

DELEGATED REPORT

Application No: P/21/0240

Site Address: Land Opposite 62/64 Oak Road
Gurnos
Merthyr Tydfil

Development: Construction of communal parking bay (for use of existing residents)

Case Officer: Caroline Pulley

Site Visit: 19th July 2021

Application Expiry Date: 14th September 2021

Consultation reply date expired: 12th August 2021

APPLICATION SITE

The application site relates to a grassed area of land surrounded by a number of residential dwellings in the residential area of Gurnos. The site in particular relates to a broadly rectangular section of land within the south-eastern part of the green area. This area slopes from west to east and north to south and is located on the opposite side of the road to the front elevations of 62 and 64 Oak Road. The remaining area of land is generally open in nature and contains three trees. An existing parking bay is located along the south-western boundary.

PROPOSED DEVELOPMENT

This application seeks planning permission for the creation of a parallel parking bay on land opposite the front elevations of 62 and 64 Oak Road. The parking bay would consist of three parking spaces each measuring 6.4m long and 2.6m wide. The bay would be covered with permeable paving. It would be formed by cutting into the existing embankment by just over a metre. The land surrounding the bay would be regraded to form a new embankment.

PLANNING HISTORY

There is no recent planning history relating to the site.

CONSULTATION

Head of Engineering: No objection.

Environmental Health Manager: 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 site notices were 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 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

Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The proposal relates to a parcel of open grassed land located on a residential street. Whilst the loss of part of this open grassed area is not desirable, only a small part of the green area would be lost. Moreover, parking bays such as this are not uncommon within residential areas and as such, a modest proposal such as this would not appear out of place or uncharacteristic. Indeed, there is already a similar parking bay situated along the western side of this green area. The loss a small section of open grassland also has to be

weighed against the potential benefits that the proposal would bring by removing some vehicles off the highway which would help to alleviate on-street car parking pressures. Accordingly the Council's Head of Engineering has not raised any highway safety concerns to this scheme.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding residents. In this respect, it is noted that the proposal would have the greatest impact on the occupants of numbers 62 and 64 Oak Road as the parking bays would be sited directly to the front of these two dwellings. It is recognised that there could be an element of noise and disturbance to these properties associated with the parking bays as a result of them being for public use and as such uncontrolled and unrestricted (which also allows them to be used any time day or night). However, the parking bay is relatively small and the spaces are likely to be used by residents and their visitors. Consequently, it is not considered that the parking bays would generate a substantially greater level of noise and disturbance than that which already exists, with cars being parked within the bays as opposed to on the adjacent highway.

Taking into account the above, the proposal is deemed to be acceptable in terms of highway safety, parking and both visual and residential amenity. As such it is in accordance with Policy SW11 of the LDP.

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:

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 No. 04 Rev B received on 08.07.2021

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

INFORMATIVES

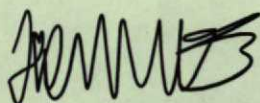
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. The developer is advised to contact Merthyr Tydfil County Borough Council's Highway Division regarding any retaining works or other works affecting the highway before construction works commence. This approval is independent of the approval of planning permission.
3. The applicants/developers attention is drawn to the potential problem to neighbouring properties arising from the creation of noise and dust during the construction process. To avoid unexpected and unnecessary enforcement action by the Environmental Health, the applicants/developers are advised to contact the Environmental Health Section prior to the commencement of development to agree an appropriate method of noise and dust suppression.

The developer must ensure that all waste arising from the site is disposed of at a site licensed for its reception. Under no circumstances shall waste be burnt on site.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

13/8/21