

DELEGATED REPORT

Application No: P/22/0067

Site Address: Bedlinog Rugby Football Club
High Street
Bedlinog
CF46 6TG

Development: Erection of toilet block extension & associated levelling of land & retaining wall

Case Officer: David James

Site Visit: 24th March 2022

Application Expiry Date: 12th May 2022

Consultation reply date expired: 12th April 2022

APPLICATION SITE

The application site relates to a single-storey building, which is the clubhouse for Bedlinog RFC, located within the settlement of Bedlinog and within the Cwm Felin Conservation Area. The property faces northwest onto Bedlinog High Street, and is bound by a garage to the north, undeveloped hillside to the east and south (a surgery and dwellings are also located to the south), and a church and dwellings to the west.

The application lies within the settlement boundary (and Other Growth Area) as designated within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey extension, with associated internal and external alterations, on the northeast elevation of the building. The proposal also includes engineering works, comprising the levelling of land to accommodate the extension, and the erection of a retaining wall.

The proposed extension would measure 3.3m wide, 3.6m deep and 3m high, incorporating a flat roof. The extension would contain a disabled toilet. It would have a window in its northeast side elevation. The walls of the extension would be rendered, and the window would be white upvc. The roof would be of glassfibre construction.

The proposed retaining wall would be erected to the northeast of the existing building and proposed extension. It would be 1m in height and would have a rendered finish.

PLANNING HISTORY

P/13/0022	Toilet block extension and installation of new windows and doors Approved 20/08/13
P/06/0584	Erection of conservatory and decking to rear of building Full Approval 18/12/06

CONSULTATION

Engineering and Highways Manager	No objection
Ecologist	No objection
Environmental Health Manager	No objection
Welsh Water / Dwr Cymru	No objection, subject to conditions

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties, and a notice was displayed in the vicinity of the site.

No letters of objection were received following this publicity exercise. A letter of concern, relating to the position of utilities was received, but this did not contain an objection to the development.

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 CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property, the wider street scene, as well as that of the Cwm Felin Conservation Area. The impact on the amenity of neighbouring residents is also an important consideration.

The proposed extension would be somewhat visible from the street scene. However, it would be set back approximately 22m from the front elevation of the building, would be small in scale, and have a flat roof. Additionally, it would be sited to the northeast of the existing building, and would therefore be screened from certain viewpoints. As such, this would mitigate how readily visible it would be. Furthermore, it is considered to be of an acceptable design (being typical of an extension on such a building). The external finishing materials would mainly match the existing building. Taking these factors into account it is not considered that the extension would have an adverse impact on the appearance of the building, the wider street scene, or the Cwm Felin Conservation Area. In this respect, the proposal is found to be in accord with policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. Having regard to the siting and small scale of the extension and the associated works, the proposal is not considered that the proposal would have a harmful impact upon the privacy or amenities of nearby occupiers. As such, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 of the LDP.

The Council's Ecologist and Environmental Health Manager have recommended conditions in relation to the development. However, given the relatively small scale of the development, these are not considered necessary in this instance.

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:

hdw/ph/bed.02b - Proposed Plan, Elevations and Sections received 25th April 2022

hdw/ph/bed.03 - Sections, Details and Notes received 17th March 2022

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

3. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

INFORMATIVES

1. The applicant / developer is strongly advised to liaise with the relevant utility providers, in relation to any connections to the public sewer and/or to any works

which affect the line of or are in close proximity to existing public sewers, water mains, wires, pipes or other utility infrastructure.

2. 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.

3. 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.

4. The developer is advised to liaise with the County Borough Council's Head of Engineering regarding this proposal, which involves works which affect the line of a public sewer. A Notice under Section 18 of the Building Act 1984 in respect of a proposal to build over a public sewer must be signed before siteworks commence where relevant.
5. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul

Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries, please contact us on 0800 917 2652 or via email at developer.services@dwrcymru.com

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

24/4/22