

DELEGATED REPORT

Application No: P/25/0023

Site Address: Glynmil Community Centre
Glynmil Caravan Site
Merthyr Tydfil
CF48 4AL

Development: Storage Unit for Community Centre

Case Officer: Kate Glover

Site Visit: 11th March 2025

Application Expiry Date: 24th March 2025

Consultation reply date expired: 19th February 2025

APPLICATION SITE

The application site is a gravelled area located within the grounds of a community centre which is surrounded by a wooden fence. The land outside of the community centre boundary provides a number of plots that are used in association with gypsy/traveller accommodation.

The site and area which is used for gypsy/traveller accommodation are on land that is positioned between two carriageways of the A4060 Trunk Road. The A4060 also provides access/egress to the site.

PROPOSED DEVELOPMENT

This application seeks full permission to install a steel container on the gravelled area which is located close to the wooden boundary fence.

The proposed steel container would be used as storage in association with the community centre and would measure approximately 2.08m high, 2.14m wide and 4.06m long and the external surfaces of the container would be finished with a green coloured paint.

PLANNING HISTORY

The relevant planning history is summarised below:

P/12/0112 Erection of community centre and 5 No. amenity blocks, replace flat roofs of 7 No. existing amenity blocks with new pitched roofs, installation of access barrier and widening of existing circular road
Granted planning permission: 19 Nov 2012

CONSULTATION

Welsh Government Department for Economy and Infrastructure – Transport: No objections

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW13 Protecting and Improving Local Community Facilities
- EnW1 Nature Conservation and Ecosystem Resilience

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

- Note 4, Sustainable Design
- Note 5, Nature and Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate are principle of development, impact upon the residential amenity of neighbours, impact upon the character and appearance of the community centre and wider area, highway safety and ecology.

The proposal would be located within the settlement boundary and further to this would be used in support of an existing community facility, therefore, the principle of development is acceptable and meets with the requirements of LDP policies SW4 and SW13.

The storage container is modest in size and scale and would be positioned next to a wooden fence, and the fence would partly obscure the container from the adjacent plot used by gypsy/travellers and the wider site. As such the container would not result in a significant impact on the residential amenities of neighbouring properties or cause visual detriment to the area.

It is also noted that no representations were received following the publicity exercise.

The Transport Section of the Welsh Government has not raised any direction in relation to the proposal and the location of the proposed container does not interfere with any adopted highway, internal roads or parking areas which may be used by vehicular traffic. As such there are no concerns regarding the proposal and potential detriment to highway safety or parking.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). However given the site is a gravel area and likewise, the nature of development, a GIS would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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:

Drawing Title: Proposed Block Plan, Drawing No: 2024-152 04 (P), Received on 27 January 2025.

Drawing Title: Plans and Elevations, Drawing No: 2024-152 01 (P), Received on 27 January 2025.

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 21.03.2025