

DELEGATED REPORT

Application No:	P/22/0069
Site Address:	McDonalds Restaurant Unit A Cyfarthfa Retail Park Swansea Road Merthyr Tydfil
Development:	Extension of building and provision of an additional drive through booth. Reconfiguration of the drive through lane with associated works to include relocation of 2 existing customer order displays with overhead canopies, installation of a vehicle height restrictor, new island and extended patio area with fencing
Case Officer:	Caroline Pulley
Site Visit:	25th March 2022
Application Expiry Date:	16th May 2022
Consultation reply date expired:	15th April 2022

APPLICATION SITE

The application site relates to the McDonalds Restaurant located in Cyfarthfa Retail Park. The site measures approximately 0.10 hectares and is served by an extensive car parking area, which appears to also be used in association with other businesses on the retail park, i.e. KFC and two other vacant units.

PROPOSED DEVELOPMENT

This application seeks permission for the following works:

- The reconfiguration of the grill parking bays and 'drive thru' lane to provide a side-by-side order point with the construction of a new island for signage and reconfigured kerb lines including associated works to the site.
- Extension and alteration of outside seating areas with new furniture and Button fencing surround.
- The installation of a new Gallows Height Restrictor and 2 Customer Order Displays (COD) and associated canopies and islands.
- Installation of a new close board timber fence (approximately 800mm in height) to replace existing fence to the north of the restaurant building.
- Construction of a 6sqm extension beneath the existing roof canopy along the northern elevation of the restaurant to provide an additional drive through booth.

The new wall would have a cream render finish to match the existing building and would include a window booth finished in grey PPC aluminium.

A number of advertisements to take account of these proposed changes are being considered under advertisement application P/22/0068.

PLANNING HISTORY

P/19/0236 – Erect 4 digital freestanding signs and 1 digital booth screen – Approved: 23rd October 2019.

P/14/0215 - Reconfiguration of existing signage with addition of new signage (due to minor changes to drive thru layout) – Approved: 13th October 2014.

P/14/0214 – Minor alterations to drive-thru, existing corral area to be replaced with new corral area – Approved: 13th October 2014.

P/12/0354 – Alterations to drive thru lane to provide twin point ordering. The installation of two customer ordering display with associated canopies, and the re-configuration of existing signage to suit new drive thru layout – Approved: 4th February 2013.

P/12/0337 – Advertisement consent application to drive thru lane to provide twin ordering point, to include the installation of twin ordering displays with associated canopies and the reconfiguration of existing signage to suit new drive through layout – Approved: 24th January 2013.

P/10/0019 – Refurbishment of external elevations and patio area and other associated external works – Approved: 24th March 2010.

P/10/0013 – Installation of new signage to building and erection of new free standing signage – Approved: 29th March 2010.

CONSULTATION

Head of Engineering: No objection.

Welsh Government Highways Division: No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant

economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EcW6 – Out-of-Town Retailing Areas

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

Principle of the proposed development

The application site relates to an existing restaurant located within the defined settlement limits where new development is considered to be acceptable in principle under Policy SW4 of the local development plan. As there are no residential properties within the immediate vicinity, the key issues to be considered under this application relate to whether the proposed development would have an adverse impact on the character and appearance of the area and access and highway safety.

Impact on the character and appearance of the area

The proposed extension would be located along the northern and south-eastern elevations of the building. It would represent a very modest increase to the floor area of the restaurant, infilling the space beneath the existing roof canopy with a small extension which would be in keeping with the design and finish of the existing building. Such a minor proposal is not considered to adversely impact upon the character and appearance of the application property or the wider area as a whole. The new close board timber fence proposed to the north of the restaurant would be approximately 800mm in height and would replace an existing fence line, which is discretely located behind some shrubbery. As such, this aspect of the development would not have any adverse impact on the surrounding area.

The proposed alterations to the drive thru layout, the re-siting of the canopies, new paved island, a height restrictor and the provision of a new paved outside seating area, furniture and button fencing would be considered appropriate alterations in terms of the layout of the site and the scale and design of the proposed structures. The alterations to the drive thru would be relatively minor (particularly as the proposed materials to be used would match those existing, i.e. kerb edging and the laying of tarmac), and as such would not result in a cluttered and unsightly form of development which would detract from the appearance of this commercial site. Instead, the drive-thru layout alterations seek to update and improve the ordering method to provide a more efficient customer service.

Therefore the proposal is in accordance with Policy SW11 of the local development Plan.

Access and highway safety

The Council's Head of Engineering has raised no objection and as such the proposal is considered acceptable in terms of highway and pedestrian safety.

Accordingly the following 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:

Block plan received on 21.03.22

Proposed Site Plan received on 21.03.22

Existing and Proposed Elevation Plans received on 21.03.22

Tracking for Large Family Car received on 21.03.22

Tracking for Large Transit received on 21.03.22

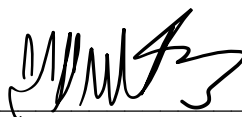
Concrete block paving details received on 21.03.22

Aubrilam Furniture Details received on 21.03.22

Gallow Height Restrictor and McDigit Canopy Brochure Date received 21.03.22

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

22/4/22