

REFERENCE: P/18/174/FUL

APPLICANT: Jehu Group c/o Asbri Planning Ltd, Unit 9 Oak Tree Court,
Cardiff Gate Business Park, Cardiff CF23 8RS

LOCATION: **Former Pencoed Primary School site**
Penprysg Road Pencoed CF35 6RH

PROPOSAL: Demolition of Pencoed Primary School and construct 40 residential units and associated work

APPLICATION/SITE DESCRIPTION

Asbri Planning has submitted a full planning application on behalf of Jehu Group for the demolition of Pencoed Primary School and the construction of 40 residential units and associated works.

The site measures approximately 0.72 ha and adjoins Penprysg Road to the east with the side and rear boundaries of 2-12 (evens) Wimborne Road and a section of the public highway forming the southern site boundary. The western boundary immediately adjoins the northern arm of Wimborne Road with 19-35 (odds) Wimborne Road facing the development site. The curtilage of St David's Church (a Grade II Listed Building) forms the majority of the northern boundary which is also shared with the side and rear garden of 14 Wimborne Road.

The immediate surroundings of the site are residential in character with a mix of terraced, semi-detached, detached two storey properties and a number of bungalows providing the built context for the development along with the Listed Church Building to the north.

The proposed 40 residential units will comprise twelve 1-bed apartments, fifteen 2-bed houses, seven 3-bed houses and six 4-bed houses. The Planning Statement confirms that the development will be 100% affordable housing.

Vehicular access to the site will be in two locations. The main access to the greater part of the site (28 units) will be on the western boundary centrally positioned on the development site frontage onto Wimborne Road. The proposed access road will be 5.5m for the first 23m which will then become a shared surface arrangement within the site. A 3m wide shared footway/cycleway is proposed along the northern kerbline of the new access, connecting Wimborne Road to Penprysg Road through the development site. The second vehicular access will serve the flatted development and will be positioned along the southern site boundary onto Wimborne Road, approximately 20m from the existing road junction with Penprysg Road.

An additional highway improvement is promoted through the application with the re-development including the demolition of the existing stone wall and railings along the eastern boundary along Penprysg Road. The new boundary which will comprise brick piers with intermittent high railings will be set back to allow the existing footway to be widened to 3m.

The majority of the units on the development will be two storeys high which reflects the general scale and form of the surrounding development. The exception being the flatted accommodation block at the junction of Wimborne Road and Penprysg Road which is to be three storeys high. The applicant's agent maintains that acceptable separation distances will be achieved throughout the development.

The Planning Statement indicates that a palette of construction material will be used that will be 'sympathetic to and reflect the existing residential vernacular' in Pencoed. The main facing materials for the houses comprise red facing brickwork to upper levels with Ashlar 'effect' colour render to the ground floor. Contrasting brick headers pre-cast concrete banding and cills are also proposed along with grey roof tiles to all properties. In seeking to respect the setting of the Listed Church, the application proposes the retention of the stone wall but does introduce a trellis landscaping feature inside the wall to give the necessary screening and privacy to the properties on the northern part of the site.

Parking provision on site has been increased to accord with the Council's Supplementary Planning Guidance for Car Parking.

A full report on this application was to be presented to this Development Control Committee meeting but has been deferred following the late receipt of amended plans, submitted to address matters highlighted by the Head of Street Scene (Highways).

It will be necessary to formally re-consult and invite revised comments from residents and consultees. Members of the Committee, the local Ward Member and representatives of the Town Council are however invited to visit the site on Wednesday 18 July 2018 to consider the development with regard to its relationship with adjoining property and its impact on the highway network. A full report on the application will then be presented to the Development Control Committee on 30 August 2018.

RECOMMENDATION

That the report be noted.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None