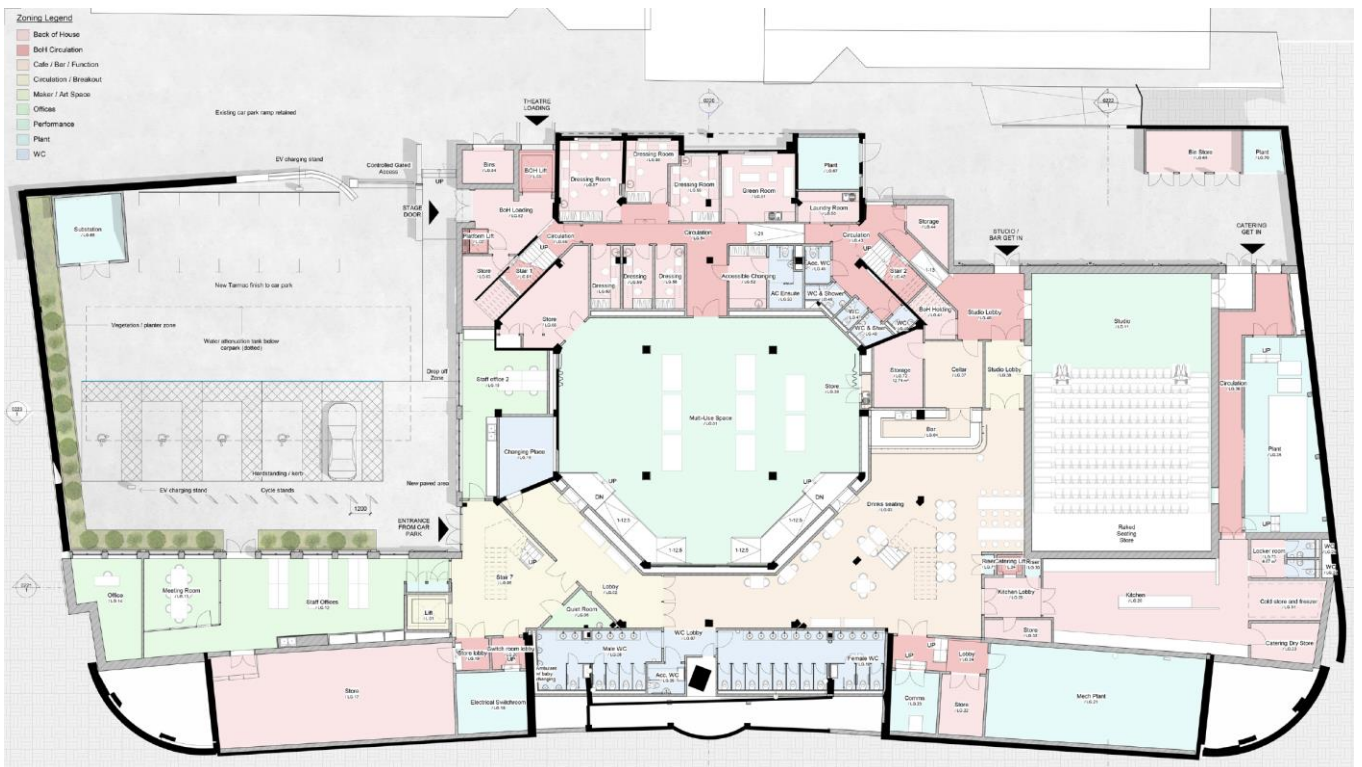


Figure 3 – Existing & Proposed Lower Ground Floor Layout

Ground Floor

The ground floor level is accessed directly off the Esplanade at street level, which forms the primary access to the building.

In response to the existing, somewhat confusing entrance sequence the proposals seek to reinstate the central, original entrance as the primary entranceway, accessed by all from a new integrated ramp from pavement level. The two triangular stair cores rise to ground floor from below, with existing partitions and obstructions removed to provide a more generous, open foyer and “milling” space as expected of a performance venue of such scale.

To the western arm of the extended building, a self-contained multi-use conference space is proposed which would provide flexible provision for community events, exhibitions and workshops whilst also allowing for functions with spectacular seafront views. Designed with its own bar, wc's and storage, the space could operate independently of other spaces, whilst opening out for capacity crowds to provide overflow milling, bar and wc provision.

The enhancement of the existing cafe to the east of the building that would continue to benefit from striking south facing sea views and, through a series of door openings, the offer can extend onto the pavement of the Esplanade.

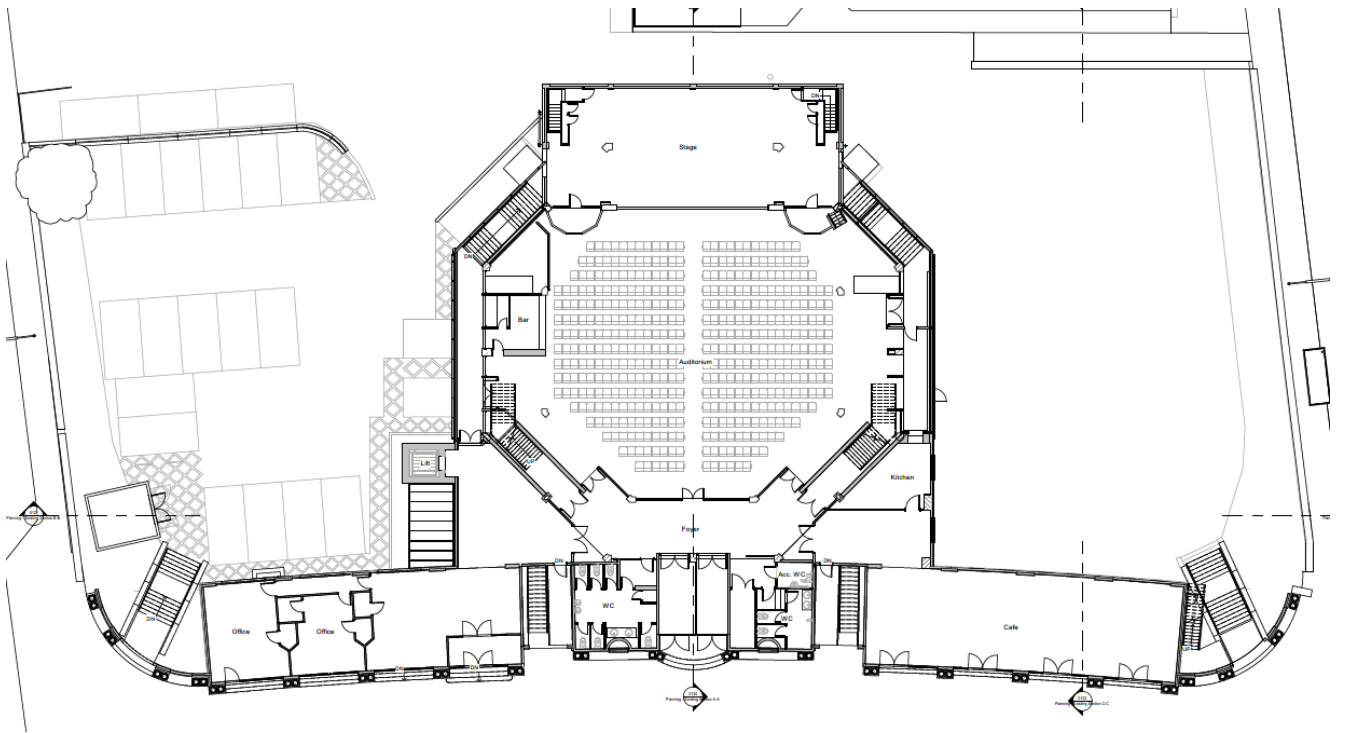
The new studio theatre to the east of the main auditorium would be accessible from ground level via a fixed rear gallery. The gallery provides a technical operating position as well as wheelchair spaces with companion seats, allowing wheelchair users to enjoy all events in the space with easy access to the foyer, wc's and changing places.

The main wc provision would be located directly to the east of the main auditorium.

The provision of flexible gallery space/studios to the very east of the newly extended building to align with the Grand Pavilion's identity of arts and culture, with a 'shop front' style window towards the very front and rear of the gallery within the Mary Street facade. The studio provision would allow for resident artists or flexible lettable studio space with the gallery intended to display the works of local artists and makers.

The main auditorium is largely original, 1932 construction with very intact Art Deco features. The redevelopment looks to make minimal intervention only where necessary in this space, to improve operations or accessibility. To the east and west of the auditorium, a built-in server kiosk, general storage and chair storage allows for servicing a range of events. On completion of the works the main auditorium would have an anticipated capacity of approximately 650 seats.

Existing



Proposed

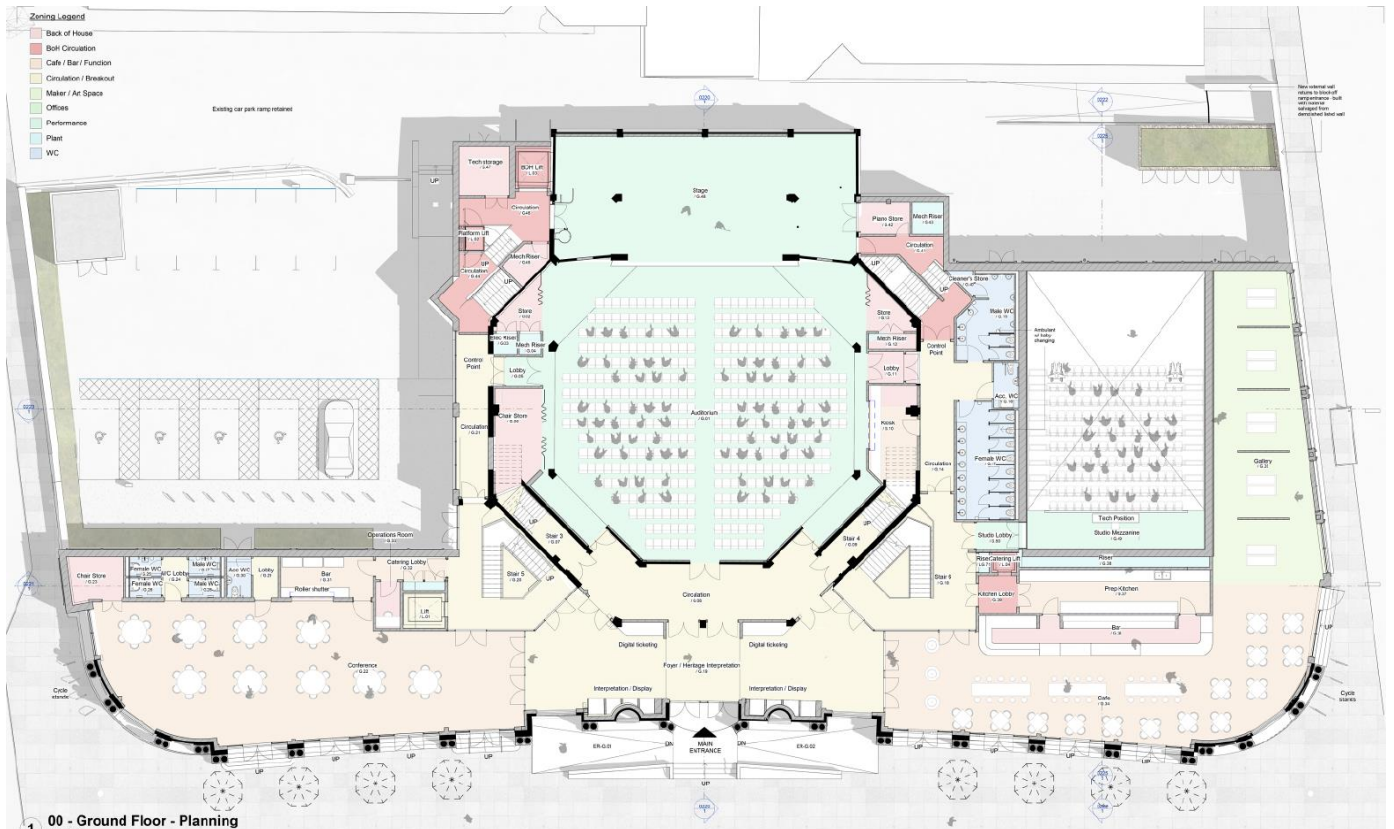


Figure 4 - Existing & Proposed Ground Floor Layout

First Floor

At first floor level it is proposed to create a new extension forming a fully accessible rooftop pavilion in effect. The new, predominantly glazed feature (facing front) would benefit from spectacular south facing, elevated views over the Bristol Channel, with a roof-top cafe and roof-top function space being created (with a bar area, and unisex/accessible wc's also

being created), and breaking out through a highly glazed facade onto a rooftop terrace. A central, structural link to the front of the building would connect the east and west wing. Balcony audiences would effectively now be able to remain at balcony level during performances and relieve pressure on the bars and wc provision at the lower levels – the passenger lifts allowing the auditorium balcony to become fully accessible for the first time, providing wheelchair spaces with companion seats to a remodelled rear row.

The stained-glass windows around the auditorium at balcony level are to be repaired and reinstated into the space, providing natural light for appropriate events and discrete blackout systems when necessary.

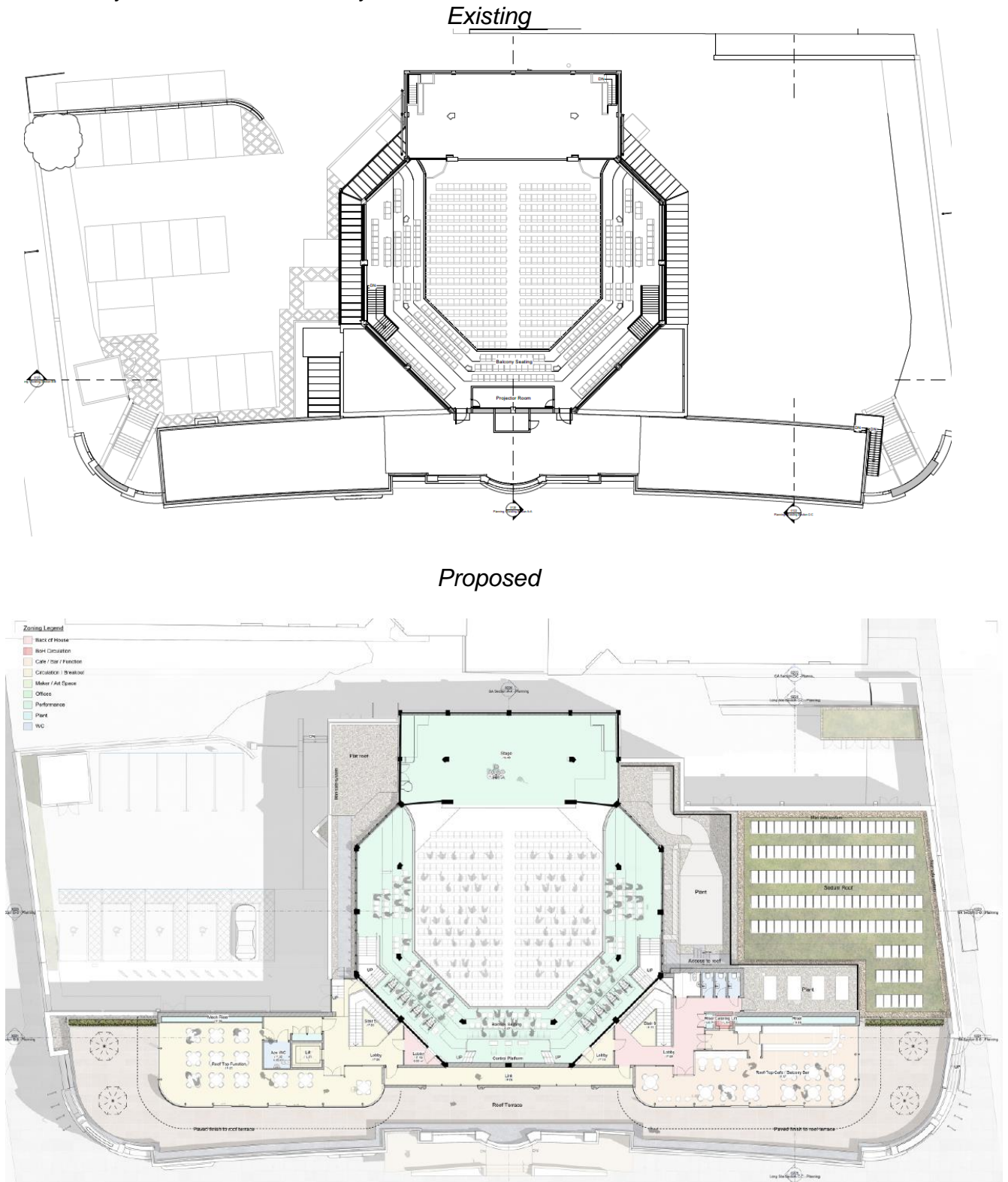


Figure 5 – Existing & Proposed First Floor Layout

Roof Level

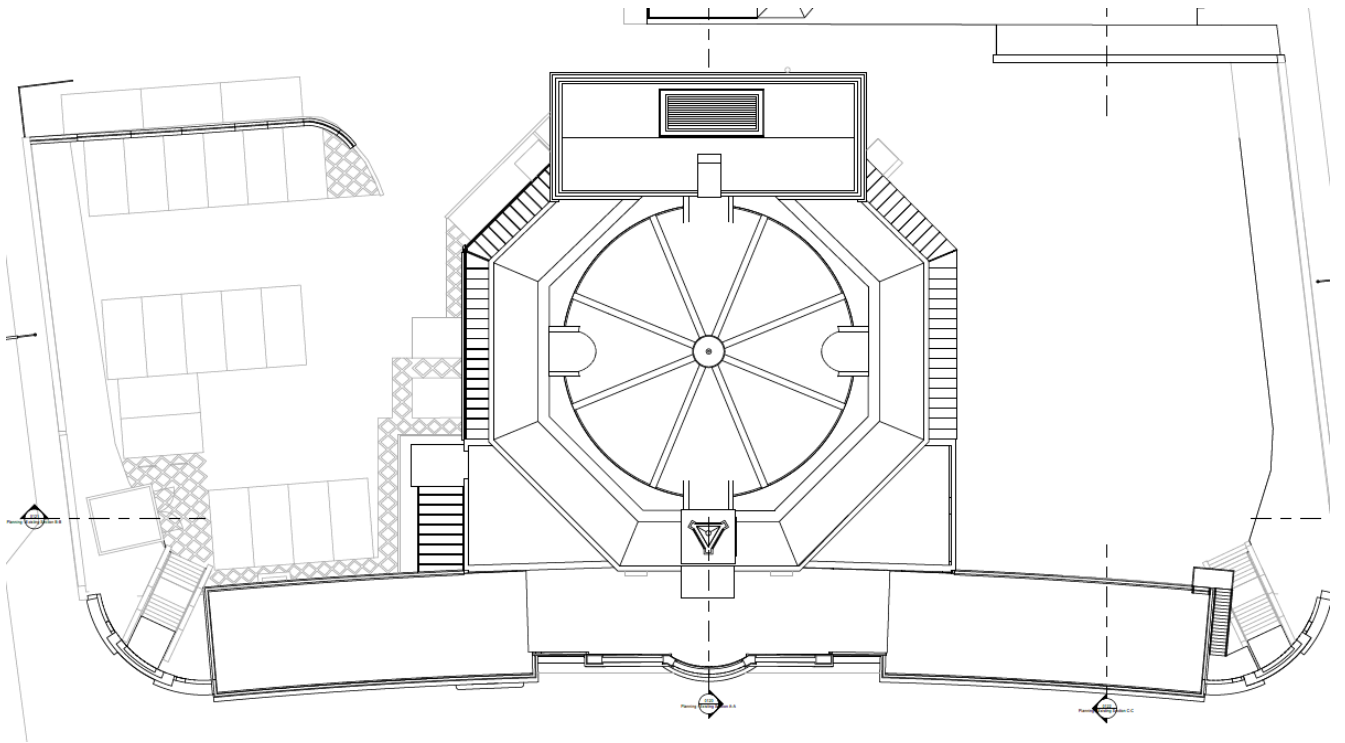
A green roof is proposed to the majority of the eastern extension, primarily above the new studio theatre, providing visual amenity benefit to onlooking residents and attenuation as part of a sustainable drainage strategy. The new roofs over the eastern extension are also carefully designed to conceal and acoustically shield rooftop plant in a recessed plant well, between the auditorium and the new studio space. Roof solar panels would also be introduced to the new flat roofed areas.

The existing concrete dome is exposed to the harsh seafront climate with a failing membrane cover. The dome presents a considerable cold bridge and, during capacity events, hot air rising and meeting the underside of the cold dome is causing concerns over condensation and damage to original finishes. To protect the existing concrete and combat these issues, an insulated ribbed metal finished over-roof is proposed.

General repair and refurbishment of the clock tower.

The roofs of the new roof top pavilion extensions are proposed as metal coverings with flush fittings and also solar panels to again benefit from the site's due south orientation.

Existing



Proposed

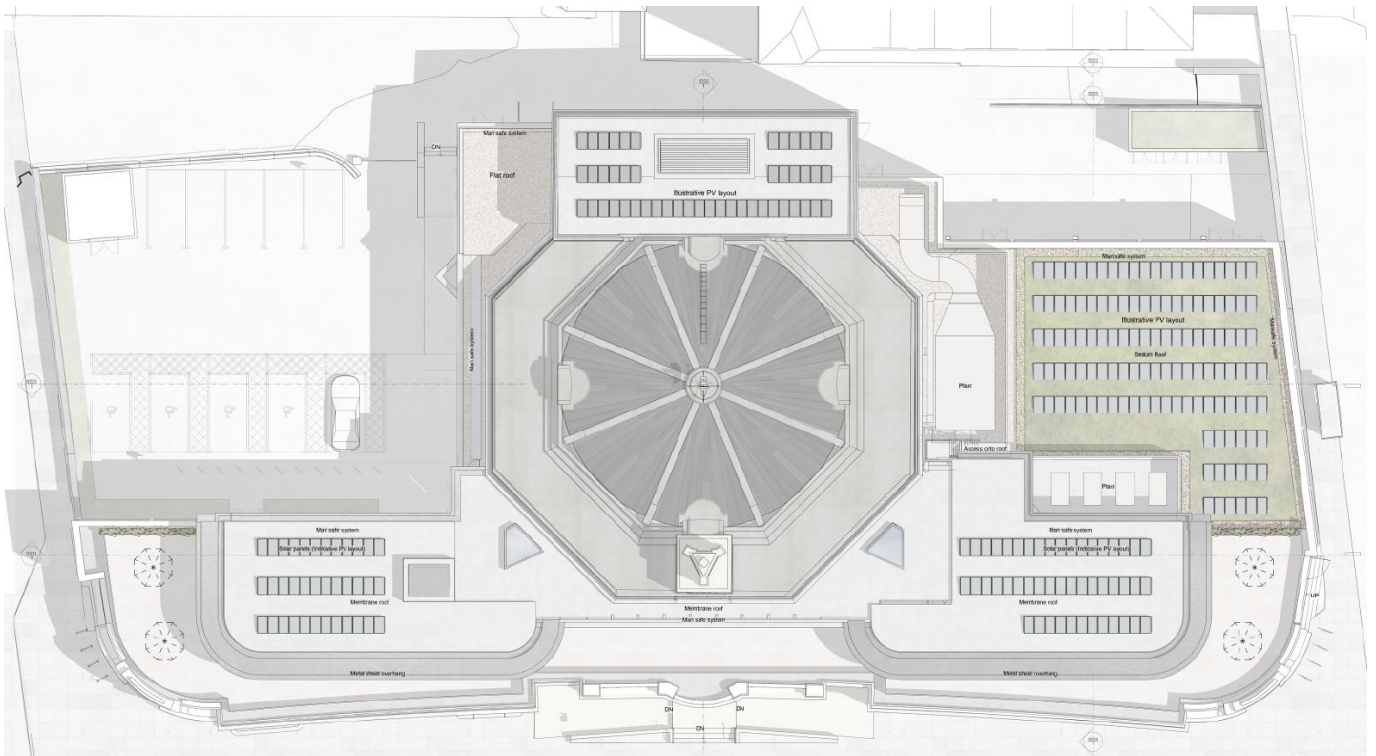


Figure 6 – Existing and Proposed Roof Layout

Elevational Changes and Details

The highly-significant Art Deco elevations of the original, 1932 ferro-crete Grand Pavilion are to be retained, repaired and re-decorated in accordance with original design intent. Existing doors, screens and windows within these historic elevations are to be replaced with new, historically appropriate profiles.

As detailed, the existing dome would receive an insulated metal covering in a ribbed configuration, retaining the hierarchy of the principal ribs that form the segmentation of the dome, with the original galleon weathervane refurbished and reinstated to its apex.

To the south (front), the set-back rooftop pavilions are to be read above the Art Deco principal facade beneath. The new rooftop pavilions are highly glazed, with a principal structural grid creating bays that reference the proportions of the Art Deco bays beneath. A structural link connects both pavilions beneath the clocktower, with the roof profile set below the eaves of the central dome, intended to retain its visual hierarchy and formal symmetry. A continuous roof overhang to the pavilions would provide solar shading.

To the east, the new elevation is separated from the historic building by a glazed bay, with pigmented pre-cast concrete bays including a shopfront style window for the ground floor gallery and studio areas, creating a new facade along Mary Street. The existing side stone wall to the east of the building would be removed, although reused to define the very rear, remaining eastern boundary of the site.

To the west, the relatively modest back of house extension to the north-west of the building would be clad in bronze coloured metal, with a structural connection to the largely glazed western walkway and extended western wing.

To the north, the redevelopment is directly overlooked by residents in an adjacent apartment block. Therefore, to enhance the visual amenity, green roofs over the

extended spaces are combined with pre-cast concrete panels and engraved screens/displays designed to display artwork and stories of the building and the town. The pre-cast concrete elements are complimented with bronze panelling where the extension connects back to the main central building, providing a visual separation.

Existing Elevations



Proposed Elevations



Figure 7 – Existing & Proposed Elevations of the Building

Information submitted in support of the Application highlights the approximate time scale for the development works. It is anticipated that full construction works would start towards the end of November 2024, with practical completion by 24 July 2026, opening to the public in mid - October 2026. Certain small scale enabling works, including opening up works and soft strip are anticipated to begin onsite at the end of May 2024.

SITE DESCRIPTION

The Grand Pavilion is located within the built-up area of Porthcawl. Situated prominently on the sea-front Esplanade and within Porthcawl Conservation Area. The building is orientated roughly on a north - south axis with its front, principal south elevation benefiting

from direct views across the Bristol Channel.

Directly to the front of the building is a broad pavement and on the opposite side of the highway, is a relatively wide sea-front promenade. Positioned to the western side of the Application site is Esplanade Avenue, a traditional residential street of gabled Victorian houses. The building's existing car park is accessed from Esplanade Avenue via a sloping access on the site's western side. There is a traditional stone wall defining the western boundary of the site, that pre-dates the construction of the Pavilion in 1931/32. The eastern side of the building is adjoined by Mary Street, with a relatively modern development of shops and apartments known as 'Esplanade House' situated beyond, which is the former site of the Esplanade Hotel. There is also a stone boundary wall (retaining feature) along the eastern side of the site that would need to be demolished as part of the proposal. The scheme would result in the removal of a small tree in the northwestern corner of the site. The rear of the site, to the north, is immediately abutted by a four-storey block of flats, known as 'Pavilion Court'.

The Application building itself is a Grade II Listed Building, recognised as an important sea front building retaining much of its original character and reflecting Porthcawl's development as a major South Wales sea-side resort after the closure of the docks in 1906; also for its importance in its use of ferrous concrete. The building is characterised by its graceful curving form, elegant central roof dome, crisp, moulded details and rendered elevations.

The building whilst showing obvious signs of decay and decline serves as a relatively rare example of a seaside entertainment building dating from 1932 and despite minor changes and alterations remains a fine and substantially intact example of sea-front architecture in Wales.



Figure 8 – Photographs of the application building

In addition to the submitted plans and visualisations, the planning Application is supported by the following documentation:

- Design and Access Statement
- Heritage Impact Statement

- Feasibility Reports
- Baseline Noise Survey Report
- Access Statement
- Transport Statement
- Travel Plan
- Pre-Application Consultation Report (PAC)
- Preliminary Roost Assessment & Bat Emergence Survey

Given the status of the Application building, Grade II Listed, a supporting Listed Building application has also been submitted, P/23/512/LIS refers.

RELEVANT PLANNING HISTORY

P/23/512/LIS – application for Listed Building Consent for the conservation and repair of the building inc. refurbishment of the clock tower, stained glass windows and new metal roof covering to the dome; new extensions to provide passenger lift, an auditorium, gallery, wc's and supporting back of house areas; new glazed roof top pavilion and assoc. improvements and renovations to the existing building – Under Consideration

P/17/1053/LIS - Internal redecoration of building – Granted 05/02/2018

P/12/798/LIS - Install fresh air inlets at ground & 1st floor level including 18 No. aluminium grilles – Granted 11/02/2013

P/09/977/LIS - Construction of new entrance steps and disabled ramp on front elevation of existing building – Refused 25/03/2010

P/07/617/BCB - Internal & external alterations for construction of lift shaft to rear – Granted 19/09/2007

P/07/614/LIS - Internal & external alterations and extensions external lift shaft to rear (LB consent) – Granted 07/02/2008

P/05/782/LIS - Addition of a cat ladder from the upper roof to the lower roof to allow a permanent fire escape – Withdrawn 04/04/2006

P/97/917/BCB - Disabled access ramp and platform with railings to front elevation – Deemed Consent 02/12/1997

P/95/691/OBC - Alterations to form bar, offices and covered way – Deemed Consent 22/08/1995

NEGOTIATIONS

As highlighted, the Application has been subject to varying pre-application discussions and public consultation events with the redevelopment proposals being widely advertised in the local community.

During the processing of the Application a detailed/up-to date bat survey and biodiversity mitigation/enhancement measures were also sought in support of the planning Application. At the request and following discussions with the Council's Conservation Team the Application has also been revised and amended during the planning Application process.

PUBLICITY

Neighbours have been notified of the receipt of the planning Application and the scheme has been the subject of site and press notices due to its location within a Conservation Area and given its potential impact on the setting of a Listed Building.

The period allowed for response to consultations/publicity expired on 22 April 2024.

CONSULTATION RESPONSES

Porthcawl Town Council Observations – No objection. It is commented that during construction works noise and parking disruption should be kept to a minimum to avoid adverse impacts on neighbours and the acoustics and appearance of the dome should be conserved.

Natural Resources Wales - No objection.

Head of Street Scene (Highways) - No objection subject to conditions.

Conservation and Design Officer – ‘No objections subject to conditions. When commenting on the accompanying Listed Building application (P/23/512/LIS refers) and current, revised submission, it is advised the application is considered to enhance the original historic and architectural character of the building whilst introducing sensitive new additions...the application is considered to accord with both national and local planning policies and protects the original historic and architectural character of the Porthcawl Grand Pavilion. The scheme is therefore supported for approval subject to conditions (in respect of a building recording survey, submission of structural reports in respect of demolition, detailed finishing materials and car park landscaping).’

Dwr Cymru/Welsh Water Developer Services - No objection subject to condition and informative notes.

Destination and Countryside Management - No objection.

The Theatres Trust - No objection.

Structural Engineer - No objection (general observations provided that have been forwarded to the applicants/agents for reference).

Fire Service - No objection.

Head of Street Scene (Drainage) - No objection subject to conditions and advisory notes.

Shared Regulatory Services (Public Protection) - No objection subject to conditions.

Glamorgan Gwent Archaeological Trust - No comments received on the planning application.

REPRESENTATIONS RECEIVED

The owner/occupier of 39 Esplanade House supports the scheme.

The owner/occupier of 2 Pavilion Court (to the rear of the site) objects to the scheme, highlighting:

‘I am worried about noise, disturbance and mess/dust that will come from the building work being proposed and also the potential loss of light given the height and distance of the

development works from my apartment windows... I do however think that work is much needed to bring the building into the 21st Century.'

The owner/occupier of 6 Pavilion Court also objects to the scheme, stating:

'I have made my worries known to the members of the architecture team that I am not opposing this development as it is exciting for the building and Porthcawl but grave concerns for my health and well-being while it is being done...please ensure measures are taken for my breathing (fresh air) (2) the fact that you are taking years to do this project has decreased my value (3) I am looking with my husband to be compensated for this. '

COMMENTS ON REPRESENTATIONS RECEIVED

The comments and concerns of the local residents have been duly acknowledged in this case and, as further discussed in the Appraisal Section of this report, on balance, the planning Application is considered acceptable in terms of its likely impact on the general levels of amenity enjoyed by neighbouring occupiers, including those occupiers of the Pavilion Court building, to the north of the site.

Inevitably with any development project of the scale detailed there will be general disturbance and disruption to the nearest neighbouring occupiers during the construction phase of the development. However, this is considered of a temporary nature and not a justified reason to warrant the refusal of such a planning application. Furthermore, following consultation and discussion with Shared Regulatory Services (Public Protection), a condition for the submission of an appropriate construction management plan (CMP) for the demolition and construction periods is also suggested, should planning permission be granted for the project. Such a condition would aim to minimise and manage construction noise, hours of operation, and dust emissions for example in the interests of safeguarding levels of amenity for neighbouring occupiers, during the construction phase.

In terms of loss of light and outlook, the proposal would increase the form and massing of the Application building in terms of its relationship to neighbouring buildings, although this on balance, is considered acceptable and does not raise such adverse impacts on neighbouring occupiers, to warrant the refusal of the scheme, particularly when considering the benefits and merits of this comprehensive redevelopment scheme of the Grand Pavilion to the wider public.

It is also acknowledged some loss of views would occur from the south facing windows of the Pavilion Court building, although this is not a material planning reason to justify the refusal of the application.

POLICY CONTEXT

Local Policies

The Development Plan for the area comprises of the Bridgend Local Development Plan 2018 – 2033 which was formally adopted by the Council in March 2024, and within which the following policies and supplementary Planning Guidance are of relevance:

- Policy SF1 - Settlement Hierarchy and Urban Management
- Policy SP1 - Regeneration and Sustainable Growth Strategy
- Policy SP3 - Good Design and Sustainable Place Making
- Policy SP4 - Mitigating the Impact of Climate Change
- Policy SP5 - Sustainable Transport and Accessibility
- Policy PLA11 - Parking Standards
- Policy PLA12 - Active Travel

- Policy SP8 - Health and Well-being
- Policy SP9 - Social and Community Infrastructure
- Policy COM9 - Protection of Social and Community Facilities
- Policy SP12 - Retailing, Commercial and Service Centres
- Policy ENT6 - Retail and Commercial Development
- Policy SP15 – Sustainable waste Management
- Policy ENT15 Waste movement in new development
- Policy SP17 - Conservation and Enhancement of the Natural Environment
- Policy DNP6 - Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP9 - Natural Resource Protection and Public Health
- Policy SP18 - Conservation of the Historic Environment

Supplementary Planning Guidance

- SPG02 – Householder Development
- SPG17 – Parking Standards
- SPG19 – Biodiversity and Development: A Green Infrastructure Approach
- Porthcawl Placemaking Strategy – May 2022

National Planning Policy and Guidance

National planning guidance in the form of Planning Policy Wales (Edition 12, Feb. 2024) (PPW) and Future Wales – the National Plan 2040 (Feb. 2021) are of relevance to the determination of this Application.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes, the following are relevant to this proposal:

Planning Policy Wales TAN 4: Retail and Commercial Development
 Planning Policy Wales TAN 5: Nature Conservation and Planning
 Planning Policy Wales TAN 12: Design
 Planning Policy Wales TAN 18: Transport
 Planning Policy Wales TAN 24: The Historic Environment

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.

The Socio Economic Duty

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010), which came into force on 31 March, 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and, whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

APPRAISAL

This Planning Application is referred to the Council's Development Control Committee due to the objections raised by two residents against the scheme, with the Application being submitted by the Bridgend County Borough Council Regeneration Section.

As stated above, the planning Application seeks consent for a comprehensive and significant re-development proposal for the Grand Pavilion, Porthcawl. The Application building is Grade II Listed and lies within a prominent position within the Porthcawl Conservation Area, on the sea front. Having regard to the above, the key considerations in the determination of this Application are therefore the principle of the scheme, the impact on visual amenity, the impact on the appearance and setting of the existing Listed Building and surrounding Porthcawl Conservation Area, and residential amenity impact. Highway safety, land drainage and biodiversity implications are further considerations in this case.

Principle of the Development

The Application site lies within the main settlement of Porthcawl, as defined by Policy SF1: Settlement Hierarchy and Urban Management of the adopted Local Development Plan (2018 - 2033) (LDP). Policy SF1 states that "Development will be permitted within settlement boundaries at a scale commensurate with the role and function of settlements".

The site is also located within the Porthcawl Regeneration Growth Area as defined by Policy SP1 Regeneration and Sustainable Growth Strategy. Furthermore, the Application site is subject to Policy SP12 Retailing, Commercial and Service Centres of the LDP which defines the site as part of the Porthcawl Commercial/Service Centre. Policy SP12 states that all new developments within retailing and commercial centres should provide retail, community or commercial floorspace on the ground floor.

Policy SP9 Social and Community Infrastructure of the LDP also highlights that in order to maintain and improve the quality of life of residents, social and community uses and/or facilities will be retained or enhanced.

The Application site is situated inside the settlement boundary and relates to an existing, well established social and community facility in the form of the Grand Pavilion, with the proposal aimed at improving, beneficially repairing, and enhancing the building to address its current decline and provide a viable and sustainable future for its original use, with the scheme therefore raising no 'in-principle' concerns. The proposal would clearly add to the vibrancy and vitality of the wider Porthcawl area, maintaining and adding to the provision and diversity of activities and uses enjoyed within this seaside town.



Figure 9 – Visual Impression of the Grand Pavilion post redevelopment.

Visual Impact (impact on the character and appearance of the Listed Building and surrounding Porthcawl Conservation Area)

The Planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and as stated in paragraph 1.2 of Planning Policy Wales (Edition 12, February 2024) (PPW12).

The acceptability of the proposed development is assessed against Policy SP3 of the Local Development Plan (2018 - 2033) which stipulates *“all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment”*.

PPW12 states at paragraph 3.9 *“the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important Planning considerations”*.

Furthermore, Policy SP18: Conservation of the Historic Environment of the LDP states development proposals must protect, conserve, and, where appropriate preserve and enhance the significance of historic assets and their settings. In particular, there is a general presumption in favour of the preservation or enhancement of the significance of historic assets and their settings, including, Listed Buildings and Conservation Areas.

In respect of the conservation of the historic environment, Planning Policy Wales (Edition 12), objectives are to preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life and its importance as a resource for future generations.

Section 66 of the Listed Buildings Act 1990 dictates that special regard to the desirability of preserving a Listed Building or its setting must be had when determining a planning application. In addition, Technical Advice Note 24 (**TAN24**): The Historic Environment (2017) provides guidance on how aspects of the historic environment should be considered.

A key consideration in the determination of this Application is the potential impact of the redevelopment and extension works on the setting of the existing building (Grade II Listed), and its potential impact on the wider character and appearance of the Porthcawl Conservation Area.

Paragraphs 1.25, 1.29 and 6.7 of TAN24 are of relevance to this scheme and state:

“1.25 The setting of an historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.”

“1.29 The Local Planning Authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting Authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.”

“6.7 Many Conservation Areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality and accords with the area’s special architectural and historic qualities. Many Conservation Areas include sites or buildings that make no positive contribution to or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.”

Paragraph 6.1.11 of PPW12 states for listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use.

A comprehensive Design and Access Statement and a detailed Heritage Impact Statement have been produced in support of the planning Application and aim to demonstrate that the redevelopment would not have a detrimental impact on the setting of the Listed Building or the character and appearance of the surrounding Porthcawl Conservation Area.

The importance of this investment and development scheme is fully appreciated in this case, to ensure the future conservation and ongoing operation of the building, and it is considered the development proposals, that have been subject to extensive pre-application consultations and exhibitions and various feasibility studies and amendments, do now provide for a sympathetic and appropriate redevelopment scheme that can be supported in design terms.

The proposed development would mark the extension to the eastern and western sides of the building, utilising existing hardstanding areas largely behind the main, primary curved, facade of the building, accommodating a new studio theatre/performance space to enhance the cultural offer and greater diversity in programming at the venue, including smaller productions aside from the main auditorium. There would also be a small extension to the rear to facilitate improved loading and removal of stage equipment. The key change to the front elevation and first floor of the building would be a new, highly glazed and contemporary roof extension, expanding across the near full width of the

building with a set back from the ground floor, side elevations and from the historic, main front elevation of the building. A new front access ramp is also proposed.



Figure 10 – Visual Impression of the proposed front elevation

The proposed works would clearly have an impact on the general form and appearance of the building, although are considered to appear sensitive and sympathetic to the host building and would enhance and broaden the provision within the building, with the first-floor extension in particular appearing justified to enhance the experience and offer of the Grand Pavilion and sustain its ongoing operations. The first-floor extension is set back and set down below the main roof dome and clock tower to ensure it does not appear jarring with these original features. The relatively streamlined profile of the roof extension would complement the deco style of the existing wings whilst also appearing as a contemporary and lightweight addition. Shallow PV solar panels would be added to the roof of the new glazed roof extension although the historic, external front elevation (ground floor) would still read as the original exterior and is proposed to be sympathetically and sensitively repaired as part of the works.

The roof of the domed, main auditorium has been overpainted and lost its definition; the works to restore and improve a more defined historic appearance of this roof feature, would enhance and augment the visual appearance of the building. It is detailed the proposed metal cladding would be of a similar colouration to the existing roof limiting the change in visual appearance from street level.

The proposed extensions to the east, west and north(rear) of the building would be erected in historically open spaces now used for car parking and servicing purposes with no meaningful contribution to the significance of the Listed Building. The rear extension rationalises the rear elevation of the building and would be partially finished in a bronze cladding differentiating it from the historic fabric, although it would not be viewed in the context of the principal, public facing elevations of the building.

The western extension increases the depth of the west wing and floor space provision for staff areas, office and a multi-use community space. Its lower and ground floor would be clad in pre-cast concrete sympathetic to the rendered ferro-crete concrete of the original building. The scale and appearance of the western aspect is not considered overly adverse but in keeping with the existing character of the site.



Figure 11 – Visualisation of proposed western side of the building

The proposed eastern extension, whilst largest in scale to primarily accommodate the new studio auditorium, would enhance the significance of the Listed Building in that it would expand and enhance the performance and theatre offering that can be provided, which is considered a critical component of the building’s significance. The side extension has been designed to be subordinate, utilising the sunken yard area and largely appearing single storey from street level. The mass is reduced through a mix of finishing materials including bronze cladding to mirror the finishes of the northern, rear extension and use of further decorative panels to the rear, and pre-cast concrete. New feature, ‘shop style’ windows, are proposed to add a more active frontage along Mary Street to the benefit of the general visual qualities of this area of streetscape and the external public realm.



Figure 12 – Visualisation of proposed eastern side of the building.

Members are advised, Conservation Area designation does not prohibit new development providing it preserves and enhances the character of the conservation area. The scheme is considered acceptable in design terms and any impact on the Conservation Area is outweighed by the cultural, social and community benefits brought by the scheme as a whole, in keeping a much-loved asset in beneficial use. It is considered that the works, whilst extensive and clearly noticeable are not disproportionate to their setting. The alteration and upgrade works would provide a sustainable future for the building whilst retaining its key characteristics. The proposal for a glazed roof extension is bold yet complimentary to the building’s character and would help reinforce the buildings role as a landmark on Porthcawl’s sea front. Internally, the scheme provides a series of flexible spaces at many different scales. The main auditorium would be largely unchanged from its 1932 appearance with minor changes to improve its functionality. The new front access

ramp would bring about significant accessibility benefits with the scheme as a whole greatly benefitting the Grand Pavilion's traditional role as a focus point for community, leisure and cultural activities.

A condition is attached to the recommendation, requiring additional detailed specifications of the materials and finishes proposed for the development including the new extensions, window and door details and glazing elements, and the signage proposed for the revamped venue. The condition would also require full details of the lighting scheme for the building, should planning permission be granted in this instance.

The Council's Conservation and Design Team, including the Council's Senior Conservation Officer, has been fully engaged and involved with the Application submission and is in full support of the revised planning Application. It is commented that the scheme seeks to develop the Grand Pavilions full potential and the Application is thoroughly well researched and supported by extensive annotated plans and relevant documents. The proposals are based on the findings of a detailed Heritage Impact Assessment and have informed a holistic strategy for The Porthcawl Grand Pavilion. The submitted scheme addresses all potential impacts on the original historic fabric from new mechanical and electrical equipment, repair of failing concrete elements, removal of latterly applied additions and infills that detract from the original form.

By using Cadw's Conservation Principles, the Application proposes to utilise best practice in the historic built environment for all repairs and sensitive proposals. It also embraces new additions that are of their time and will present the Pavilion to further use its resources and expand its usefulness to the community within which it is located.

The Application further addresses energy issues and how best to mitigate and reduce the need for non-renewable energy and ultimately reduce the running costs of the venue. Such actions help towards achieving a sustainable future. The submitted plans detail routes for all mechanical equipment and these are assessed for their impact on the original fabric. An intent to re-use existing routes and only use new routes where needed has been adopted and is supported for approval.

The level of engagement with users, community groups and elements of the Council and Cadw have been helpful and create a sense of ownership of the proposal. The Application is considered to enhance the original historic and architectural character whilst introducing sensitive new additions.

The Application is considered to accord with both national and local planning policies and protects the original historic and architectural character of the Porthcawl Grand Pavilion. It is therefore, supported by the Senior Conservation Officer for approval subject to conditions (in respect of a building recording survey, structural reports in respect of demolition, detailed finishing materials and car park landscaping).

In this case, and in view of the Conservation and Design Team's comments on this Application and the associated Listed Building Application, who, as detailed, are fully in support of the scheme, the Application has successfully addressed the potential effects of the redevelopment proposals on the Listed Building and the Conservation Area and, through the imposition of conditions, it is considered that the works would have an acceptable impact on the setting of the Grade II Listed Building and would preserve the character and appearance of the Porthcawl Conservation Area.

In conclusion, it is considered that the proposed development complies with Policies SP3 and SP18 of the LDP and advice contained within Planning Policy Wales 12 and TAN24

in respect of visual amenity and the subsequent impact on the character and appearance of the Listed Building and surrounding Porthcawl Conservation Area.

Residential Amenity Impact

Planning Policy Wales (Edition 12, February 2024) states at paragraph 2.7 that:

“Placemaking in development decisions happens at all levels and involves considerations at a global scale, including the climate emergency, down to the very local level, such as considering the amenity impact on neighbouring properties and people”.

Criterion (k) of Policy SP3 of the Local Development Plan (2018 - 2033) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers is not adversely affected by development proposals.

In this case, the Application building is surrounded to its eastern and western sides and its frontage (south) by vehicular and pedestrian highways and the proposed works would therefore have limited impact on the properties that flank the site and are set beyond the highways of Esplanade Avenue and Mary’s Street. It is fully acknowledged that the site is directly abutted by a four-storey, residential apartment block, ‘Pavilion Court’ that is situated to the north of the site and has numerous window openings directly facing the Application site (within its southern elevation). The occupiers of No.2 and No. 6 Pavilion Court have raised objections against the scheme on the basis of potential loss of light and outlook as a result of the works, with comments also being raised about loss of amenity and disturbance during the construction phase, as earlier detailed.

It is fully acknowledged the Application proposal involves the erection of new extensions to the existing Grand Pavilion building, primarily in the form of extensions to its rear, eastern and western sides and the provision of a new first floor extension, of a predominantly glazed nature to the front, existing roof space of the building. Inevitably the general massing and scale of the building would be altered when viewed from Pavilion Court, although it is considered that an appropriate and acceptable offset would be maintained from the new development proposals and the existing, established residential properties. Furthermore, given the lower level of aspects of the Grand Pavilion building in relation to the neighbouring residential units, the high design qualities of the new extensions that incorporate green roofs, the use of quality finishing materials and rear decorative panels, the outlook from numerous window openings within the Pavilion Court building would arguably be enhanced and improved in comparison to the existing situation (currently overlooking a bland hardstanding area/car park). In addition, during the design process and following initial consultations in respect of the scheme, the overall height of the eastern extension and new studio auditorium has been reduced to respect the outlook and levels of lights being received into the neighbouring building. This reduction effectively creates an eastern roofscape of differing tiers, rising from the lowest point in the north to the rooftop extension in the south. The stepped roofscape would help mitigate overshadowing and the impact on direct sunlight to the lowest, residential flat windows within the Pavilion Court building. Following the submission of revised plans, the eastern extension is also set further away from the Pavilion Court building than originally planned, further reducing the impact of the scheme on the residents of Pavilion Court.

Overall, the scheme is considered acceptable in terms of its likely impact on the nearest residential properties and unlikely to raise such overbearing or loss of outlook concerns to warrant the refusal of the scheme, particularly when balancing out the wider merits of the planning Application in this case.

Regard in this instance has also been given to the noise implications of such a proposal with the Council’s Shared Regulatory Services Officer being consulted on the scheme and raising no objection, subject to the imposition of conditions to control noise emissions from

the re-developed site. It is commented the Application has been examined including the base line noise survey that highlights there would be additional fixed plant such as air handling units and air source heat pumps to be installed at the site as part of the proposal. In addition, it was identified in the noise assessment that was submitted with the Application that although there have been no complaints about noise from the venue, there are significant sound insulation weaknesses in the building envelope leading to music from the auditorium being clearly audible outside the northern boundaries of the site. It is therefore necessary that any alterations and new extensions to the building would need to control the levels of music noise breakout. Consequently, due to the proximity of residential premises and the extent of the work, Shared Regulatory Services request a condition requiring plant noise limits to be agreed prior to installation, music noise breakout to be controlled and a construction management plan to mitigate any construction noise and dust from the construction project, be attached to any approved consent for the development.

On the basis of the above comments and subject to appropriately worded conditions should planning permission be granted for the development, the scheme is considered acceptable in respect of residential amenity impact and in accord with criterion (k) of Policy SP3 of the LDP and guidance contained within PPW12.

Highway Safety

In terms of the highway implications of the redevelopment, it is considered that the Porthcawl Grand Pavilion does benefit from a relatively sustainable town centre location that helps to provide good links to public transport and pedestrian routes to the site.

The Highway Authority have carefully considered the scheme and discussed the proposal with the Applicant's agents/developers including their transport consultant, and conclude the scheme, subject to conditions, would not raise such serious highway safety concerns to warrant the refusal of this planning Application.

It is noted that the Application is supported by a transport statement which quantifies the existing traffic and expected traffic volumes as a result of the development. After a number of clarifications from the Applicant's transport consultant, it is now agreed that the traffic generated by the proposed development would not have a material impact on the local highway network.

However, notwithstanding the above, in order to try to mitigate visitors to the site from travelling to the site directly and not finding any car parking provision at the Pavilion and thereby potentially causing congestion on the surrounding residential streets, a scheme of vehicular traffic signage is required from the A4229 / Newton Nottage Roundabout to the public car parks. This would then be augmented with pedestrian direction signage to lead to the Grand Pavilion. This would help mitigate an influx of vehicular traffic around the Pavilion on performance nights in particular and could be controlled by means of a recommended condition in this instance.

The Highways Officer has further advised the parking provision for the site raises certain issues in terms of its layout and access points. It is not clearly understood what would happen to the parking spaces on the ramp and also if delivery vehicles would be able to make the turn into the lower car park area with the addition of a barrier and extension of the wall. As a result, a condition is requested in which the car park and any associated barriers can be designed in conjunction with the Traffic Management section of the Highway Authority.

It is further noted that cycle parking has been provided within the car park area which is acceptable and is likely to be secure and covered by CCTV. However, the proposed cycle

parking on each of the corners of the building are not suitable and amount to 'street clutter' especially for visually impaired users of the footway. As such, these spaces should be removed or relocated to a position which does not affect the flow of pedestrians, and again can be controlled through a recommended condition in this instance.

The Highway Authority regularly receives complaints of vehicles associated with the use of the Grand Pavilion mounting the kerb and footway along the site frontage to the detriment of highway and pedestrian safety. As this development will materially increase the number of instances of this happening, it is requested that should planning permission be granted, a condition which requires a scheme of bollards along the site frontage to match the existing bollards on the Esplanade, be attached to any approved consent. This would also protect the external seating areas shown on the plans. In addition, it is requested a Delivery Management Plan which would outline where small day to day deliveries would be received and the larger production deliveries, also be attached to any approved consent. It should also be noted that the coach parking space on Esplanade Avenue could have a traffic order to become a dedicated delivery space for the Pavilion and this condition (in respect of a Delivery Management Plan), would allow those discussions to take place accordingly.

The Highways Officer has also commented it is unclear on the submitted drawings if the footway on the eastern frontage is being widened to accommodate the increased flow of pedestrians that this development would bring. Therefore, a condition is suggested for a scheme to be provided to the Local Planning Authority for the widening to meet the requirements of the Active Travel (Wales) Act 2013.

Finally, to ensure minimal disruption to local residents and visitors to Porthcawl particularly during the summer season, a further condition is requested for the submission of a Construction Traffic Management Plan, so that the demolition and construction phase can be appropriately controlled.

In summary, the Highway Authority offer no objection to the planning Application subject to the imposition of relevant and necessary conditions, to any approved consent.

Land Drainage

The Council's Land Drainage Officer has assessed the submitted scheme and notes that the Application form states the proposed development is not located within a flood risk zone (just outside identified flood risk zone C2), is not located within 20m of a watercourse and does not propose to increase flood risk elsewhere. A review of the new flood maps identifies that both car parks maybe at risk of surface water and small watercourse flood risk. The Applicant is therefore strongly recommended to utilise flood resilient building materials and techniques to reduce the damage caused by coastal and surface water flooding.

The Application form states foul water will be disposed via the main sewer utilising the existing connection and that surface water will be disposed to the main sewer. No detailed surface water drainage layout has yet been provided although it should be noted that infiltration systems must not be situated within 5m of buildings or boundaries.

The proposed development appears to specify a green roof with a large attenuation tank. Green SuDS (sustainable drainage system) features should be specified wherever possible. Rain gardens should be specified with the carpark and pathways being specified to be constructed using permeable paving to reduce the surface water runoff leaving this development.

As the development is over 100m² a SAB application would also be required.

In view of the limited detailed information regarding land drainage at this point, and whilst no objections are raised, a condition(s) is suggested by the Land Drainage Officer to ensure a satisfactory means of drainage is introduced and maintained at the site.

It is further acknowledged Welsh Water have raised no objection against the proposal, with a standard condition and advisory notes in respect of drainage being recommended.

Subject to conditions being imposed, that requires the agreement of a comprehensive drainage scheme for the development, the scheme is therefore considered acceptable in terms of land drainage and flood risk.

Biodiversity

In assessing a planning application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales (PPW12) states in Section 6.4.4: *“It is important that biodiversity and ecosystem resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* It further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

In this case, the Application site is located within the settlements, in a built-up locality. The scheme does involve the comprehensive re-development of the building including removal/demolition of existing aspects of the building and has therefore been supported by an initial preliminary roost assessment and a Bat Emergence Survey Report undertaken by Spectrum Ecology – received 9th February 2024. This report highlights:

‘No bats were observed emerging from the building and no evidence was found to indicate that any of the high potential features within the building were being used as a roost for bats. No bats were observed or detected in the vicinity.

It is therefore considered that the refurbishment works to the Grand Pavilion will not cause a disturbance to bats and such works can be carried out without the requirement for a NRW (Natural Resources Wales) bat development licence.

As the surveys and cumulative evidence indicate that bats are highly unlikely to be using the building, it is considered that the proposed works are not likely to cause a disturbance to bats and their roosts.’

The Council’s Ecologist has considered the report which is considered reasonable and fair with its conclusions, although it is advised the recommendations/mitigation measures being proposed (Section 4.0 of the report) should be conditioned as part of any approved consent, which detail enhancement measures in the form of two bat boxes and a Sparrow Terrace/box to be erected at the site.

Given the characteristics and constraints of the site and the limited ecological interest, and whilst a small tree would be removed to facilitate the scheme, the proposed enhancement measures are considered sufficient to enhance biodiversity at the site in this case. A condition is therefore recommended to ensure this is implemented accordingly, should planning permission be forthcoming.

In view of the above, the proposed development is considered to accord with the Council's Supplementary Planning Guidance SPG: 19 Biodiversity and Development: A Green Infrastructure Approach and the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies subject to the imposition of a planning condition(s).

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2018 - 2033). It is further considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Having regard to the above, this Application is recommended for approval as it complies with Council policies and National Guidance, and on balance, raises no serious or adverse material planning concerns to warrant the refusal of the planning Application. The redevelopment of the Porthcawl Grand Pavilion, including its sympathetic enlargement, would preserve and enhance the character and appearance of Porthcawl Conservation Area and the general setting of the existing Grade II Listed Building. The scheme, which has been subject to much consultation and pre-application discussions and exhibitions, forms a welcome and sustainable approach to the upgrade and enhancement of the building which aims to rejuvenate this iconic building, whilst also enhancing the viability and vitality of Porthcawl and the sea front through the long-term retention of this community facility.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following conditions: -

1. Before beginning any development at the site, the developer/applicant must do the following: -
 - a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
 - b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason: To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans (as amended):

GPP-PUR-01-B1-DR-A-0130_P5_Planning - Demolition - Lower Ground Floor, received 26/02/2024

GPP-PUR-01-00-DR-A-0131_P5_Planning - Demolition - Ground Floor, received 26/02/2024

GPP-PUR-01-01-DR-A-0132_P5_Planning - Demolition - First Floor, received 26/02/2024

GPP-PUR-01-RF-DR-A-0133_P4_Planning - Demolition - Roof Plan, received 26/02/2024

GPP-PUR-01-ZZ-DR-A-0140_P5_Planning - Demolition - North Elevation, received 26/02/2024

GPP-PUR-01-ZZ-DR-A-0141_P5_Planning - Demolition - East Elevation, received 26/02/2024

GPP-PUR-01-ZZ-DR-A-0142_P5_Planning - Demolition - South Elevation, received 26/02/2024

GPP-PUR-01-ZZ-DR-A-0143_P5_Planning - Demolition - West Elevation, received 26/02/2024

GPP-PUR-01-B1-DR-A-0200_P7_Planning - Proposed - GA Lower Ground Floor, received 05/04/2024

GPP-PUR-01-00-DR-A-0201_P7_Planning - Proposed - GA Ground Floor, received 05/04/2024

GPP-PUR-01-01-DR-A-0202_P7_Planning - Proposed - GA First Floor, received 05/04/2024

GPP-PUR-01-RF-DR-A-0203_P7_Planning - Proposed - GA Roof Plan, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0210_P6_Planning - Proposed - North Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0211_P6_Planning - Proposed - East Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0212_P6_Planning - Proposed - South Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0213_P6_Planning - Proposed - West Elevation, received 05/04/2024

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

3. Notwithstanding Condition 1, in accordance with Section 4.0 Recommendations of the Bat Emergence Survey Report undertaken by Spectrum Ecology - Received 09th February 2024, two bat boxes (Schwegler 1WQ model) and a sparrow terrace shall be installed on a suitable elevation or built structures within the boundaries of the application site within 3 months of the first beneficial use of the redeveloped Grand Pavilion building commencing and retained as such thereafter.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales, Planning Policy Wales (Edition 12, February 2024) and Policies SP17, DNP6 and DNP9 of the Bridgend Local Development Plan 2018 - 2033.

4. Notwithstanding the requirements of condition 1, within 3 months from the date of consent a detailed specification for (including drawings where necessary) and samples where appropriate of the finishing materials for the development shall be submitted for the approval of the Local Planning Authority. Details are required of all new built elements including, windows, doors, roof coverings, new surface or facings details - including proposed decorative panels to side and rear elevations, rainwater goods, roof solar panels, door furniture, paint colour palettes, new fixtures, fittings, furniture, lighting, signage for the building and WC sanitary ware. The development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason: In the interests of visual and residential amenities and the preservation of the architectural significance of the Grade II Listed Building and the character and appearance of the Porthcawl Conservation Area.

5. Within 3 months from the date of consent, a scheme for the comprehensive and integrated drainage of the site, showing how foul, roof and hardstanding surface water will be dealt with, including future maintenance requirements, shall be submitted for the approval of the Local Planning Authority. The approved scheme shall be implemented prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing.

Reason: To ensure that effective drainage facilities are provided for the proposed development, to prevent hydraulic overloading of the public sewerage system and that flood risk is not increased.

6. No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no pollution of or detriment to the environment.

7. The noise rating level arising from all fixed plant and/or machinery at the development site when measured or where this is not possible by calculation or a combination of both at any residential premises shall not exceed the levels specified in table 1 below. The measurements and assessment shall be made in accordance with BS 4142:2014+A1:2019 in free field conditions.

Table 1

Time	Noise rating level
Day (07.00-18.00)	42dBA, LAeq 1 hour
Evening (18.00-23.00)	40 dB LAeq, 1 hour
Night (23.00-07.00)	35dB LAeq, 15mins

Reason: To safeguard residential amenities.

8. Prior to the installation of any fixed plant, details of the noise levels from all plant operating at the development site shall be submitted to and agreed with the Local Planning Authority demonstrating that the rating levels specified in Table 1 of condition 7 will be achieved when assessed in accordance with BS 4142:2014+A1:2019 in free field conditions at any residential premises.

Reason: To safeguard residential amenities.

9. Within 3 months from the date of consent, details of the sound insulation measures to address the levels of music break-out identified on page 14 of the noise report by Formant entitled " PORTHCAWL GRAND PAVILION BASELINE NOISE SURVEY REPORT Project no. P1189 Report ref. P1189/REP01 Date 13-05-2022 Revision P01 under section heading " SUMMARY OF EXISTING MUSIC NOISE IMPACT" shall be submitted to be agreed by the Local Planning Authority. The details shall include design solutions to mitigate the music break-out from the following areas and shall demonstrate compliance with the recommendations contained within the acoustic report relating to music break-out at the venue:
- a) the ventilation openings on the rear/side walls of the auditorium
 - b) the auditorium windows
 - c) the overhang at the rear of the auditorium stage and
 - d) the new studio theatre

The design solutions shall be implemented as agreed prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing.

Reason: To safeguard residential amenities.

10. Prior to the commencement of the development hereby permitted, a construction management plan (CMP) shall be submitted to and agreed with the Local Planning Authority. The agreed CMP shall be adhered to throughout the demolition and construction periods. The CMP shall include the following:
- a) The routing of HGV construction traffic to/from the site in order to avoid Mary Street and Esplanade Avenue
 - b) the parking of vehicles of site operatives and visitors
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials used in constructing the development
 - e) measures to control the emission of dust and dirt during construction
 - f) the provision of temporary traffic and pedestrian management along the Esplanade
 - g) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - h) wheel washing facilities;
 - i) A scheme of mitigation for minimising construction noise
 - j) Approximate timescales of each operational phase
 - k) Hours of working on site, and specified hours for deliveries
 - l) A scheme of noise and vibration monitoring for any operations that are indicated to give rise to excessive noise/vibration undertaken at locations to be agreed with by Shared Regulatory Services
 - m) A scheme for implementing effective liaison with the local residents.
 - n) Measures to control the emission of dust and dirt during construction

Reason: To safeguard residential amenities and highway and pedestrian safety.

11. Notwithstanding the submitted plans, within 3 months from the date of consent, a scheme for the revision of the car parking area which shall include the provision of 9 disabled parking spaces and a turning area with swept path analysis shall be submitted in writing for the approval of the Local Planning Authority. The parking and turning area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and shall be

retained for parking purposes in perpetuity.

Reason: In the interests of highway safety.

12. Notwithstanding the submitted plans, within 3 months from the date of consent a scheme for the provision of 11 cycle parking stands shall be submitted in writing for the approval of the Local Planning Authority. The cycle stands shall be implemented prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing in accordance with the agreed details and retained as such thereafter.

Reason: In the interests of promoting sustainable means of travel to / from the site and to meet the requirements of the Active Travel Act 2013.

13. Within 3 months from the date of consent a scheme for the provision of signage to direct vehicles entering Porthcawl from the A4229/ Portway to Hillsboro Place Car Park and pedestrian direction signage from the car park to the Grand Pavilion shall be submitted for the agreement of the Local Planning Authority. The signage scheme shall be completed in permanent materials in accordance with the approved details prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and shall be retained in perpetuity.

Reason: In the interests of highway and pedestrian safety.

14. Within 3 months from the date of consent a scheme for the provision of bollards along the Esplanade site frontage to stop vehicles entering the pedestrianised area on the Esplanade shall be submitted for the approval of the Local Planning Authority. The scheme of bollards shall be completed in the blue bollards style which currently are in place throughout Porthcawl Seafront in accordance with the approved layout prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and shall be retained in perpetuity.

Reason: In the interests of highway and pedestrian safety.

15. Within 3 months from the date of consent a Delivery Management Plan shall be submitted in writing for the approval of the Local Planning Authority. The Delivery Management Plan shall be agreed prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and all servicing and delivery vehicles movements to the Grand Pavilion shall be made in accordance with the approved Traffic & Delivery Plan thereafter.

Reason: In the interests of highway and pedestrian safety.

16. Within 3 months from the date of consent, a scheme for the widening of the footway on the eastern site frontage along Mary Street shall be submitted for the agreement of the Local Planning Authority. The additional footway shall be completed in permanent materials in accordance with the approved layout prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and shall be retained in perpetuity.

Reason: In the interests of highway and pedestrian safety and to meet the requirements of the Active Travel Act 2013.

17. Before the commencement of works hereby permitted, design details, duly certified by a professional engineer, including full engineering details and structural calculations of any retaining wall abutting or having an influence on the highway (eastern side) shall be submitted to and approved by the Local Planning Authority. The retaining structures

shall be constructed in accordance with the approved design and construction details prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing.

Reason: In the interests of highway safety.

18. Prior to the beneficial use of the redeveloped Grand Pavilion commencing, a Travel Plan shall be submitted in writing for the approval of the Local Planning Authority which shall be fully implemented within 6 months of the beneficial use of the redeveloped Grand Pavilion. Such a plan shall contain targets, measures and initiatives relating to the encouragement and promotion of the use of sustainable transport for journeys to and from the Grand Pavilion. The plan shall be subject to periodic review and monitoring, with annual reports prepared by Awen and submitted to the Local Planning Authority.

Reason: In the interests of promoting sustainable modes of transport to and from the site.

19. Before the commencement of works hereby permitted, details shall be submitted and approved by the Local Planning Authority showing the areas to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details are to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the drawings/method statement approved.

Reason: To ensure adequate protection of existing and retained historic fabric.

20. No work shall commence on site until the implementation of an appropriate programme of building recording and analysis (with photographs) has been submitted to and agreed in writing by the Local Planning Authority. The building recording shall be carried out by a specialist acceptable to the Local Planning Authority in accordance with the agreed details and a copy of which must be sent to the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) for inclusion in their records.

Reason: In the interests of archaeological recording and to maintain an accurate record of historic fabric and changes.

21. Within 3 months from the date of consent, full details of the landscaping scheme that must utilise stone from the existing boundary walls that are to be demolished (and shall also include details of the green roofs), shall be submitted for the approval of the Local Planning Authority. Development shall proceed in accord with the agreed details and shall be retained and maintained thereafter.

Reason. To ensure the re-use of historic material on the same site and protect the setting of the listed building.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

- a. This application is recommended for approval because the development complies with Council's policy and guidelines and is acceptable in principle, does not adversely affect privacy or visual amenities, including the setting of the Listed building and Porthcawl Conservation Area, nor so significantly harms neighbours' amenities as to warrant refusal. The scheme, subject to conditions, also raises no serious highway safety, land drainage or biodiversity issues.

b. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

c. The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

d. As the development is in excess of 100m², SAB approval is likely to be required in this case. From 7 January 2019, new developments of 2 or more properties or greater than 100m² of construction area require sustainable drainage to manage on-site surface water. The surface water drainage systems must be designed and built in accordance with standards for sustainable drainage. These systems must usually be approved by the SuDS Approving Body (SAB) before construction work begins. The applicant shall submit a sustainable drainage application form to the Bridgend County Borough Council SAB. Further information in relation to the new legislation including the sustainable drainage application forms can be obtained from the following link:

<https://www.bridgend.gov.uk/residents/recycling-waste-and-environment/environment/flooding/sustainable-drainage-systems/>

e. Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)

f. It is known from past experience that the scenery supports and other equipment over the stage were coated in asbestos dust from the original stage curtain. Most of the asbestos was removed but some asbestos may still remain in crevices and other hidden places. During removal of the stage plant and walls care should be taken and the possibility of coming across asbestos dust should be expected.

g. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

i) determining the extent and effects of such constraints;
ii) ensuring that any imported materials(including topsoils, subsoils, aggregates and recycled or manufacture aggregates/soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the Environmental Protection Act 1990 to deposit controlled waste

on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

- unprocessed/unsorted demolition wastes
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- iii) the safe development and secure occupancy of the site rests with the developer.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

h. The applicant is advised that any external advertisements are likely to require the submission of a separate advertisement consent application.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None

REFERENCE: P/23/512/LIS

APPLICANT: Bridgend County Borough Council – Regeneration, Civic Offices, Angel Street, Bridgend, CF31 4WB

LOCATION: **Grand Pavilion Esplanade Porthcawl CF36 3YW**

PROPOSAL: Listed Building Consent for the conservation and repair of the building inc. refurbishment of the clock tower, stained glass windows and new metal roof covering to the dome; new extensions to provide passenger lift, an auditorium, gallery, wc's and supporting back of house areas; new glazed roof top pavilion and assoc. improvements and renovations to the existing building

RECEIVED: 9 August 2023

DEVELOPMENT CONTROL SITE INSPECTION UNDERTAKEN: 03/04/2024

APPLICATION DESCRIPTION

Listed Building Consent is sought for the undertaking of an extensive refurbishment project to re-develop, extend and repair the Porthcawl Grand Pavilion. The Listed Building Application effectively accompanies the full planning application that has been submitted to redevelop the Grade II Listed Building, P/23/511/BCB refers.

The Grand Pavilion is a prominent, much-loved building within the community of Porthcawl and wider region embodying great cultural and social heritage. It is a Grade II Listed Building set within Porthcawl Conservation Area, a significant heritage asset and a nationally important example of Art Deco, sea-front architecture.



Figure 1 – The Grand Pavilion

The building, opened in 1932, forms a focal point of the town's sea front activity and sits at the heart of the community from a social and cultural viewpoint. However, the Grand Pavilion is at a tipping point, following many years of piecemeal maintenance and patch-repairs the building is now deteriorating and without comprehensive intervention is at risk of further decline. Exacerbated by the austerity of the pandemic, when the Grand Pavilion was closed for over 12 months, its long-term disuse highlights the importance of this major redevelopment proposal in forging a sustainable future that offsets the continued maintenance liability associated with such an historic ferro-crete structure in a seafront location. The building is in need of significant repair and refurbishment to secure its pivotal position within this coastal community.

Bridgend County Borough Council (owners of the building) and Awen Cultural Trust (partner & leaseholder), have demonstrated a long-term commitment to this redevelopment proposal commissioning multi-disciplinary feasibility studies led by

specialist conservation architects, Purcell, in 2016, 2019 and 2021, responding to changes in the local and global climate and economy.

The three main objectives sought for the proposed redevelopment scheme include:

- Effecting the beneficial and essential repair of the building to safeguard its future without detriment to its appearance, character and heritage significance.
- Enhancing the existing facilities to enable the Grand Pavilion to perform its original function as a performance venue more efficiently.
- The provision of additional facilities to enable the Pavilion to serve the contemporary needs of its community.

In addition, collaborative workshops with Awen Cultural Trust, design teams and various other bodies seeking to establish the range of operational constraints and opportunities presented by the building, have been undertaken. Furthermore, numerous pre-application discussions and meetings have been held in respect of the redevelopment with public consultations and an extensive pre-application consultation being undertaken. The scheme has also been amended over the duration of the planning application and Listed Building Application process.

Bridgend County Borough Council, in partnership with Awen Cultural Trust has also successfully applied for various funding for the redevelopment proposals.

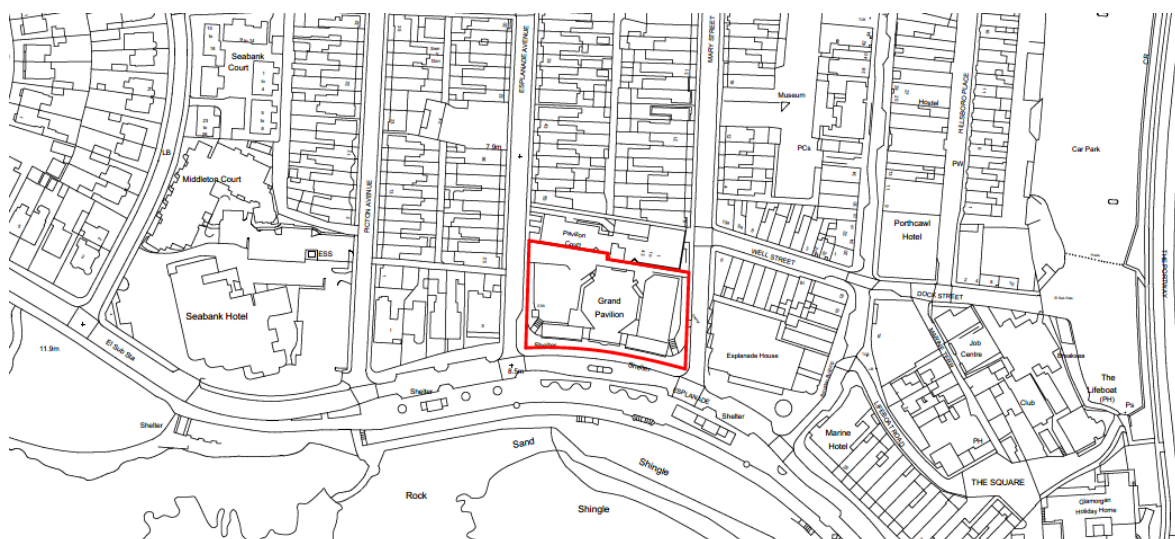


Figure 2 – Site Location Plan

The scheme has now evolved to a full planning application submission and the associated Listed Building Consent submission that, overall, aim to rejuvenate the Grand Pavilion through sensitive conservation repair and alteration, and broaden the provision within the building through the construction of a new studio theatre. In addition, there would be new community spaces, improved accessibility, and new rooftop pavilions (extension), accessing a terrace on a new flat roof of the wings. The doomed roof would be sensitively restored, new insulation applied, and the original weathervane would be reinstated.

The redevelopment would improve the community and vibrancy within Porthcawl, contributing towards the social and cultural wellbeing of local people and visitors, whilst positively promoting the whole vitality and vibrancy of the seaside resort and wider locality.

More specifically, and in addition to the fabric and decorative repair of the existing building, the works and alterations that are fully detailed in the Heritage Impact Statement and Design and Access Statement that support the submissions, are detailed below:

Lower Ground Floor

The Grand Pavilion sits on a site that retains public highways to the south, east and west, with vehicular access into the car park from the north-west (off Esplanade Avenue). As such, the lower ground floor is partially retaining and lies below the level of the surrounding streets. It is proposed to re-configure the existing western car park to allow for accessible parking spaces, delivery vehicles and bicycle stands whilst also providing a minimum of 2no. EV charging points. Elements of landscaping would be introduced around the car parking areas to soften its appearance.

A rear extension to the northwest corner of the building is proposed to aid back of house loading and form a more useable access to the dressing/changing rooms and respond to the existing challenges of loading equipment and scenery up to stage level. Within this new extension would be a large loading lift, platform lift and stair core to allow the transporting of equipment direct to the main stage. The extension would be slightly offset from the very rear building line of the existing, main back elevation of the building, measuring 5.9m in width (maximum) with a two-storey design in effect, extending to a height of approximately 7.5m from ground level. It would incorporate largely bronze clad elevations with a small projection at first floor level to its western side to accommodate the stair core.

The central multi-use space (below the main auditorium) is to be stripped of its dated late C20th finishes to reveal the original concrete structure beneath and to maximise available head height. The space will be re-designed to be highly flexible and robust facilitating community events, exhibitions, or workshops, whilst a robust floor and wall finish would allow the space to double up as overflow dressing provision or a theatre workshop space when required. A bar area with a seating area and associated storage provision would be created to the eastern side of the multi-use space.

To the western side of the multi-use space a 'changing places' facility that would be open to the public, when the main building is open, would be created. Positioned to be near the main lift and entrance doors from the accessible parking spaces, this facility would contain height adjustable, adult size changing bench, ceiling track hoist system, toilet, height adjustable washbasin and ancillary equipment such as privacy screen, waste disposal bin, paper roll dispenser etc. The facility would be for public use and would be advertised through its registration with the Changing Places charity.

A new studio theatre with an anticipated capacity of 156 seats is proposed to the eastern side of the building, extending to the first floor of the building and providing a smaller, more intimate performance space to the main, central auditorium. The new studio theatre would be created within a large proposed extension to the eastern side of the building that would extend from the existing wing of the building, backwards by approximately 24m and consume the full width of the plot up to the highway of Mary Street (approximately 12m being retained from the main mass of the new eastern extension and the Pavilion Court building that abuts the immediate north, rear of the Application site). The studio floor is to be sprung timber which combined with a retractable seating unit would provide great flexibility between rehearsals and flat floor events, in combination with cinema, live comedy and other seated events.

The creation of a generous commercial kitchen located within the extended eastern aspect of the building to meet the likely demands of a significantly redeveloped building.

The erection of a new extension behind the western wing of the building to create a flexible open plan staff office with meeting room. The existing western wing of the building generally being extended by approximately 5.8m to its rear aspect. Glazing would largely be created within the north facing elevation of the extended western wing of the building at

lower ground floor level with concrete panelling above.

Further provision of male and female toilets towards the front/centre of the building.

The creation of a more open and generous foyer/lobby creating a link to the east and west of the building, fundamentally connecting two new stair cores that rise through all levels. Accessed off the proposed foyer is a passenger lift, the bar facilities, the redeveloped 'multi-use' space and the new kitchen area.

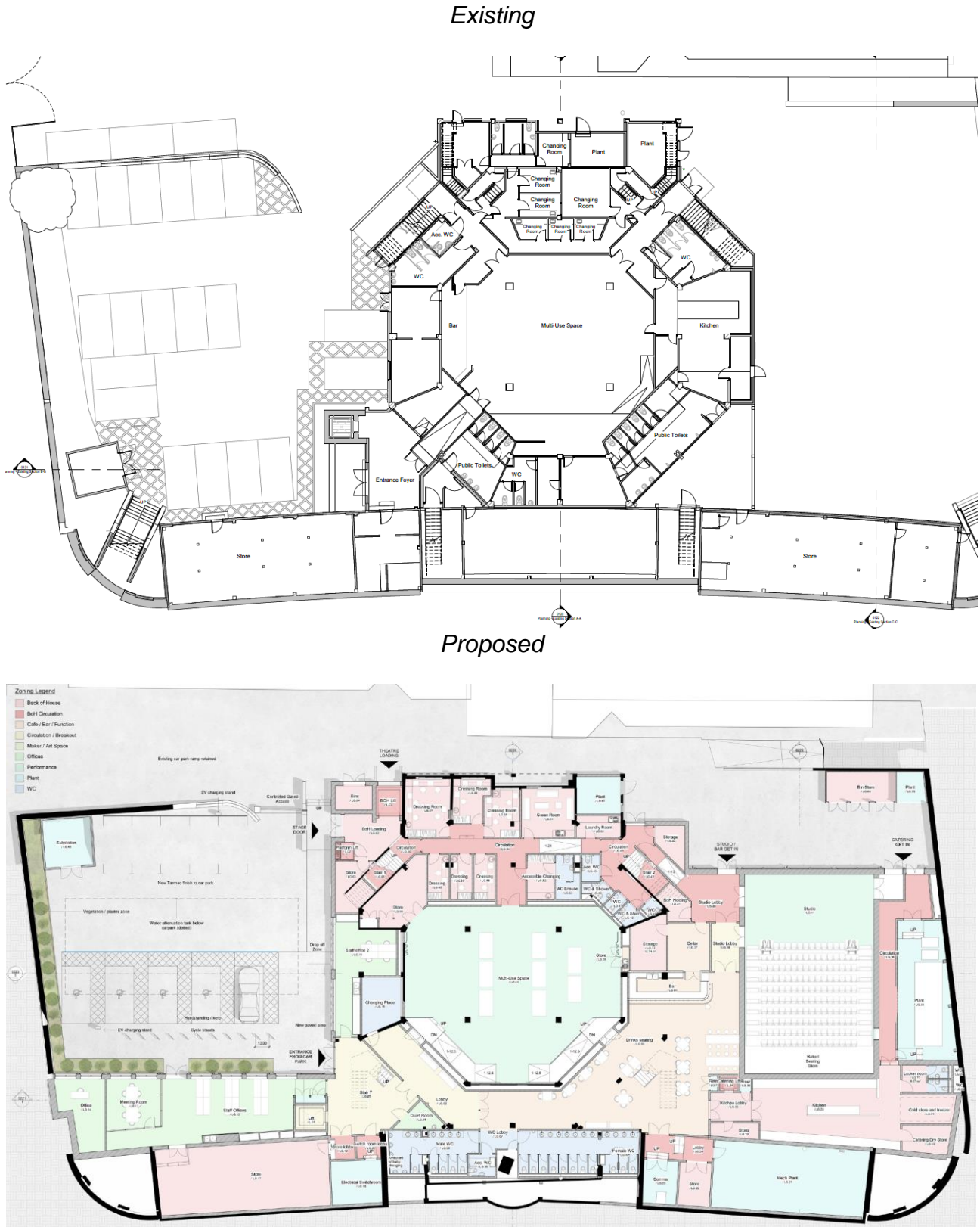


Figure 3 – Existing & Proposed Lower Ground Floor Layout

Ground Floor

The ground floor level is accessed directly off the Esplanade at street level, which forms the primary access to the building.

In response to the existing somewhat confusing entrance sequence the proposals seek to reinstate the central, original entrance as the primary entranceway, accessed by all from a new integrated ramp from pavement level. The two triangular stair cores rise to ground floor from below, with existing partitions and obstructions removed to provide a more generous, open foyer and “milling” space as expected of a performance venue of such scale.

To the western arm of the extended building, a self-contained multi-use conference space is proposed which would provide flexible provision for community events, exhibitions and workshops whilst also allowing for functions with spectacular seafront views. Designed with its own bar, wc's and storage, the space could operate independently of other spaces, whilst opening out for capacity crowds to provide overflow milling, bar and wc provision.

The enhancement of the existing cafe to the east of the building that would continue to benefit from striking south facing sea views and through a series of door openings the offer can extend onto the pavement of the Esplanade.

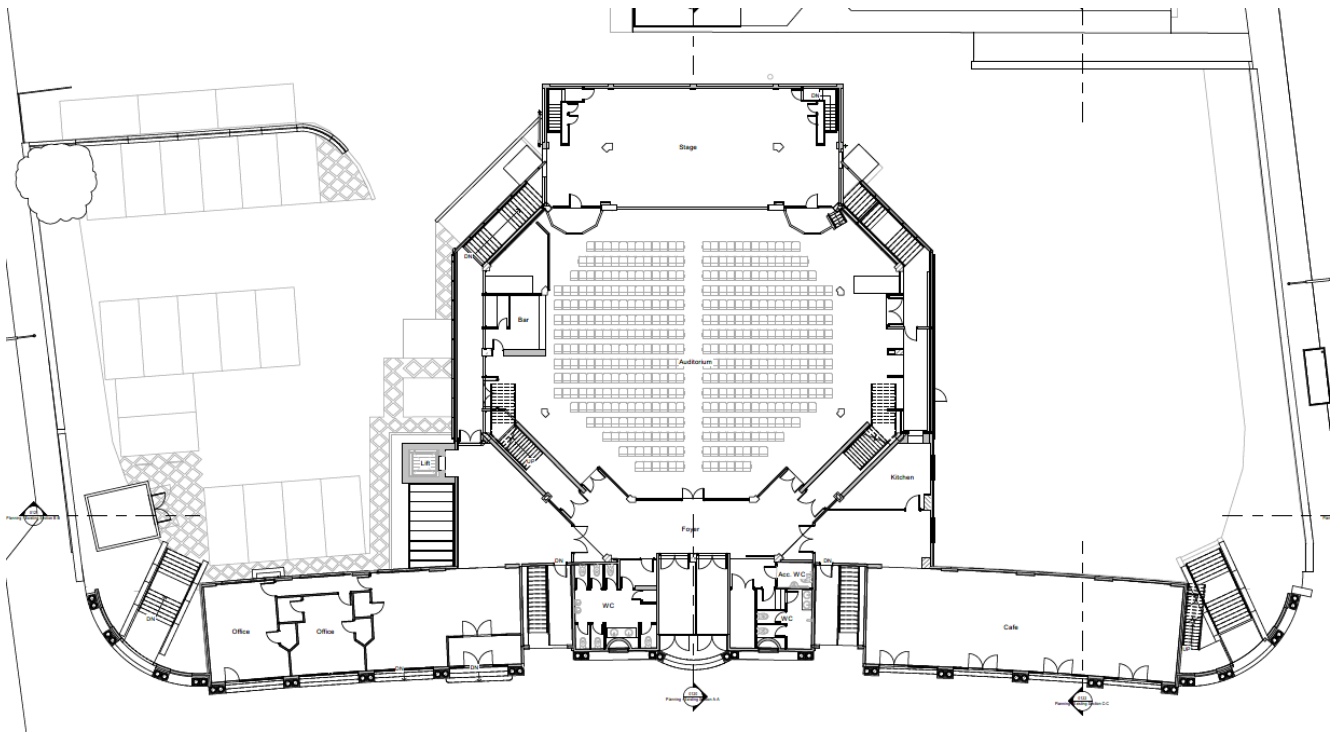
The new studio theatre to the east of the main auditorium would be accessible from ground level via a fixed rear gallery. The gallery provides a technical operating position as well as wheelchair spaces with companion seats, allowing wheelchair users to enjoy all events in the space with easy access to the foyer, wc's and changing places.

The main wc provision would be located directly to the east of the main auditorium.

The provision of flexible gallery space/studios to the very east of the newly extended building to align with the Grand Pavilion's identity of arts and culture, with a 'shop front' style window towards the very front and rear of the gallery within the Mary Street facade. The studio provision would allow for resident artists or flexible lettable studio space with the gallery intended to display the works of local artists and makers.

The main auditorium is largely original, 1932 construction with very intact Art Deco features. The redevelopment looks to make minimal intervention only where necessary in this space, to improve operations or accessibility. To the east and west of the auditorium, a built-in server kiosk, general storage and chair storage allows for servicing a range of events. On completion of the works the main auditorium would have an anticipated capacity of approximately 650 seats.

Existing



Proposed

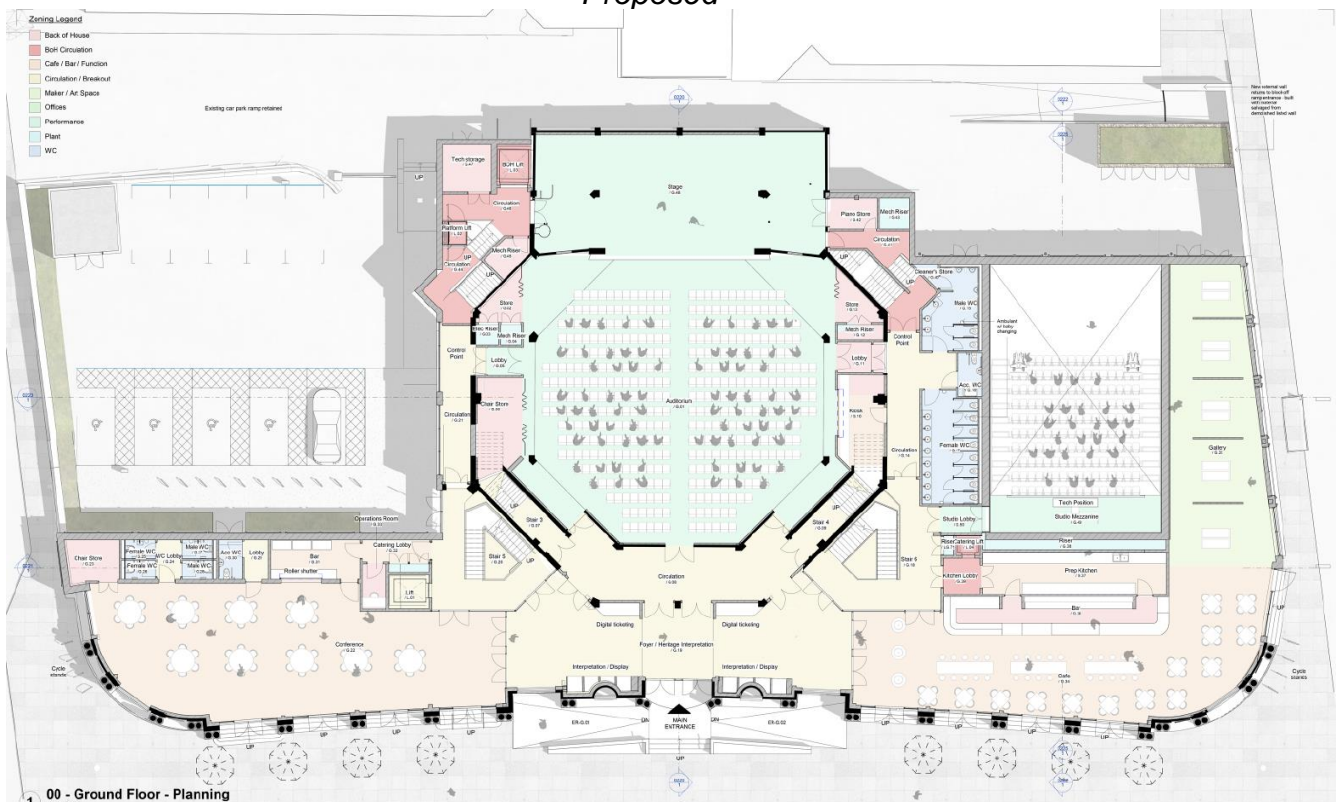


Figure 4 - Existing & Proposed Ground Floor Layout

First Floor

At first floor level it is proposed to create a new extension forming a fully accessible rooftop pavilion in effect. The new, predominantly glazed feature (facing front) would benefit from spectacular south facing, elevated views over the Bristol Channel, with a rooftop cafe and rooftop function space being created (with a bar area, and unisex/accessible wc's also being created), and breaking out through a highly glazed facade onto a rooftop terrace. A central, structural link to the front of the building would connect the east and west wing. Balcony audiences would effectively now be able to remain at balcony level during performances and relieve pressure on the bars and wc provision at the lower levels – the

passenger lifts allowing the auditorium balcony to become fully accessible for the first time, providing wheelchair spaces with companion seats to a remodelled rear row.

The stained-glass windows around the auditorium at balcony level are to be repaired and reinstated into the space, providing natural light for appropriate events and discrete blackout systems when necessary.

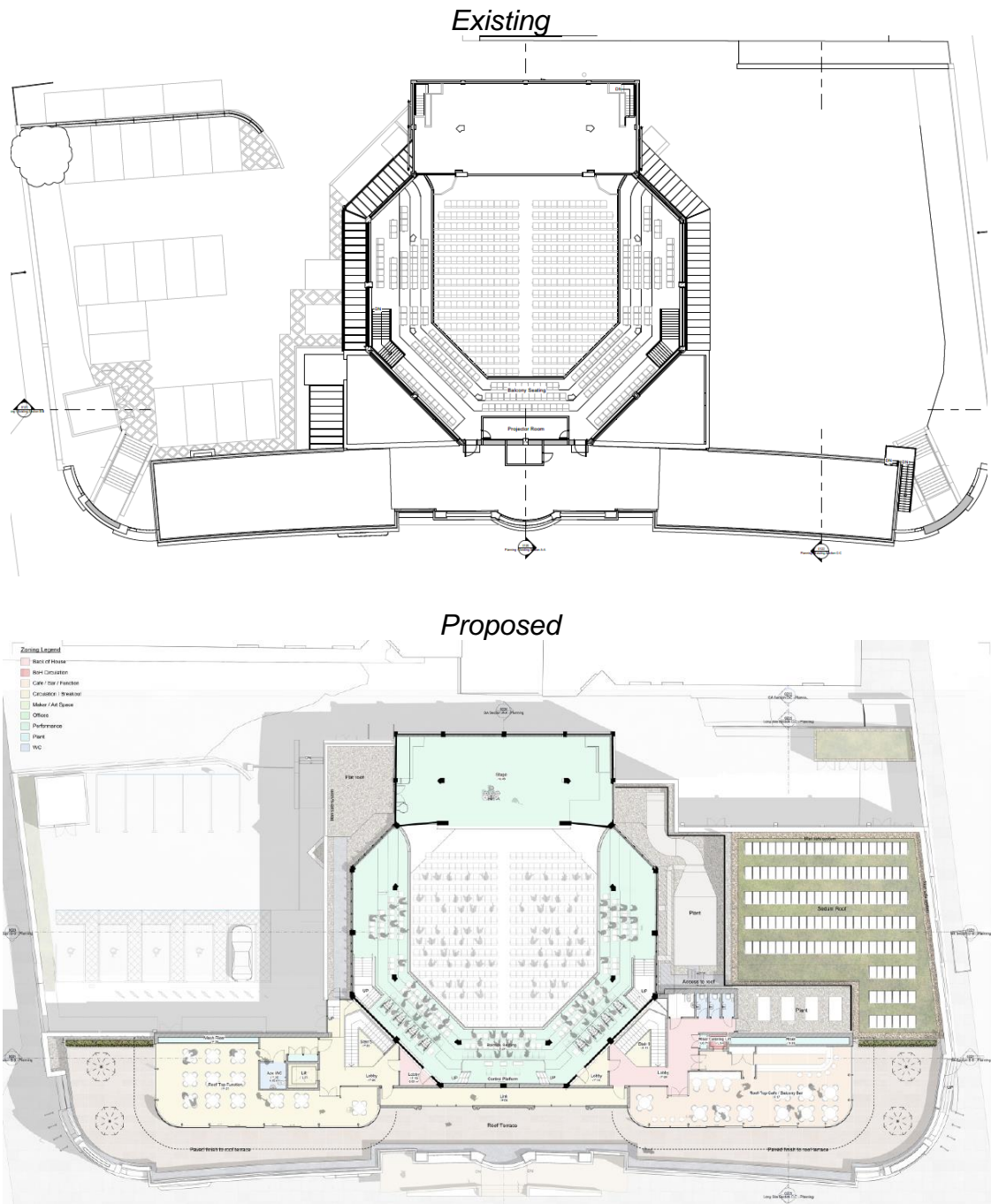


Figure 5 – Existing & Proposed First Floor Layout

Roof Level

A green roof is proposed to the majority of the eastern extension, primarily above the new studio theatre, providing visual amenity benefit to onlooking residents and attenuation as part of a sustainable drainage strategy. The new roofs over the eastern extension are also carefully designed to conceal and acoustically shield rooftop plant in a recessed plant well, between the auditorium and the new studio space. Roof solar panels would also be introduced to the new flat roofed areas.

The existing concrete dome is exposed to the harsh seafront climate with a

failing membrane cover. The dome presents a considerable “cold bridge” and, during capacity events, hot air rising and meeting the underside of the cold dome is causing concerns over condensation and damage to original finishes. To protect the existing concrete and combat these issues, an insulated ribbed metal finished over-roof is proposed.

General repair and refurbishment of the clock tower.

The roofs of the new rooftop pavilion extensions are proposed as metal coverings with flush fittings and also solar panels to again benefit from the site’s due south orientation.

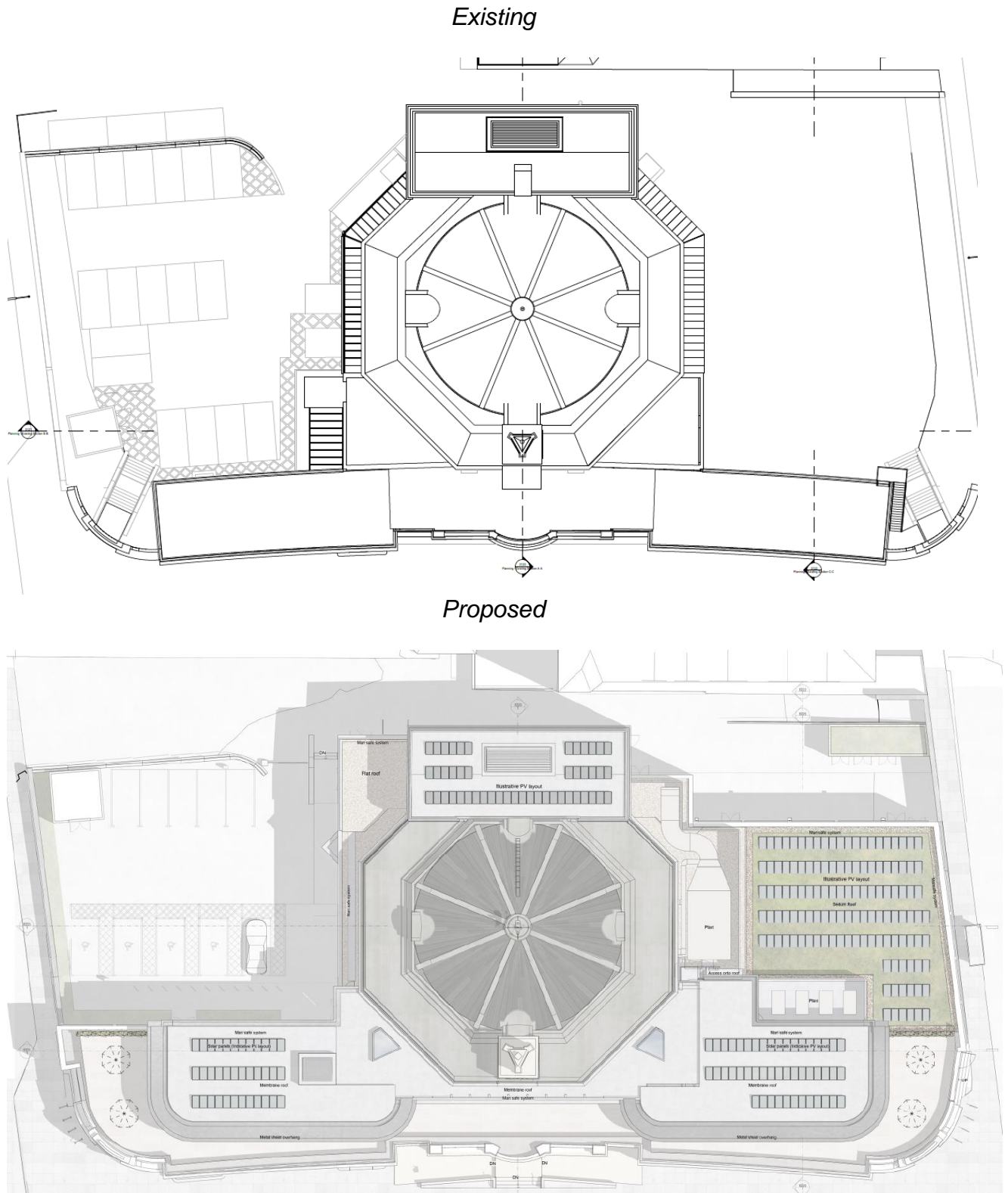


Figure 6 – Existing and Proposed Roof Layout

Elevation Changes and Details

The highly-significant Art Deco elevations of the original, 1932 ferro-crete Grand Pavilion are to be retained, repaired and re-decorated in accordance with original design intent. Existing doors, screens and windows within these historic elevations are to be replaced with new, historically appropriate profiles.

As detailed, the existing dome would receive an insulated metal covering in a ribbed configuration, retaining the hierarchy of the principal ribs that form the segmentation of the dome, with the original galleon weathervane refurbished and reinstated to its apex.

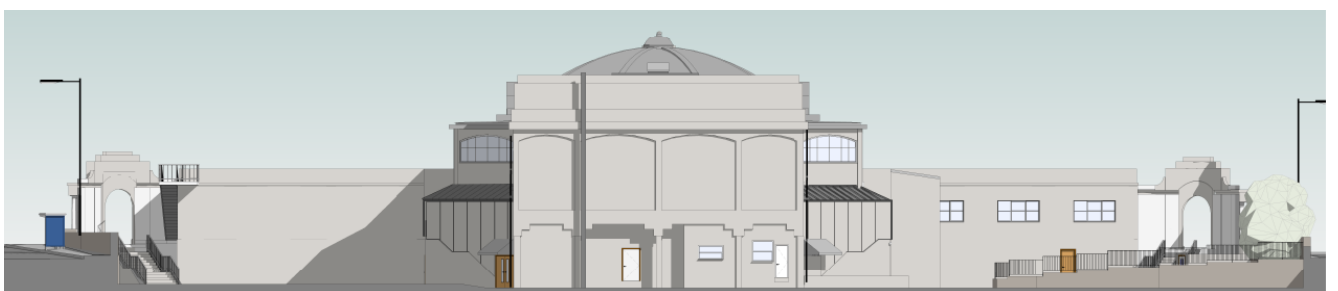
To the south (front), the set-back rooftop pavilions are to be read above the Art Deco principal facade beneath. The new rooftop pavilions are highly glazed, with a principal structural grid creating bays that reference the proportions of the Art Deco bays beneath. A structural link connects both pavilions beneath the clocktower, with the roof profile set below the eaves of the central dome, intended to retain its visual hierarchy and formal symmetry. A continuous roof overhang to the pavilions would provide solar shading.

To the east, the new elevation is separated from the historic building by a glazed bay, with pigmented pre-cast concrete bays including a shopfront style window for the ground floor gallery and studio areas, create a new facade along Mary Street. The existing side stone wall to the east of the building would be removed, although reused to define the very rear, remaining eastern boundary of the site.

To the west, the relatively modest back of house extension to the north-west of the building would be clad in bronze coloured metal, with a structural connection to the largely glazed western walkway and extended western wing.

To the north, the redevelopment is directly overlooked by residents in an adjacent apartment block. Therefore, to enhance the visual amenity, green roofs over the extended spaces are combined with pre-cast concrete panels and engraved screens/displays designed to display artwork and stories of the building and the town. The pre-cast concrete elements are complimented with bronze panelling where the extension connects back to the main central building, providing a visual separation.

Existing Elevations





Proposed Elevations

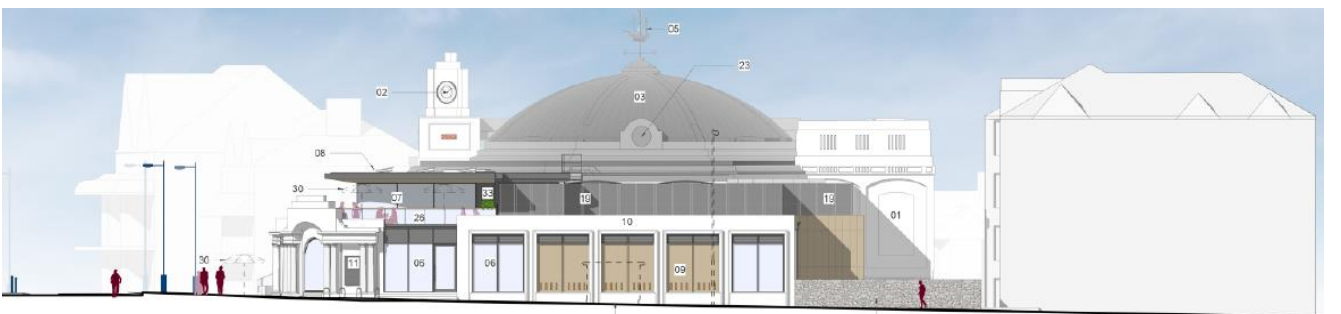




Figure 7 – Existing & Proposed Elevations of the Building

Information submitted in support of the Application highlights the approximate time scale for the development works. It is anticipated that full construction works would start towards the end of November 2024, with practical completion by 24 July 2026, opening to the public in mid - October 2026. Certain small scale enabling works, including opening up works and soft strip are anticipated to begin onsite at the end of May 2024.

SITE DESCRIPTION

The Grand Pavilion is located within the built-up area of Porthcawl. Situated prominently on the sea-front Esplanade and within Porthcawl Conservation Area the building is orientated roughly on a north south axis with its front, principal south elevation benefiting from direct views across the Bristol Channel.

Directly to the front of the building is a broad pavement and on the opposite side of the highway, is a relatively wide sea-front promenade. Positioned to the western side of the Application site is Esplanade Avenue a traditional residential street of gabled Victorian houses. The buildings existing car park is accessed from Esplanade Avenue via a sloping access ramp on the site's western side. There is a traditional stone wall defining the western boundary of the site, that pre-dates the construction of the Pavilion in 1931/32. The eastern side of the building is adjoined by Mary Street, with a relatively modern development of shops and apartments known as 'Esplanade House' situated beyond which is the former site of the Esplanade Hotel. There is also a stone boundary wall along the eastern side of the site that would need to be demolished as part of the proposal. The scheme would also result in the removal of a bus shelter on Mary Street and the removal of a small tree in the northeastern corner of the site. The rear of the site, to the north, is immediately abutted by a four-storey block of flats known as 'Pavilion Court'.

The Application building itself is a Grade II Listed Building, recognised as an important sea front building retaining much of its original character and reflecting Porthcawl's development as a major South Wales sea-side resort after the closure of the docks in 1906; also for its importance in its use of ferrous concrete. The building is characterised by its graceful curving form, elegant central roof dome, crisp, moulded details and rendered elevations.

The building whilst showing obvious signs of decay and decline serves as a relatively rare example of a seaside entertainment building dating from 1932 and despite minor changes and alterations remains a fine and substantially intact example of sea-front architecture in Wales.



Figure 8 – Photographs of the application Building

In addition to the submitted plans and visualisations, the Application is supported by the following documentation (as submitted for the accompanying full planning application, P/23/511/FUL refers):

- Design and Access Statement
- Heritage Impact Statement
- Feasibility Reports
- Baseline Noise Survey Report
- Access Statement
- Transport Statement
- Travel Plan
- Pre-Application Consultation Report (PAC)
- Preliminary Roost Assessment & Bat Emergence Survey

RELEVANT PLANNING HISTORY

P/23/511/FUL - Conservation and repair of the building inc. refurbishment of the clock tower, stained glass windows and new metal roof covering to the dome; new extensions to provide passenger lift, an auditorium, gallery, wc's and supporting back of house areas; new glazed roof top pavilion and assoc. improvements and renovations to the existing building – Under Consideration

P/17/1053/LIS - Internal redecoration of building – Granted 05/02/2018

P/12/798/LIS - Install fresh air inlets at ground & 1st floor level including 18No. aluminium grilles – Granted 11/02/2013

P/09/977/LIS - Construction of new entrance steps and disabled ramp on front elevation of existing building – Refused 25/03/2010

P/07/617/BCB - Internal & external alterations for construction of lift shaft to rear – Granted 19/09/2007

P/07/614/LIS - Internal & external alterations and extensions external lift shaft to rear (LB consent) – Granted 07/02/2008

P/05/782/LIS - Addition of a cat ladder from the upper roof to the lower roof to allow a permanent fire escape – Withdrawn 04/04/2006

P/97/917/BCB - Disabled access ramp and platform with railings to front elevation – Deemed Consent 02/12/1997

P/95/691/OBC - Alterations to form bar, offices and covered way – Deemed Consent 22/08/1995

NEGOTIATIONS

As highlighted the Application has been subject to pre-application discussions and public consultation events with the redevelopment proposals being widely advertised in the local community.

At the request and following discussions with the Council's Conservation Team the submission has also been revised and amended during the Application process.

PUBLICITY

Neighbours have been notified of the receipt of the Application and the scheme has been the subject of site and press notices due to its location within a Conservation Area and its potential impact on the setting of a Listed Building.

The period allowed for response to consultations/publicity expired on 22 April 2024.

CONSULTATION RESPONSES

Porthcawl Town Council Observations - No objection. It is commented that during construction works noise and parking disruption should be kept to a minimum to avoid adverse impacts on neighbours and the acoustics and appearance of the dome should be conserved.

Conservation and Design Team - No objections subject to conditions.

The Theatres Trust – No objection.

Glamorgan Gwent Archaeological Trust – No comments received at the time of writing this report.

Amenity Societies - No comments received at the time of writing this report. However, the Royal Commission on Ancient Historic Monuments in Wales (RCAHMW) and C20 Cymru have been involved with pre-application discussions in respect of the works.

REPRESENTATIONS RECEIVED

The owners/occupiers of 39 Esplanade House and 30 Pavilion Court support the application.

The owner/occupier of 2 Pavilion Court (to the rear of the site) objects to the scheme, highlighting:

“I am worried about noise, disturbance and mess/dust that will come from the building work being proposed and also the potential loss of light given the height and distance of the development works from my apartment windows... I do however think that work is

much needed to bring the building into the 21st Century.'

The owner/occupier of 6 Pavilion Court also object to the scheme, stating:

'I have made my worries know to the members of the architecture team that I am not opposing this development as it is exciting for the building and Porthcawl but grave concerns for my health and well-being while it is being done...please ensure measures are taken for my breathing (fresh air) (2) the fact that you are taking years to do this project has decreased my value (3) I am looking with my husband to be compensated for this.'

COMMENTS ON REPRESENTATIONS RECEIVED

The comments and concerns of the local residents have been duly acknowledged, however matters in respect of noise, general disturbance/disruption and loss of light have been more appropriately addressed in the full planning application that has been submitted for this development (P/23/511/FUL refers). Noise and loss of light matters are not considered material to the determination of this Listed Building application with the key consideration in the determination of this Application being the impact of the works on the character and appearance of this Listed Building.

RELEVANT PLANNING POLICY AND GUIDANCE

- The Planning (Listed Building & Conservation Areas) Act 1990
- Historic Environment Act 2016
- Planning Policy Wales (Edition 12)
- Technical Advice Note 24 – The Historic Environment
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales
- The Bridgend Local Development Plan 2018 - 2033 (LDP), notably Policy SP18: Conservation of the Historic Environment, which states: *Development proposals must protect, conserve, and, where appropriate preserve and enhance the significance of historic assets and their settings.*

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.

The Socio Economic Duty

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010), which came in to force on 31 March, 2021, has the overall aim of delivering better outcomes for those

who experience socio-economic disadvantage and, whilst this is not a strategic decision, the duty has been considered in the assessment of this application.

APPRAISAL

In line with the Direction issued by Cadw, dated 1st February 2023, to Bridgend County Borough Council in respect of the removal of the requirement to notify Welsh Ministers of applications for Listed Building Consent for Grade II (unstarred) Listed Buildings, this application can effectively be determined, under the current scheme of delegation granted to the Senior Conservation and Design Officer of the Council.

For completeness and to support the Full Planning Application, P/23/511/BCB refers, which accompanies the Listed Building Application, the application is presented to Development Control Committee for consideration in the first instance.

Listed Building Consent is sought for a number of internal and external upgrade works, including refurbishment, demolition and the provision of additional extensions at the Grand Pavilion, Porthcawl. The works, as described in the accompanying full planning application seek to respectfully conserve and rejuvenate this iconic building whilst securing a sustainable future for the site, and also enhancing the viability and vitality of Porthcawl as a whole.

The proposal has been assessed against Policy SP18: Conservation of the Historic Environment of the LDP (2018 – 2033) which states: *Development proposals must protect, conserve, and, where appropriate preserve and enhance the significance of historic assets and their settings. In particular, there is a general presumption in favour of the preservation or enhancement of the significance of historic assets and their settings, including, Listed Buildings and Conservation Areas.* It is considered that, in principle, the proposed development is of a necessary, justified and welcome nature and is compatible with the aims of this policy. The internal and external works would aim to preserve and enhance the existing character and appearance of this important Listed Building.

The Application being considered effectively features the last iteration of a scheme that has been originally designed, subject to cost analysis and development and further redesign, to address concerns raised by the Council's Conservation and Design Team. The scheme has evolved, and the Council's Senior Conservation and Design Officer has carefully reviewed the proposals and fully assessed the revised, submitted scheme.

The comments of the Council's Conservation Officer are summarised and highlighted as follows:

'The Grand Pavilion, Porthcawl, an early C20 structure, is included in the List of Buildings of Special Architectural or Historic interest, as set down by Cadw, The Welsh Governments' Historic Environment Agency. It is designated as a Grade II Listed structure. The date of scheduling was 17th February 1998. This is considered quite a late listing and as such, previous alterations and amendments to the building would not have required the benefit of listed building consent. The site also lies within the boundary of Porthcawl Conservation Area and is located on the seafront overlooking the lower positioned promenade and beach.'

The building was constructed in 1931 and reflects the Art Deco period of architecture. Its importance as a listed structure is in recognition of a building constructed using Ferro Crete (Ferrous - concrete). The architect was E.J. Moore with engineer L. G. Mouchel.

Historically and socially, the construction of The Grand Pavilion, reflected the wealth generated by the large numbers of regional visitors to the seaside destination and the

industrial prominence that South Wales still retained prior to a downturn in industrial activity. Multiple buildings along Porthcawl sea front were built around the same period with a strong drive to provide convalescence for miners and develop the seaside resort following the cessation of shipping.

Architecturally, the building is prominent and striking in its appearance, it is one of symmetrical frontage, Art Deco styling and amplified with neo-Classical features such as Tuscan columns, Diocletian or Venetian windows, heavily indented voussoirs and a low, sweeping dome. It occupies a partially stone walled site and originally would have been viewed and accessed on all elevations. The structure maximised the existing site by utilising split levels. However, the front presenting elevation, reads as a single storey with a majestic dome that reveals little of the hexagonal structure that lies behind the columned elevation. It has become a readily identifiable landmark in Porthcawl. Since the building's inception, changes have been made to the building with some alterations being less sensitive than they could have been. However, the building has remained largely intact but now requires substantial repair and refurbishment.

Following consultation with Arwen Cultural Trust, briefing workshops and Public and stakeholder consultation, a brief to address the areas of concern was written to produce option appraisals (2019 and 2021). From this point, a broad statement addressing a future, sustainable use of Porthcawl Grand Pavilion was developed which viewed operational advantages and disadvantages prior to developing a spatial brief. This has been the springboard for a series of physical options which have been tested through workshops with BCBC Planning, Building Conservation and Cadw.

The submitted application, seeks to address the issues of concern, and further develop the Pavilions potential. This has been accompanied by a well-researched Heritage Impact Assessment. This study gives a clear picture of the building's historical evolution, identifies the heritage asset and its significance, demonstrated in both plan and written form, whilst recording the physical changes that have been undertaken. As a result of the former gathered evidence, it informs new design proposals and identifies repairs to the original historic fabric. The Application is also supported by extensive plans and elevational drawings, a detailed design and access statement and other supporting documentation (also submitted with the accompanying full planning application).

The highly-significant Art Deco elevations of the original, 1932 ferro-crete Grand Pavilion are to be retained, repaired and redecorated in accordance with original design intent. Existing doors, screens and windows within these historic elevations are to be replaced with new, historically appropriate profiles. The existing dome will receive an insulated metal over-roof in a ribbed configuration, retaining the hierarchy of the principal ribs that form the segmentation of the dome, with the original galleon weathervane refurbished and reinstated to its apex.

To the south, the proposed set-back rooftop pavilions are read above the Art Deco principal facade beneath. The pavilions are highly glazed, with a principal structural grid creating bays that reference the proportion of the Art Deco bays beneath. A structural glass and solid wall link, connects both extensions beneath the clocktower, with the roof profile dropping to sit below the eaves of the central dome, intended to retain its visual hierarchy and formal symmetry. A largely continuous roof overhang to the new extensions provides solar shading. Loggias that sit either end of the front elevation and previously gave access to the car park and rear areas would be glazed and form part of the newly created space both on the ground and first floor. A new ramp to the front entrance allows for access to all users. It should be noted that users requiring drop off by car would potentially use the controlled access car park to the side of the Pavilion. Access to a lift would facilitate arrival in the interior space if required. New glazing at ground floor and first

floor is essentially of a minimally framed glazing design.

Advertising is proposed in the form of digital boards that would sit along the frontage and would be evenly spaced out, echoing the essential character of symmetry, that underpins the original building. The exact size of the boards could be appropriately conditioned.

To the east, the new elevation is separated from the historic building by a glazed bay, with proposed pigmented pre-cast concrete bays provide shopfront style windows and solid walls with a bronze-coloured cladding. The cladding would be decorated in a motif or design that references the original building which would be subject to condition. The use of pre-cast coloured concrete is also subject to condition. At first floor, new metal louvered plant screens are required. The exact profile and form would also be subject to condition.

To the north, the redevelopment is directly overlooked by residents in an adjacent apartment block. To enhance the visual amenity, green roofs over these spaces are combined with photovoltaic panels. Bronze coloured cladding and white coloured concrete finishes with a decorative motif, now propose to reduce the amount of different coloured surfaces and patterns that would have generated an overly cluttered appearance to the rear elevation. It however noted that is almost impossible to view this elevation in its entirety from any given point. The use of materials throughout each elevation are continuous and will present the Pavilion in an expression that is in keeping with its original intent.

To the west and following the submission of amended plans, the western elevation now presents as a much less cluttered plain. The existing stained glass windows will be repaired and renovated. New glazing at all levels reference the existing frame of the original structure and present clean, simple glazed lines. The ground floor and basement levels will benefit hugely from the opening up of solid walls and increase exponentially the amount of natural light that enters the immediately adjacent spaces. Again the use of a simple coloured palette throughout the existing and proposed elevation, ensure the buildings return to its original architectural form.

It is however noted, some aspects of the works including the following are considered “like for like” repairs and do not effectively require Listed Building Consent:

- Existing clock tower to be repaired.
- Existing render to be repaired/refurbished.
- Existing stain glassed windows to be refurbished.
- Existing/original weathervane to be repaired.

Following a successful bid to the Levelling Up fund, positive feedback was received by Arwen Trust and additional information was submitted by the Applicant as part of the Pre-application consultation process (PAC). Amendments to the elevations to address concerns raised by residents is reflected in the submitted plans and feature a reworked scale of the proposed Studio Theatre, a stepped roofscape, extensive green roofscapes and a permanent exhibit of bronze panels to the rear of the elevation (north facing.)

A further expansive document has been prepared in support of this Application: *‘Porthcawl Grand Pavilion- Heritage Statement’* June 2022 (Heritage Statement June 2022). It gives further information on how the identified heritage asset will be retained and repaired, including:

- Exposing the oval lunettes to the dome which are currently boarded over

- Exposing the reinforced concrete balustrades to the eastern and western walkways either side of the auditorium as part of principal circulation
- Repairing and reinstating the original finial and 'galleon' weathervane at the apex of the domed roof
- Reinstating cast iron rainwater pipes and hoppers to match the surviving originals where these have been replaced with other materials
- Repairing the original timber framed stained glass clerestory windows to the auditorium
- Carrying out a program of sensitive but much-needed concrete repair and architectural conservation

The Heritage Statement June 2022 details specific architectural conservation and repair of the following areas: walls, roofs and external joinery, and are supported by a thorough architectural fabric condition survey undertaken by Purcell. Fully annotated drawings have been submitted and attached to the Listed Building and Full Planning Permission applications in the Appendices to the Heritage Statement. It is however important to recognise that the submitted repair schedule is in accordance with Cadw's *'Conservation Principles for the Sustainable Management of the Historic Environment in Wales'*. These are followed in order to achieve high-quality sensitive change, using the principles of good design.

The Application further addresses energy issues and how best to mitigate and reduce the need for non-renewable energy and ultimately reduce the running costs of the venue. Such actions help towards achieving a sustainable future. The submitted plans detail routes for the delivery and installation of all mechanical equipment and these are assessed for their impact on the original fabric. An intent to re-use existing routes and only use new routes where needed has been adopted and is supported.

Mann Williams have developed a structural strategy based on the principle of retaining as much of the building's existing concrete construction and minimising demolition, both safeguarding existing fabric and saving on the significant embodied carbon already within the existing building. As an overview, the strategy comprises piled raft foundations to the variable bedrock level beneath, with a primary steel frame entirely independent of the historic building. Diaphragm concrete - floors combined with the walls of the lift shaft and studio theatre provide stability structures against the site's high wind loading.

Concrete block walls to the studio theatre provide acoustic mass to prevent noise break-out, whilst presenting an opportunity to specify blocks with high recycled content and low embodied carbon. Areas of existing concrete structure which are inherently necessary for demolition are to be re-used, as far as possible, as recycled aggregate for external works.

Formant have been appointed, as specialist acousticians, to develop an acoustic brief, prepare a baseline noise survey and advise on the specific acoustic requirements for internal room acoustics, including upgrading the performance of the existing auditorium and advising on the new studio theatre, as well as considering noise break-out from areas with close proximity to residential accommodation.

The submitted Application is thoroughly well researched and supported by extensive annotated plans and relevant documents. The proposals are based on the findings of a detailed Heritage Impact Assessment and have informed an holistic strategy for the Porthcawl Grand Pavilion. The final submitted scheme addresses all potential impacts on the original historic fabric from new mechanical and electrical equipment, repair of failing concrete elements, removal of latterly applied additions and infills that detract from the building's original form.

By using Cadw's Conservation Principles, the Application proposes to utilise best practise in the historic built environment for all repairs and sensitive proposals. It also embraces new additions that are of their time and will present and enable the Pavilion to further use its resources and expand its usefulness to the community within which it is located.

The impact on adjoining neighbours has been recognised and the introduction of green roofs, decorative motifs and elements of landscaping to help to mitigate the loss of some views by improving the immediate overlooking aspect.

The level of engagement with users, community groups and elements of the Council and Cadw has been helpful and creates a sense of ownership to the proposal.

The Application is considered to enhance the original historic and architectural character of the building whilst introducing sensitive new additions, and incorporates a considered input to address areas of concern, such as the stone boundary wall and loss of views from adjacent residences.

The Application is considered to accord with both national and local planning policies and protects the original historic and architectural character of the Porthcawl Grand Pavilion. It is therefore, supported for approval subject to conditions (in respect of a building recording survey, structural reports in respect of demolition, submission of detailed finishing materials and landscaping details to include re-use of the demolished stone walls)'

The works are considered justified alterations that seek to preserve and enhance the general character and historic character of the Porthcawl Pavilion whilst at the same time provide a sustainable and viable future for this widely valued historic asset. On the basis of the comments from the Council's Senior Conservation Officer, and on the basis that the works are undertaken as described, it is considered there would be no detrimental impact on the architectural significance of the building or its historic, cultural or social importance, and the works are considered acceptable in this instance. Accordingly, it is considered that the proposals have had regard to national and local Planning Policies that seek to ensure that Listed Buildings are not damaged or adversely affected by development and overall, the proposed alteration works would both preserve and enhance the character of the building and its special historic and architectural interest in accordance with Policy SP18: Conservation of the Historic Environment of the LDP (2018 - 2033).

CONCLUSION

The Application for Listed Building Consent is recommended for approval because the development complies with Government and Council Policy and does not adversely affect the special architectural character and historic interest of the Listed Building nor the amenities of the surrounding area.

RECOMMENDATION

(R35) That subject to the final observations of the Council's Conservation and Design Team, Listed Building Consent be GRANTED subject to the following conditions:

1. The development shall be carried out in accordance with the following approved plans (as amended):

GPP-PUR-01-B1-DR-A-0130_P5_Planning - Demolition - Lower Ground Floor, received 26/02/2024

GPP-PUR-01-00-DR-A-0131_P5_Planning - Demolition - Ground Floor, received 26/02/2024

GPP-PUR-01-01-DR-A-0132_P5_Planning - Demolition - First Floor, received

26/02/2024

GPP-PUR-01-RF-DR-A-0133_P4_Planning - Demolition - Roof Plan, received

26/02/2024

GPP-PUR-01-ZZ-DR-A-0140_P5_Planning - Demolition - North Elevation, received

26/02/2024

GPP-PUR-01-ZZ-DR-A-0141_P5_Planning - Demolition - East Elevation, received

26/02/2024

GPP-PUR-01-ZZ-DR-A-0142_P5_Planning - Demolition - South Elevation, received

26/02/2024

GPP-PUR-01-ZZ-DR-A-0143_P5_Planning - Demolition - West Elevation, received

26/02/2024

GPP-PUR-01-B1-DR-A-0200_P7_Planning - Proposed - GA Lower Ground Floor, received 05/04/2024

GPP-PUR-01-00-DR-A-0201_P7_Planning - Proposed - GA Ground Floor, received 05/04/2024

GPP-PUR-01-01-DR-A-0202_P7_Planning - Proposed - GA First Floor, received 05/04/2024

GPP-PUR-01-RF-DR-A-0203_P7_Planning - Proposed - GA Roof Plan, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0210_P6_Planning - Proposed - North Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0211_P6_Planning - Proposed - East Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0212_P6_Planning - Proposed - South Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0213_P6_Planning - Proposed - West Elevation, received 05/04/2024

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. No work shall commence on site until the implementation of an appropriate programme of building recording and analysis (with photographs) has been submitted to and agreed in writing by the Local Planning Authority. The building recording shall be carried out by a specialist acceptable to the Local Planning Authority in accordance with the agreed details and a copy of which must be sent to the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) for inclusion in their records.

Reason: In the interests of archaeological recording and to maintain an accurate record of historic fabric and changes.

3. Before the commencement of works hereby permitted, details shall be submitted and approved by the Local Planning Authority showing the areas to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details are to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the drawings/ method statement approved.

Reason: To ensure adequate protection of existing and retained historic fabric.

4. Notwithstanding the requirements of condition 1, within 3 months from the date of consent unless an agreed extension is gained in writing with the Local Planning Authority, a detailed specification for (including drawings where necessary) and

samples where appropriate of the finishing materials for the development shall be submitted for the approval of the Local Planning Authority. Details are required of all new built elements including, windows, doors, roof coverings, new surface or facings details - including proposed decorative panels to side and rear elevations, rainwater goods, roof solar panels, door furniture, paint colour palettes, new fixtures, fittings, furniture, lighting, signage for the building and WC sanitary ware. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual and residential amenities and the preservation of the architectural significance of the Grade II Listed Building and the character and appearance of the Porthcawl Conservation Area.

5. Within 3 months from the date of consent, unless an agreed extension is gained in writing with the Local Planning Authority, full details of the landscaping scheme that must utilise stone from the existing boundary walls that are to be demolished (and shall also include details of the green roofs), shall be submitted for the approval of the Local Planning Authority. Development shall proceed in accord with the agreed details and shall be retained and maintained thereafter.

Reason. To ensure the use of historic material on the same site and protect the setting of the Listed Building.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers
None

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