

DELEGATED REPORT

Application No:	P/24/0172
Site Address:	Flat B Six Bells Inn Heolgerrig Heolgerrig Merthyr Tydfil
Development:	Erect solar panels on the garage at the rear of Six Bells Inn
Case Officer:	Marlene Ferreira
Site Visit:	1st August 2024
Application Expiry Date:	18th September 2024
Consultation reply date expired:	19th August 2024

APPLICATION SITE

The application site relates to a detached garage located to the rear of the former Six Bells Public House, now under commercial and residential use, in the area of Heolgerrig. The garage is a relatively new building and is therefore in a good state of repair. It appears to be used for storage purposes in association with an existing lighting business.

PROPOSED DEVELOPMENT

This application seeks planning permission to install solar panels to the side roof slopes of the garage in order to provide an energy efficient building.

A total of 20, JA Solar deep blue 3.0 solar panels would be installed. Two rows of 5 panels would be provided to the eastern roof slope and two rows of 5 panels would be provided to the western roof slope. The panels would project approximately 0.215 metres above the roof line.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history which would be relevant to the assessment of this application.

CONSULTATION

Ecology Officer	No objection.
Environmental Health	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EcW8 – Renewable Energy

Supplementary Planning Guidance (SPG)

SPG Note No. 4 – Sustainable Design (2013)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed development would be acceptable in principle in this location and whether it would result in an acceptable form of development with regards to its impact upon the character and appearance of the building and the wider area. The impact upon residential amenity and ecology are also important considerations.

Principle of development

The application site lies within the settlement boundary. New development in such areas is supported by LDP Policy SW4 provided it complies with other relevant planning policies.

Given the nature of development, LDP Policy EnW8 is also relevant. This policy states that the use of renewable energy will be supported as a means of reducing local carbon footprint.

The proposed development is therefore acceptable in principal and would comply with LDP Policies SW4 and EnW8.

Character and appearance

The proposed solar panels, as noted above, would be mounted on the side roof slopes and would project above the existing roof line by approximately 0.21 metres. Whilst the solar panels would be visible, they would not cause any significant harm to the appearance of the garage. Furthermore, the garage is located to the rear of the public house and therefore the proposed solar panels would not be viewed from the front street scene. The proposed development would therefore be acceptable in this context and accord with LDP Policy SW11.

Residential Amenity

The proposal has been considered in respect of its impact upon neighbouring occupiers. However, given the nature and siting of the development, the proposal would not cause any harm upon the amenities of surrounding residents. In this respect, no representations were received following the publicity exercise. The relationship between the proposed development and the neighbouring residents would therefore be considered acceptable and accord with LDP Policy SW11.

Ecology

Given the condition of the garage, the Council's Ecologist has not requested any survey work.

It is noted that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes solar panels to the roof of an existing garage, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancements, in the form of a bat box, will be requested by condition. This enhancement would contribute to the wider green infrastructure objectives. The proposed development would therefore be considered to accord with LDP Policy EnW1.

CONCLUSION

The development, for the reasons noted above, is acceptable and in compliance with relevant policies and guidance.

Finally, 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:

- Proposed Solar Panels, received: 24th July 2024;
- Solar Panel Details (Deep Blue 3.0), received: 24th July 2024.

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

3. Prior to the installation of the solar panels, a scheme for biodiversity enhancement, to include the provision of a bat box on the main building and 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 - In the interest of biodiversity to accord with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED

p.p.



Director of Neighbourhood Services

DATE: 20th August 2024