

DELEGATED REPORT

Application No: P/21/0293

Site Address: The Marshalls
Lewis Square
Abercanaid
Merthyr Tydfil
CF48 1YL

Development: Retention of replacement of storage unit

Case Officer: David Cross

Site Visit: 18th August 2021

Application Expiry Date: 10th February 2022

Consultation reply date expired: 2nd September 2021

APPLICATION SITE

This application relates to an area of land that lies adjacent The Marshalls, measuring approximately 0.02 of hectare. The northern part of the site previously formed part of a grassed embankment and the southern part lies within the residential curtilage, which previously accommodated a storage shed that has since been removed.

The site is bound to the north by a grassed embankment and access track that serves a campsite (The View). To the east is an access lane and a small group of detached bungalows. On all other sides is the garden area of The Marshalls.

PROPOSED DEVELOPMENT

Full planning permission is sought for the retention of a replacement storage building located on land to the north of The Marshalls and adjacent to the access land serving the campsite. It is noted in the Supporting Statement that the previous storage building was significantly damaged following a storm, rendering the building no longer fit for purpose. The new structure was then built, at the time without planning permission, due to the need to provide a secure facility for the various tools and equipment.

It is proposed that the building will primarily be used in conjunction with the existing campsite to the north of the site. The supporting statement notes the building is to be used for the storage of machinery and equipment, such as a tractor, quad, grass topper, lawn mower, hedge trimmer, grass blower, chain saws, ladders and trailers etc. It was initially intended to also be used to store animal feed/bedding for the on-site Alpacas, including hay/straw, feed bins, and fence posts etc. During the site visit, it was noted by the applicant that the animal feed would no longer be stored in the building and instead it will just provide storage for tools and equipment used as part of the maintenance of the campsite.

The storage building, as built, measures 9.4m wide by 18.4m deep and 6.2m high with a pitched roof. The building has a steel portal frame structure with green profiled metal cladding used on the elevations and roof. The front (east) aspect of the building has a large roller shutter opening and the western elevation includes a rear doorway.

PLANNING HISTORY

P/20/0050 - Proposed campsite comprising 8 glamping pods, 2 shepherds huts, 12 touring pitches, 8 tent pitches, toilet/welfare block and bike store.

Permission GRANTED on 09.04.2020

P/18/0349 - Proposed campsite comprising of 8 glamping pods, 2 shepherd huts, 12 touring pitches, 8 tent pitches, toilet/welfare block and bike store.

REFUSED permission on 31.07.2019

P/14/0269 - Erection of a Park Home (detached bungalow style home) with associated access road and drainage works.

Permission GRANTED on 05.01.2015

CONSULTATION

Head of Engineering - No objection

The Coal Authority - No objection

PUBLICITY

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

Two letters of support were received as a result of this publicity exercise highlighting that they do not have any objection with the retention of the storage building.

POLICY CONTEXT

National planning 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:

Para 3.5 – 3.15 set 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.

Para 3.55 notes that previously developed land wherever possible should be used in preference to greenfield sites where it is suitable for development.

Para 4.1.43 – 4.1.56 set out the need to reduce the level and speed of traffic in new development, the provision of car parking and how this may be integrated into new development to minimise the reliance on cars. Transport assessments are also an important mechanism to determine anticipated impacts a development proposal may have.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to any potential impacts on protected species which may result in disturbance or harm to the species or its habitat.

Technical Advice Notes (TAN):

- TAN 5 Nature Conservation and Planning, September 2009
- TAN 12 Design, March 2016
- TAN 18, Transport, March 2007

Local planning policy

Merthyr Tydfil 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 EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species.
- Policy EnW4 - Environmental Protection
- Policy EnW5 - Landscape Protection

Supplementary Planning Guidance (SPG):

- SPG 2 Planning Obligations, March 2012
- SPG 4 Sustainable Design, July 2013
- SPG 5 Nature and Development, May 2015

PLANNING CONSIDERATIONS

Land use principle

The application site lies within the settlement boundary where the majority of new development is generally encouraged and supported by policy SW4 of the LDP. As such, the principle of development is acceptable. An industrial building in close proximity to residential properties may not normally be considered appropriate, as industrial processes may not be compatible e.g. the potential for noise and disturbance. In this instance, the building is intended to be used in association with the existing campsite business to provide a secure facility for various tools, machinery and equipment. As such, it is

considered necessary to limit the use of the building to the campsite (The View) and adjoining residential property (The Marshalls) only and not as part of a separate business, which may otherwise have a greater impact on the surrounding area.

Design approach

The storage building is of a typical portal frame construction with metal cladding used on the elevations and roof, which has an agricultural/industrial appearance. The building was constructed as a replacement of a previous store building on the site that was significantly damaged in a storm. With reference to earlier photographs, it is noted that the new building is larger in scale, both in terms of the footprint and its height.

The new building has been positioned slightly further back from the adjacent lane and further north away from The Marshalls. Although the building is fairly prominent within the immediate vicinity of the site, the building is reasonably well screened from the wider area by existing boundary treatments and trees. The building is largely visible from the south-east, where it would be seen in the context of the adjacent steep grassed embankment that forms part of the campsite at a much higher level. The cladding on the building is also powder coated green, which helps to reduce its visual intrusion on its surroundings. Given the location of the building on the edge of the residential area, close to the camping site and the fact that it is a replacement building (albeit larger in scale), its retention does not have a significant impact on the general character or appearance of the area. Therefore, the development complies with policy SW11 of the LDP.

Highways implications

The means of access to the storage building is via the existing lane that serves the campsite, which links to Glyndyrus Close and Lewis Square to the south. At the time of the site visit, it was noted that part of the boundary wall that encloses the garden area of The Marshalls had been removed, creating a much wider entrance towards the campsite. The storage building has been setback from the lane and as such any vehicles parked in front of the building would not impinge of the free flow of traffic in the area.

It is noted that the development is for a replacement storage building and as such it is not anticipated that there would be any increase in traffic movements in the area. Additionally, driver visibility is considered to be acceptable, which has slightly improved following the removal of part of the garden wall. In this respect, it is acknowledged that the Head of Engineering has not raised any highway safety concerns. Therefore, the proposal complies with policy SW11 of the LDP.

Amenities

The properties that have the greatest potential to be effected by the development are the bungalows situated opposite the site (to the east) along Glyndyrus Close. The storage building has been constructed more than 20m away from the neighbouring properties, which is deemed to be a sufficient distance to minimise any potential overbearing impacts. Additionally, the storage building does not give rise to any greater overlooking towards to the adjacent bungalows. In this regard two letters from the residents at Glyndyrus Close have been received, which highlights that they do not object to the retention of the storage building. Therefore, the development would not adversely impinge on the amenities of the neighbouring occupiers, in accordance with policy SW11 of the LDP.

Ground conditions

The application site lies within an area identified by The Coal Authority to be at high risk to past coal mining activities. As such, a Mining Risk Assessment has been submitted in support of the application. The report notes that there are two disused mine entries, being an adit to the east of the site (the Glyndurus Level) and a shaft to the west (Taskers Pit). The survey plans also illustrate a disused shaft to the north of the site. It is concluded in the report that the development is situated outside of the hypothetical collapse zones from the identified mining legacies. As such, there is no recognised risk to the development from the solid geology, from shallow mine workings nor from mine gases. Accordingly, no particular mitigation measures were deemed necessary. It is acknowledged that The Coal Authority has not raised any objection to the proposal. Therefore, it has been adequately demonstrated that there are no significant ground stability concerns that would undermine the retention of the storage building.

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, as well as the Welsh Ministers well-being objectives set out in section 8 of the WBFG Act.

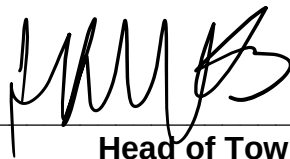
For the above reasons, the proposed campsite is deemed to be acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

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

1. The building hereby approved shall only be used for storage purposes in association with the existing residential property (The Marshalls) and/or the adjoining campsite (The View) within the blue outline as illustrated on Drawing No. AL(90)02 and for no other purposes in Class B of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), nor in any provision equivalent to the class in any statutory instrument revoking and re-enacting the Order.

Reason - To clearly define the scope of the permission for storage purposes only, in the interest of residential amenity and highway safety, to accord with policies SW11 of the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

17/12/21