

DELEGATED REPORT

Application No:	P/20/0306
Site Address:	Building Block Pre School Heolgerrig Merthyr Tydfil
Development:	Proposed office
Case Officer:	Caroline Pulley
Site Visit:	15th December 2020
Application Expiry Date:	4th February 2021
Consultation reply date expired:	5th January 2021

APPLICATION SITE

The application site relates to a pre-school crèche located to the rear of the Nation Changers Building in Heolgerrig. The building is located alongside the entrance of a relatively new housing estate. It is bound by a concrete wall and metal fencing along its far western boundary and weld mesh fencing to its south-western boundary. The proposed office cabin would be located within the far north-western corner of the site. This area is set at a lower level to the highway.

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of an office cabin alongside the western side elevation of the pre-school building. The proposed cabin would be orientated to face the side elevation of the existing building. It would measure 2.68m wide, 4.9m in length and 2.6m in height. The external walls of the cabin are to be finished in plastisol-coated galvanised steel cladding, colour mushroom. The windows and doors would be made from aluminium and would be white in colour. The roof would be covered in profiled plastisol-covered galvanised steel, colour Terracotta.

To the south of the proposed office cabin, it is proposed to construct a 1.25m high block retaining wall and a 1.2m high hooped fence.

PLANNING HISTORY

P/17/0030	Variation/removal of condition 1 of planning permission P/14/0047 Approved – 07.03.2017
P/14/0047	New building to provide a new flying start crèche Approved subject to conditions – 28.03.2014

CONSULTATION

Head of Engineering	-	No objection.
The Coal Authority	-	No objection.
Welsh Water	-	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

Planning Policy Wales (PPW) Edition 10 (December 2018) 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 TANs to this application are 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 EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

PLANNING CONSIDERATIONS

In terms of visual amenity, whilst the building would be sited adjacent to the highway, it would be set down from the level of the road and as such, it would be screened behind the existing retaining walls, which form the western boundary of the site. Taking this into account, the cabin would have a limited visual impact on the character and appearance of

the area. Moreover, the agent has confirmed that the external walls of the cabin would be finished in a similar colour to the existing building. This would help to ensure that the cabin would blend into its surroundings and would not appear overly out of place. Therefore, whilst there is concern that the building would resemble a portacabin, on balance, given the location of the building and its height in relation to the adjacent road, the proposal is considered acceptable.

In terms of residential amenity, the office cabin would not have any significant impact. Its siting next to the highway and to the rear of the Nation Changers Building limits any potential impact. Moreover, no letters of objection or representation have been received as a result of the publicity exercise undertaken with neighbouring residents.

Turning to highway safety, given that the building would be used in connection with the existing pre-school, the development would not give rise to a significant increased level of traffic or comings and goings. It is also noted that the Council's Head of Engineering has not raised any objections to the scheme. Finally, the Coal Authority has not raised any objections in relation to historic coal mining and ground stability issues.

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

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 010(P) received on 13.01.2021

Drawing 05(P) received on 12.12.2020

Drawing 07(P) received on 12.12.2020

Drawing 09(P) received on 12.12.2020

Drawing 03(P) received on 12.12.2020

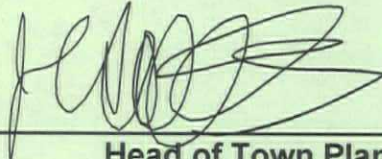
External finishing details as provided within agent's email dated 18.01.2021

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

RECOMMENDATION ENDORSED

DATE:

19/1/21


Head of Town Planning