

DELEGATED REPORT

Application No: P/19/0284

Site Address: Land North Of Pant Industrial Estate
Bryniau Road
Pant
Merthyr Tydfil

Development: Variation of condition 1 of P/19/0272 to amend the approved scale parameters

Case Officer: David Cross

Site Visit: 7th November 2019

Application Expiry Date: 31st December 2019

Consultation reply date expired:

APPLICATION SITE

This application relates to an area of land that is broadly triangular in shape measuring approximately 0.89 of a hectare. The northern boundary of the site (158m in length) provides a prominent frontage onto the main highway (Bryniau Road), with the open countryside beyond, which forms part of the Merthyr Common. To the south-east of the site is Pant Industrial Estate, with a car park, commercial building and associated external storage area, which abut the boundary. There is also an existing palisade gate which provides access from the application site into the industrial estate. To the south-west, the site is bound partly by an enclosed basketball court and vacant land with playing fields beyond.

The site itself comprises a large area of open grassland that is enclosed partly by a post and wire fence and palisade fencing. The land slopes down from the north to the south with a steep embankment along the northern boundary. There are no significant features within the site other than a small number of bushes and a few mature trees adjacent to the southern boundary.

PROPOSED DEVELOPMENT

This application seeks permission to vary condition 1 of permission P/19/0272 to amend the approved scale parameters.

Condition 1 states:

The proposed development shall be carried out in accordance with the scale parameters as shown on the approved indicative site layout plan (Dwg No. 2449 C.La.2 Rev A).

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

On the approved indicative site layout plan the scale parameters for each dwelling are set out as 4.4m to 7.5m wide by 7.5m to 10m deep and 7m to 9.5m high.

It is proposed that condition 1 be varied to the following, to draw reference to a revised indicative layout plan which sets out the amended scale parameters:

The proposed development shall be carried out in accordance with the scale parameters as shown on the approved indicative site layout plan (Dwg No. 2449 C.La.2 Rev B).

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

The amended indicative site layout plan (Revision B) proposes the scale parameters be split into three categories to give greater flexibility in the different types of residential accommodation that could be provided within the site. These are as follows:

- Houses would measure between 5.8m to 10.1m wide by 5.6m to 9.2m deep and 7.4 to 10.2m high.
- Apartments would measure between 7.2m to 8.7m wide by 9.7m to 11.2m deep and 10.5m to 13.7m high.
- Bungalows would measure between 8m to 11m wide by 6m to 9m deep and 3.8m to 6.9m high.

The amended scale parameters generally seek to increase the potential size of the residential units, both in terms of their footprint and their height. This would also enable the potential for three storey apartment buildings to be incorporated into the future development of the site.

PLANNING HISTORY

P/19/0272 - Non material amendment to planning permission P/18/0392 to vary the approved scale parameters.

Permission GRANTED on 24.10.2019

P/18/0392 - Residential development (Outline)

Permission GRANTED on 07.02.2019

P/18/0257 - Residential development (Outline)

Application WITHDRAWN on 26.10.2018

CONSULTATION

No consultation exercise was carried out.

PUBLICITY

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

No representations were received as a result of the publicity exercise.

POLICY CONTEXT

The following policies are relevant to the determination of this application:

National planning policy

Planning Policy Wales (PPW), Edition 10, December 2018:

Para 3.5 – 3.15 sets out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Technical Advice Notes (TAN):

- TAN 12, Design, March 2016

Local planning policy

Merthyr Tydfil Local Development Plan (LDP) 2006-2021:

- BW7 - Sustainable design and place making

PLANNING CONSIDERATIONS

The main consideration of this application relates to whether the proposed changes to the scale parameters for the residential development would have an adverse impact on the character of the area or impact on the amenities of neighbouring properties.

The proposed development would be located adjacent to the Pant Industrial Estate, which generally comprises a number of large industrial type buildings, typically of a portal frame construction. To the east, within close proximity of the site are a number of two storey terraced and semi-detached properties that front on to Bryniau Road, which are of a traditional form but have had a number modern addition introduced over time.

The integration of the development within its local context would largely depend on the relationship it has with the Bryniau Road, which presents a particularly long frontage. The development would be seen in the context of the nearby residential properties with the potential to contribute to the wider streetscene. The development would also be visually prominent from the open countryside to the north of the site.

In terms of scale, the provision of two storey dwellings adjacent to the main highway would be most appropriate as this would enable the proposal to integrate well within its local context. Due to the embankment which runs alongside the highway, these dwellings would likely be positioned at a lower ground level. Furthermore, due to the sloping nature of the

site, there would be capacity to appropriately integrate three storey apartments, particularly in the southern (lower) part.

The site is sufficiently separated from other nearby residential properties to enable the design of the development to take on a modern approach, which may include a range of house types. The proposed scale parameters would also enable some flexibility in the building design to respond to the varying levels of the site without detrimental impact on the character or appearance of the area. Given the location of the site, the proposed scale parameters would not give rise to adverse impacts on the amenities of existing residents, the nearest being a row of terraces (approx. 25m from the north-east boundary) which front onto Bryniau Road. Accordingly, the proposed amendments to the scale parameters are deemed to be acceptable and would comply with policy BW7 of the LDP.

The proposed variation to the wording of condition 1 is acceptable and would essentially be the same as that imposed on permission P/19/0272, with the exception that it now draws reference to scale parameters on the revised indicative site layout plan (Dwg No. 2449 C.La.2. Rev B).

CONCLUSIONS

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.

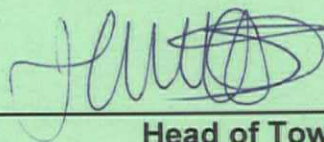
For the above reasons, the proposed variation of condition 1 of permission P/19/0272 is acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

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

1. The proposed development shall be carried out in accordance with the scale parameters as shown on the approved indicative site layout plan (Dwg No. 2449 C.La.2 Rev B).

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

2/12/19.