

DELEGATED REPORT

Application No: P/20/0310

Site Address: Troedyrhiw Boys And Girls Club
Bridge Street
Troedyrhiw
Merthyr Tydfil
CF48 4DX

Development: Erection of a canopy

Case Officer: Rebecca Owens

Site Visit: 21st December 2020

Application Expiry Date: 2nd February 2021

Consultation reply date expired:

APPLICATION SITE

The application relates to a parcel of land within a boys and girls club, which is adjacent to the main building. The site is located in the settlement of Troedyrhiw and is within the settlement boundary. It is located in close proximity to the River Taff, which is to the west of the site and also the Afon Taff Site of Importance for Nature Conservation, which is to the north west. It is also within a B Flood Zone.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a canopy off one of the south western facing elevations of the building to provide shelter for children using the facility. The canopy itself would be 6m in width and would project off the face of the building by 4m. with a maximum height of 3.4m sloping to a height of 3m. The canopy would be supported on a powder coated steel frame. While the north western side of the frame would be just slightly longer than the canopy roof, the south eastern side would project out for a distance of 6m.

PLANNING HISTORY

Whilst there are a number of previous planning applications and permissions relating to the wider site, there is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance but comments regarding the ecological impact of the proposal have been provided by the Planning Division's Ecologist.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

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 place making
- SW13: Protecting and Improving Local Community Facilities
- EnW1: Nature Conservation and Ecosystem Resilience 59.
- EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

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

- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The proposed canopy would be erected in a relatively discrete position off one of the south western facing elevations of the existing building (partly obscured on one side by another south western elevation which projects out further). In addition to its discreet siting, the proposed canopy is also considered to be of an acceptable scale in relation to the existing building. It is acknowledged that the proposal would introduce a new element to the building, namely a canopy, but given the relatively modern design of the building and the siting of the canopy, it is not considered that it would appear incongruous or harm the character or visual appearance of the building. It is also acknowledged that features such as these are common place on community buildings and childcare facilities and as such it would not represent a discordant addition. The proposal is therefore found to comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the canopy on the residential amenities of the surrounding occupants. In this respect it is noted that the wider boys and girls club site is directly adjoined by a number of dwellings within Enoch Morrell Close. However, these are located over 100m to the south east of the site and the development would be obscured from these properties by the existing building. As such, the proposal would have no impact on these occupants. Similarly, whilst there are also some dwellings located to the west and south west, these are on the opposite side of the River Taff. Whilst these properties maybe able to see the canopy, views would be partly obscured by the intervening vegetation and the distance would ensure that there was no harmful impact on these households. It is also noted that no representations were received following the publicity exercise. In view of this, the proposal is found to be in accord with Policy SW11.

Whilst the application site is located within close proximity to the River Raff and Afon Taff SINC, the proposal is relatively small in scale with minimal construction works required. In

addition, it is noted that the division's ecologist has not objected to the application or sought further ecological information through survey works. As such, the impact of the development in this respect is deemed to be acceptable and would not conflict with Policy EnW3 of the LDP.

Finally, despite being located within a B Flood Zone, given the scale and nature of the development proposed no concerns are raised in this respect.

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 Elevations. Proposed Canopy shown in Red, Drawing Number: 03(P), Received on 8 December 2020.

Drawing Title: Proposed Plan. Proposed Canopy shown in Red, Drawing Number: 04(P), Received on 8 December 2020.

Drawing Title: Elevations and Plan of Proposed Canopy, Drawing Number: 05(P), Received on 8 December 2020.

Drawing Title: Proposed Block Plan, Drawing Number: 07(P), Received on 8 December 2020.

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

INFORMATIVES

1. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding

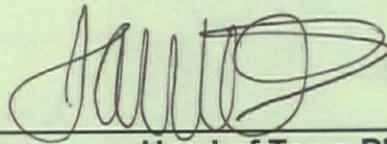
season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

2. 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

12/1/21