

DELEGATED REPORT

Application No: P/25/0050

Site Address: 140 High Street
Cefn Coed
Merthyr Tydfil
CF48 2PL

Development: Solar panels to main roof and side gable elevation

Case Officer: Kate Glover

Site Visit: 6th March 2025

Application Expiry Date: 22nd April 2025

Consultation reply date expired: N/A

APPLICATION SITE

The application relates to an end of terrace building located on the High Street, Cefn Coed. The building has two storeys with a double pitched roof and is traditional in character and appearance with external materials comprising of rendered elevations and concrete tiles on the roofs. There is a pitched roof dormer extension in the front roof slope and another in the roof slope directly behind.

PROPOSED DEVELOPMENT

This application seeks planning permission to install solar panels on the front (southeast), rear (northwest) roof elevations and on the sidewall (southeast) of the of the property.

The solar panels would be black in colour and be attached to the roofs and elevations with brackets. The arrays of solar panels on the roof areas would each occupy an area of approximately 4.0m², the panels on the sidewall would occupy an area of approximately 18.2m² and the panels would project above the roof pitch and elevation by approximately 0.08m in total.

PLANNING HISTORY

The relevant planning history is summarised below:

P/00/0112	Change of use of first and second floor from Complementary Therapy Centre to self contained flat. Granted 04 May 2000
P/98/0429	Conversion of existing off licence and 1 bed flat into a complementary therapy centre Granted 12 Nov 1998

CONSULTATION

Consultations were not carried out as part of this application.

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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

Local Policy

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience
- EcW8 Renewable Energy

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, July 2013

Note 5 – Nature and Conservation, May 2015

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed introduction of PV solar panels would be acceptable in principle, the visual impact, impact on residential amenity and impact on ecology.

Principle of Development

The application site lies within the settlement boundary – Primary Growth Areas. New development in such areas is supported by LDP Policy SW4 provided it complies with other relevant planning policies.

Given the nature of development, LDP Policy EnW8 is also relevant. This policy states that the use of renewable energy will be supported as a means of reducing local carbon footprint.

The proposed development is therefore acceptable in principal and would comply with LDP Policies SW4 and EnW8.

Visual Impact

The proposed development, as described above, seeks to introduce solar panels on the front and rear roof slopes and the sidewall of the premises.

The roof slopes are visible to varying degrees from public viewpoints around the premises. The method of positioning the black coloured solar panels on the roof slopes would not result in a development that would be significantly detrimental to the street scene by passers-by. It is noted that long distance views of the sidewall of the property are partially obscured by a terrace of properties (southeast) which results in the solar panels becoming visible at approximately 63m, when approaching the property from the southeast. It is also noted that the application site is not within a conservation area nor is it near any Listed Buildings. As such a refusal based on the sidewall solar panels causing a detriment to the visual qualities of the area would not be warranted in this instance.

As such, the proposal meets the requirements of LDP Policies CW1 and SW11.

Residential Amenity

Given the nature and siting of the development, the proposal would not cause any harm upon the surrounding residential amenity.

It is also noted that, no representations were received following the publicity exercise.

As such, the proposal meets the requirements of LDP Policy SW11.

Ecology

The Planning Ecologist has suggested that a Preliminary Bat Roost Assessment (PRA) should be undertaken. It is noted that the roof spaces below the location of the solar panels are used as living accommodation. It is also noted that the solar panels will be fixed on rails above the roof plane and away from the edges of the roof. It is considered in this instance that given the location and nature of the proposed works this is not considered to be proportionate or necessary to require the applicant carryout a PRA. Instead, it is considered that a suitably worded informative

should be attached to any consent informing the applicants of their responsibility when undertaking works in relation to European Protected Species.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

As such, the proposal meets with the requirements of LDP Policy EnW1.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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:

Drawing Title: Proposed Plans, Drawing No: PH-02, Rev A, Received on 25 February 2025

Drawing Title: Sections, Drawing No: PH-03, Rev A, Received on 18 March 2025

PV Module, Installation Manual, Longi, Received on 25 February 2025

Hi-MO 6 Explorer, LR5-54HTB, 415~435M, Longi, Received on 25 February 2025

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained 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 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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 01.04.2025

