

DELEGATED REPORT

Application No: P/20/0096

Site Address: Land Adjacent To Lay-by On Road Between
Bedlinog And Fochriw,
Gelligaer And Merthyr Common

Development: Interpretation panel

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 29th June 2020

Consultation reply date expired:

APPLICATION SITE

The application site relates to a grassed area situated to the rear of a lay-by on Gelligaer and Merthyr Common. The lay-by is accessed off an un-named road to the north-east of Bedlinog. It forms part of a Special Landscape Area (SLA) and is designated as a Site of Important Nature Conservation (SINC). It should be noted that a Public Right of Way (PROW) also runs through the eastern part of the lay-by in a north to south direction.

PROPOSED DEVELOPMENT

This application seeks advertisement consent to erect an interpretation panel which would display maps, images and bilingual text to highlight the environmental and heritage value of the area. The di-bond composite panel would be sited on a grass area, close to the northern edge of the lay-by. It would measure 1.18m wide by 0.84m in height and would be mounted on a 1.5m high, 0.8m deep by 1.25m long dry stone wall structure (made from blue Pennant sandstone).

PLANNING HISTORY

There is no relevant history relating to the application site.

CONSULTATION

Engineering and Traffic Group Leader: No objection.

Landscape Architect: Originally raised some concern relating to the choice of materials and detailing. Recommended an alternative method for mounting the interpretation panel. Raises no objection to the revised scheme.

Rights of Way Officer: No objection.

Bedlinog Community Council:

No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site.

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government.

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 TANs to this application are as follows:-

TAN 7 – Outdoor Advertisement Control states ‘...development plan policies controlling outdoor advertisements in areas or parts of areas where the display of poorly designed advertisements will be especially harmful, will be material factor in considering an advertisement application...’

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 SW11 – Sustainable design and Placemaking

Policy CW1 - Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW5 – Landscape Protection

PLANNING CONSIDERATIONS

The issues to consider under this advertisement application relate to whether the proposed interpretation panel is acceptable with regard to its impact upon public safety and amenity.

The proposed interpretation panel would be sited on a grass area adjacent to a vehicular parking bay on Gelligaer and Merthyr Common. The panel, in terms of its appearance and design, would be consistent with other interpretation panels sited within the County Borough. It would be very modest in both scale and height and an appropriate level of upkeep would ensure that the sign remains visually acceptable in the long term. As such, the interpretation panel itself would not cause undue harm, nor would it have an adverse impact on the character and setting of the landscape.

The Council's Landscape Architect did originally raise some concern that the sign would be mounted on steel legs which would not be sympathetic or appropriate to the character or setting of the landscape. His comments highlight that Gelligaer Common is a Landscape of Special Historic Interest and the upland common has a character that relates entirely to the landscape. To ensure that the proposal would be in-keeping with the character of the common, he recommended the supporting steel legs be replaced with a dry stone structure. These concerns have been acknowledged and it should be noted that the interpretation panel is now proposed to be mounted on a blue Pennant sandstone structure, which is considered acceptable.

Having taken account of the siting of the interpretation panel and its small size, the scheme would not be detrimental to highway or pedestrian safety. Likewise, there would be no adverse impact on public safety. The Engineering and Traffic Group Leader has also considered the proposal and has not raised any objections to the scheme.

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: GRANT ADVERTISEMENT CONSENT subject to the following CONDITIONS:

Standard Conditions

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

15/6/20