

INTERNAL MEMORANDUM

To: Rebecca Owen - Development Management Case Officer
Reference: P/21/0194

From: Planning Policy and Implementation Section
Please ask for: Natasha Lade
Extension: 6220

Date: 9th June 2021

Policy observations in respect of the request for planning application advice on application number P/21/0194 at Autumn Leaves, Grawen Lane, Cefn Coed, Merthyr Tydfil, CF48 2NP.

1. Proposed Development

The pre-application being considered is for a new unit to provide additional holiday accommodation at Autumn Leaves, Grawen Lane, Cefn Coed, Merthyr Tydfil.

2. Development Plan Framework

National Planning Policy

Future Wales – The National Plan 2040

Future Wales – The National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system. Matters relevant to this application include:

Health – page 22, Economy – page 34, Commuting, Broadband – page 40, Transport Infrastructure – page 42, Housing page – 50 and the regions – pages 133, 160, 167 & 175.

Planning Policy Wales (Edition 11, February 2021)

Planning Policy Wales provides guidance on matters relevant to this application, namely:

- Strategic & Spatial Choices: Good Design Making Better Places (paragraphs 3.5-15); Promoting Healthier Places (paragraphs 3.19 - 23) and Previously Developed Land (paragraph 3.51).

- Active and Social Places: Sustainable Transport (paragraph 4.1.10); Active Travel (paragraph 4.1.30) Traffic management (paragraphs 4.1.43-55).
- Productive and Enterprising Places: Sustainable Buildings (Paragraphs 5.8.1 - 6) and Tourism (paragraphs 5.5.1, 2 & 4).
- Distinctive and Natural Places: Integrating Green Infrastructure and Development (Paragraph 6.2.4 & 5); Landscape (paragraph 6.3.3); and Framework for Addressing Air Quality and Soundscape (Paragraphs 6.7.6-8, 14 & 26).

Technical Advice Note 13: Tourism (October 1997).

Technical Advice Note TAN 18: Transport (March 2007).

Technical Advice Note 12: Design (March 2016).

Local Planning Policy Framework

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016 - 2031)

The relevant LDP Objectives are –

- *LDP Objective 4: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.*
- *LDP Objective 6: To promote high quality, sustainable and inclusive design and support measures, which mitigate the predicted effects of climate, change.*
- *LDP Objective 7: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.*
- *LDP Objective 10: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.*
- *LDP Objective 15: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry and*
- *LDP Objective 18: To promote the efficient use of resources and ensure an integrated network of waste management facilities.*

The following local development plan policies would apply: -

- *Policy SW4: Settlement Boundaries.*
- *Policy SW11: Sustainable Design and Placemaking.*
- *Policy SW12: Improving the Transport Network.*
- *Policy CW1: Historic Environment.*
- *Policy EnW1: Nature Conservation and Ecosystem Resilience.*
- *Policy EnW4: Environmental Protection.*
- *Policy EnW5: Landscape Protection and*
- *Policy EcW7: Tourism, Leisure and Recreation Development.*

The following Supplementary Planning Guidance is also applicable: -

- **Merthyr Tydfil Local Development Plan - Supplementary Planning Guidance Note 4: Sustainable Design (July 2013).**

- Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 2: Planning Obligations (March 2012).
- Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design (July 2013).
- Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 5: Nature and Development (May 2015).

3. Policy Considerations

The Council formally adopted The Merthyr Tydfil County Borough Council Replacement Local Development Plan (RLDP) (2016 - 2031) in January 2020. This Policy advice therefore considers the development proposal against the policies contained within it.

The application site is located within the residential area of Cefn Coed, which lies within the *Primary Growth Area* settlement boundary, where Policy SW4 applies. Here new development is considered acceptable in principle; subject to the proposal, being compatible with the Plan's other policies and all other material considerations.

The proposed application site lies within the curtilage of a large detached residential dwelling where a former single storey pool house has permission to be converted into self-contained holiday accommodation granted in 2016. Policy EcW7 states that Tourism, leisure and recreation development within settlement boundaries is generally supported, where they satisfy the Plan's other policies and although not the case here, particularly where they aid the revitalisation and regeneration of the Town and Local Centres.

Policy SW9 relates to Planning Obligations, given that the proposal is for one residential unit, on-site provision of affordable housing or open space, or a financial contribution towards affordable housing, would not be sought. However, Community Infrastructure Levy (CIL) is chargeable on residential development in this part of the County Borough.

Given the proposal is for a new building within an existing residential area, Policy SW11 is applicable. This advises that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. It states that where appropriate, new development will be required, amongst other things, to:

- be appropriate to its local context in terms of scale, height, massing, elevation treatment, materials and detailing, layout, form, mix and density.
- integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape.
- not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design.
- contribute to the provision of green infrastructure, including open space in accordance with the Council's standards, sustainable drainage systems where appropriate, and ensure that the County Borough's network of green infrastructure is accessible and connected.

- allow access for the widest range of people possible and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards.
- Incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques.
- minimise the demand for energy and utilise renewable energy resources.
- provide and protect utility services and infrastructure without causing any unacceptable environmental impacts.
- incorporate measures to improve ground and surface water quality wherever possible.
- provide adequate facilities and space for waste collections and recycling and
- promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.

Given that the access track is to be widened resulting in two of the existing approved five car parking spaces being relocated with an additional three more car parking spaces provided to the frontage of the new building, Policy SW12 and the views of the Highways and Drainage Engineer are relevant.

Policies EnW1 and EnW5 relate to biodiversity and ecosystem resilience and the wider landscape respectively. Given that the proposed building and car parking would be sited in areas of mature vegetation, with the removal one mature tree in particular, the views of the Council Ecologist and Landscape Architect are relevant.

Finally, Policy EnW4 states that development proposals will be required to demonstrate that they would not result in an unacceptable impact on people, residential amenity, property, and / or the natural environment from either:

- Pollution of land, surface water, ground water and the air.
- Land contamination.
- Hazardous substances.
- Land stability.
- Noise, vibration, dust, odour nuisance and light pollution; or
- Any other identified risk to public health and safety.

To this end, the views of the Public Health Officer should be sought. Where impacts are identified the applicant should be required to demonstrate that appropriate measures can be incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level. Planning conditions may be imposed, or legal obligation requested to secure any necessary mitigation and monitoring processes both during and post construction.