

DELEGATED REPORT

Application No:	P/25/0069
Site Address:	Former Salvation Army Building 6 - 8 Perrott Street Treharris CF46 5ET
Development:	Change of use of former Salvation Army hall to 10 No. 2 and 3 bedroom flats
Case Officer:	Gareth Davies
Site Visit:	18th March 2025
Application Expiry Date:	8th May 2025
Consultation reply date expired:	4th April 2025

APPLICATION SITE

The application relates to the former Salvation Army building located within the main retail area of Treharris. It is a substantial two storey structure with a wide and prominent frontage on to Perrott Street. The building originally comprised three units that were linked internally. Previously, the ground floor comprised shops, store rooms, office, kitchen, meeting hall with stage and toilets. Similarly, the first-floor level included a meeting hall with stage and kitchen area. The building has been unused for some time and presents a poorly maintained and dilapidated appearance. The rear of the property also presents a similarly poor appearance though there has been some recent clearance of vegetation from the rear curtilage.

The property frontage incorporates red facing brick at ground floor level with render to the upper floor frontages. The exception is no.6 which houses a small shopfront. The remaining elevations of the building are all in painted render and the property has a slate roof which also shows obvious signs of disrepair in places. Beyond the rear curtilage east of the building, is an area of grassland with an access road to a public car park that also provides a link to Cardiff Road to the north. To the south of the building is the Grade II listed Treharris Public Library and immediately north of the site is the former Ash Veterinary Surgery that is currently vacant.

PROPOSED DEVELOPMENT

The application will involve the refurbishment of the now vacant building into 10 flats comprising the following: -

- Basement - 2no. three-bedroom flats accessed from the rear of the property.

- Ground floor – 3no. two-bedroom flats.
- First Floor – 3no. two-bedroom flats
- Second floor (roof space) 1no. two-bedroom flat and 1no. three-bedroom flat.

From the ground floor up access will be via the front elevation.

The front elevation of the property would change in appearance as the shop front currently installed on the upslope end of the building would be lost and replaced with conventional windows to match the proportions already established elsewhere on the property with a new access. A second access to the flats would be provided through the existing front elevation access. All windows would be replaced in powder coated aluminium. Whilst the external brickwork would be rendered and external insulation applied to the external walls of the building. The roof will be renewed in slate with flush fitting black framed conservation rooflights installed along with solar panels.

At the rear of the property the existing external fire escape would be removed, old window openings would be unblocked, and one new window is proposed at what would be ground floor level and two new window openings installed at basement level. External finishes at the rear and side elevations would otherwise be as described above for the front elevation.

Externally the land at the rear of the property would provide some private external space for the occupants of the basement flats with cycle storage, landscaping and a communal sitting area located east of that towards the site boundary. The applicant also intends to provide a gated ramped access at the rear from the public footpath.

In addition to the application forms and certificates and submitted plans the application is supported with

- A Design and Access Statement.
- Preliminary Ecological Appraisal
- Bat Survey
- Green Infrastructure Statement

PLANNING HISTORY

P/15/0138 – installation of 2no. new shopfronts to the building – Permission granted 23rd June 2015.

P/17/0080 – change of use of former Salvation Army building to Aparthotel, (short term serviced accommodation) including ancillary shop, restaurant and associated external works. Permission granted 26th April 2017

CONSULTATION

Head of Engineering and Highways - No objection to the proposed development subject to conditions relating to the provision of secure cycle parking and bin storage areas.

Council's Ecologist - No objections

Estates Division – note that the proposed rear access to the proposed development crosses Council owned land and the owner of the property has no right of passage across that land.

Environmental Health Manager - No objections

Regeneration - No response received

Natural Resources Wales - No objection

Dwr Cymru Welsh Water: - No objections to the proposed development subject to a condition requiring that any increase in roof and yard drainage be prevented from entering the public sewerage system and their advisory notes being attached to any permission that might be issued.

Mining Remediation Authority - No response received.

South Wales Fire & Rescue Service - No objections and offer their standing advice that the developer consider the need for adequate water supplies to the site for firefighting purposes and that appropriate access for firefighting appliances be maintained.

South Wales Police - No response received.

PUBLICITY

In accordance with the Town & Country Planning (Development management Procedure) (Wales) Order 2012, the application has been publicised by means of a site notice displayed within the vicinity of the site and letters to neighbouring properties.

No representations have been received as a result of this publicity exercise.

POLICY CONTEXT

Future Wales The National Plan 2040

Policy 1 identifies where Wales will grow and specifically identifies Cardiff Newport and the valleys as a growth area.

Policy 2 supports urban growth and regeneration including the provision of a variety of housing types and tenures.

Policy 7 delivering affordable homes.

Policy 33 reinforces Policy 1 identifying Cardiff Newport and the valleys as a national growth area.

Planning Policy Wales 12 (Edition 12, February 2024)

Provides guidance on matters pertinent to this application, namely: -

- Placemaking in Action: Good Design Making Better Places
- Strategic Placemaking: Previously Developed Land
- Active and Social Places: Living in a Place Activities in a Place: Retail and Commercial Development
- Activities in a Place: Community Facilities Recognising the Special

- Characteristics of Places
- Recognising the Environmental Qualities of Places

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016 – 2031.

The relevant LDP Objectives are: -

- LDP Objective 1 Sustainable Population Growth: To encourage a sustainable level and distribution of population growth.
- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 9 Heritage and Cultural Assets: To protect, enhance and promote and heritage, historic and cultural assets.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.
- LDP Objective 14 Town and Local Centres: To develop the town and local centres as accessible, attractive, viable and vibrant places.

The following development plan policies would apply: -

- Policy SW1 Provision of New Homes
- Policy SW2 Provision of Affordable Housing
- Policy SW3 Sustainably Distributing New Homes
- Policy SW4: Settlement Boundaries
- Policy CW1 Historic Environment
- Policy SW11: Sustainable Design and Placemaking
- Policy SW13: Protecting Community Facilities
- Policy EcW3 Retail Hierarchy Supporting Retail Provision
- Policy EcW5: Town and Local Centre Development

The following supplementary planning guidance is applicable: -

- SPG 2: Planning Obligations
- SPG 4: Sustainable Design

PLANNING CONSIDERATIONS

The key considerations in the determination of this proposal are planning policy compliance, the design and heritage implications of the proposed development, impact on the highway network, the impact on local amenity and any ecology impacts associated with the proposed works.

Planning Policy

The current proposal is located within the Other Growth Area (Policies SW1 and SW3), and within settlement limits where development is allowed subject to proposals

demonstrating compatibility with relevant plan policies and other material planning considerations, (policy SW4). The site also lies within the Treharris Conservation Area (Policy CW1) and is within the Treharris local centre where retail uses are favoured.

Policy SW1 requires the provision of 2250 new homes over the lifetime of the Replacement Local Development Plan and the current submission would provide 10 new homes representing a small contribution to that target. Whilst Policy SW3 expects new homes to be concentrated within the main settlement of Merthyr Tydfil, new homes are also directed to other settlements including Treharris. As such, the proposed development is compliant with the requirements of policies SW1 and SW3 of the LDP.

Policy EcW5 is aimed at enhancing the vitality and viability of town and local centres and sets tests for proposals coming forward for non-commercial uses within those centres. There are already several vacant uses within the local centre and information submitted with the proposal indicates that this building has been vacant since at least 2013. Other vacant units within the local centre have also been advertised for at least six months. These factors suggest that the economic viability of new commercial uses at this location are poor. Additionally, there are also in this instance several commercial units operating within the local centre with shop related and other uses. The proposed development would not result in a dead frontage and would bring back into beneficial use a vacant unit.

As such the proposed flats would not be detrimental to the vitality, attractiveness and viability of the local centre nor would they unacceptably affect neighbouring uses. Considering the above it is considered that the current proposals satisfy the requirements of policies EcW3 and EcW5 of the LDP.

Design and heritage.

The former Salvation Army building is in a poor condition and has been for several years. The proposed renovation of the building involving the provision of external insulation and rendering, re-roofing, the reopening of blocked windows and creation of new window openings and the removal of the unsightly fire escape will deliver a considerable improvement in the appearance of the building and its setting within the wider conservation area. The removal of the shopfront will also deliver a more coherent and consistent frontage to the building, which better reflects the existing rendered properties in the area.

The amenity space at the rear of the building had become overgrown in recent years though attempts have been made to clear at least some of it. The proposed provision of private and communal external space for the residents of the flats would greatly improve the quality and appearance of this space and bring it back into beneficial use. This would also improve views of the space for passersby on the adjacent cycleway.

It is considered that the proposed alterations to the building would deliver a positive impact in terms of its appearance to the benefit of the building itself and to the wider Treharris Conservation Area. The proposed changes would also represent an improvement to the setting of the adjacent and grade II listed Treharris Local Library which itself is currently undergoing improvements. Consequently, the proposed development is considered to comply with policies CW1, SW11 and SW13 of the LDP.

Highways

The existing highway on this part of Perrott Street is one way and considered to be of a sufficient standard to accommodate any additional traffic resulting from the proposed change of use of the building. Whilst the proposals do not involve the provision of any dedicated off-street parking facilities, adequate parking is provided in the nearby public car park south east of the site with additional short-term parking provided on Perrott Street itself. In this regard it is noted that the Head Engineering and Highways has raised no highway safety concerns. As such the proposed development is considered compliant with policy SW11 of the LDP.

Amenity Impacts

Though the property subject of this application is located in the Treharris retail centre, there are several residential properties in proximity to it. It is not considered the change of use to entirely residential would have any adverse impact in terms of issues such as increased noise or disturbance in any meaningful way and would certainly be no greater than residents would have experienced from the last use of the site as the Salvation Army facility. The introduction of a fully residential use at the property would result in habitable room windows being introduced into the front elevation of the property. This though would have no greater impact than existing arrangements in Perrot Street where residential properties all have habitable room windows facing each other across the road and is typical not just of Treharris but most valley towns and villages. Given the above, the proposed development is considered compliant with the requirements of policy SW11 of the LDP.

Ecology

Given the current level of dereliction that the building currently displays it is appropriate that the application has been supported with a Preliminary Ecological Appraisal, Bat Survey and Green Infrastructure Statement. The supporting documents all follow accepted methodology in their research and analysis of the building and its immediate curtilage and none present any circumstance that would support a refusal of the application on ecological grounds. The proposals have been the subject of consideration by the Council's Ecologist and after some negotiation, the proposals are now considered acceptable subject to the imposition of conditions on any permission granted so as to ensure net biodiversity benefit as a result of the proposals and to deal with Invasive Non-Native Species. Given the above the proposed development is considered compliant with the requirements of Policy EnW1 of the RLDP.

Other matters

Whilst the response from Dwr Cymru Welsh Water is appreciated, the development will not involve any increase in run off from the roof of the building and consequently it will not be necessary to apply their suggested condition.

Estates have commented regarding the proposed rear access and the rights of the property owner. These considerations have been drawn to the attention of the applicant's agent and lie outside the scope of the planning process. Moreover, alternative means of access to the rear of the property are available to the developer should the proposed arrangement prove problematic.

CONCLUSIONS

The duty to improve the economic, social, environmental, and cultural well-being of Wales, in accordance with the sustainable development principle, under Section 3 of the Well-Being of Future Generations Act 2015 (“the WBFG Act) has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out in Section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by Section 8 of the WBFG Act.

The proposed development satisfies planning policy in every key aspect including requirements to have regard to the protection of local centres, provision of new housing and conservation. In terms of other material planning considerations, the impact of the proposed development on the highway network is considered acceptable given the town centre location, and residential amenity requirements are adequately met. Having regard to this a positive recommendation is made.

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Site Plan Drawing No. 25-013/P/01
- Proposed Basement and Ground Floor Plan 25-013/P/04 Rev B, received 17.09.2025
- Proposed First, Second Floor and Roof Plan 25-13/P/05 Rev B, received 17.09.2025
- Proposed Elevations 25-013/P/06 Rev D, received 17.09.2025
- Proposed External Works Drawing No. 25-013/P/07 Rev E
- Preliminary Ecological Appraisal, Bat Survey Report & Green Infrastructure Statement Ref:LT285-PEA-BAS-24. Version 2 dated 23.06.2025.
- Outline Method Statement Dated 23.06.2025
- Green Infrastructure Statement & Biodiversity Enhancement dated 07.08.2025

Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.

3. Demolition or construction works shall not take place outside the hours of 08:00 and 18:00 Mondays to Fridays and 08:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **No development shall take place**, or any demolition works or site clearance, until details of a scheme for the eradication of Japanese Knotweed (*Fallopia japonica*, Rouse decaene, *Polygonum cuspidatum*) has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved scheme.

Reason - To ensure compliance with the Wildlife and Countryside Act 1981.

5. **No development shall commence**, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason - In the interests of the highway safety and free flow of traffic and to protect the environment and so as to accord with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. Prior to the occupation of the flats hereby approved details of the cycle parking storage facilities shall be submitted to and agreed in writing with the Local planning Authority. The cycle storage shall be implemented in accordance with the approved details prior to the occupation of the flats and retained thereafter.

Reason - To promote sustainable modes of travel and in the interests of highway safety in accordance with Policy SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

7. The development shall not be brought into beneficial use until details of the bin storage area within the curtilage of the site have been submitted to and agreed in writing with the Local Planning Authority. The bin storage area shall be carried out in accordance with the approved details prior to the occupation of the flats and retained thereafter.

Reason - In the interests of highway safety and to accord with the requirements of Policy SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at

<https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 18.09.2025