

DELEGATED REPORT

Application No: P/25/0034

Site Address: Garages At Yew Close
Gurnos
Merthyr Tydfil
CF47 9SD

Development: Demolition of garage block to create parking bays

Case Officer: Rebecca Owens

Site Visit: 26th February 2025

Application Expiry Date: 26th August 2025

Consultation reply date expired: 19th March 2025

APPLICATION SITE

The application relates to a parcel of land containing a number of garages. These are located within a high density residential area within the settlement boundary. The site is bound by a highway to the south east and dwellings on all remaining sides.

PROPOSED DEVELOPMENT1

Full planning permission is sought for the demolition of a two rows of garages (fourteen in total) located centrally within the site to create a parking area. This would comprise of two rows of parking bays providing fourteen parking spaces (each 5m by 2.6m in size). The parking area would be surfaced in new Marshalls Piora block paving which would tie into the existing concrete surfacing on either side. Three new street lights would be installed at intervals between the two rows of spaces.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering and Highways	No objection
Planning Policy	No objection
Ecologist	No objection subject to controls in relation to lighting

Environmental Health

No objection subject to conditions

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection
- EcW9 District Heating

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary and as such the principle of development is acceptable subject other relevant policies and material planning considerations.

The proposal would result in the demolition of fourteen garages which are in varying states of repair and with a number featuring metal gating to the fronts. These do not provide any positive contribution to the character or visual amenities of the area and as such their removal and replacement with a car park would improve the overall appearance of the

area. Consequently no concerns are raised in this respect and the proposal would therefore comply with Policy SW11.

Regard has also been had to the impact of the proposal on the residential amenities of the neighbouring occupants and in this respect it is noted that the site is surrounded by dwellings. There would be no adverse impact on these properties as a result of the demolition of the garages and the creation of a car parking area. The car park would provide the same number of spaces and as such should not result in any additional comings and goings or noise and disturbance. However, it is recommended that a condition controlling the hours of demolition and construction is included in any permission issued to ensure that there is no adverse impact on local residents as a result of these works during anti social hours. It is recognised that the proposal includes three street lights but having regard to their siting and distance from the properties it is not considered that these would result in any harmful glare or light annoyance to the surrounding dwellings. Accordingly, the proposal is found to be acceptable in terms of residential amenity and in accord with policies SW11 and EnW4.

The proposal has been considered by the Head of Engineering and Highways and no objections have been received with respect to highway safety. The development would provide the same number of parking spaces so there would be no loss of parking provision and similarly, the development would not generate any additional traffic or highway movements. The proposal is therefore deemed to be acceptable in this respect.

Following a combination of walkover and building inspection surveys a building inspection report has been submitted in support of the application. This concludes that the site comprises entirely of hardstanding and buildings which are found to be of negligible ecological value. The planning department's Ecologist has considered this document and is satisfied that there would be no adverse impact on ecology subject to its recommendations and the provision of swift boxes as a means of enhancement. It is noted that the Ecologist has raised some concerns with respect to the colour temperature of the lighting which appears to be available at either 2700K, 3000K or 4000K. However, this can be conditioned to ensure that the colour temperature does not exceed 2700K in accordance with his recommendations. He has also raised issue with the lighting operating all night and its potential impact on bats and insects. However, the agent has highlighted that there is an issue around the existing garages due to lack of natural surveillance and antisocial behaviour and it is acknowledged that lighting would help to improve the visibility of the area and as such negate such problems. It is also noted that there is existing street lighting in the area which would suggest that the level of darkness is already impacted by this. Having regard to the need to create a safe environment and the existing light pollution, on balance it is not considered justified to refuse permission as a result of the lighting or indeed to restrict its hours of operation.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes the demolition of garages to create a parking area and thus relates entirely to an area currently covered by hard surfacing and buildings, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement/net benefit to biodiversity would be provided by installation of two swift boxes which would be secured by condition. This would contribute to the wider green infrastructure objectives and as such the proposed development would therefore comply with LDP Policy EnW1.

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 (Wales) 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 at 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.

Accordingly the following recommendation is made:

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

CONDITIONS/REASONS:

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:

Drawing Title: Proposed Site Plan, Drawing Number: A1.3 Rev. A, Received 1 July 2025.

Drawing Title: Proposed Context Elevations, Drawing Number: A1.4 Rev. A, Received 1 July 2025.

Drawing Title: Existing and Proposed Cross Sections, Drawing Number: A1.6 Rev. A, Received 1 July 2025.

Drawing Title: Biodiversity Enhancement Plan, Drawing Number: A1.7, Received 1 July 2025.

Drawing Title: Drainage Details, Drawing Number: 21417_501 Rev.02, Received 20 June 2025.

Drawing Title: Drainage Plan, Drawing Number: 21417_500 Rev.02, Received 20 June 2025.

GenSUN 10W LED Solar system - Technical/Information Sheet, Received 1 July 2025

Drawing Title: Flow Exceedance & Catchment Area Plan, Drawing Number: 21417_502 Rev.02, Received 20 June 2025.

Building Inspection Report Document produced by Soltys Brewster Ecology, Ref: E25132001/DOC 01 - JUNE 2025, Received 1 July 2025

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

3. The development hereby approved shall be carried out in accordance with the conclusion and recommendations set out in section 5.0 of the Building Inspection Report (Ref: E25132001/DOC 01 - JUNE 2025) and two swift boxes shall be erected in accordance with paragraph 5.6 of this document and the Biodiversity Plan (drawing no. A1.7) within 3 months of works commencing on site. The swift boxes shall be retaining in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

4. The lighting shall be installed in accordance with the approved details listed in condition 1 and shall not have a colour temperature exceeding 2700k.

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 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.

RECOMMENDATION ENDORSED *G. Davies*

Director of Neighbourhood Services
PP

DATE: 18th July 2025