

DELEGATED REPORT

Application No:	P/26/0097
Site Address:	The Croft Shop Queens Road Twynyrodyn Merthyr Tydfil
Development:	Proposed change of use of the existing annexe from café/takeaway (Use Class A3) to a self-contained short-term holiday let (Use Class C6)
Case Officer:	Kate Glover
Site Visit:	13th May 2026
Application Expiry Date:	3rd July 2026
Consultation reply date expired:	3rd June 2026

APPLICATION SITE

The application site relates to a single storey building which has a planning use as a café, a building which is used for storage and WC, and an area of land measuring approximately 5.75m deep and 3.47m wide, which sits between these two buildings. The café is housed within the single storey building and that is attached to a house (The Croft).

Access to the site is via Queens Road, where there is also ample on-street parking available along the front highway.

The site is adjacent (north) and opposite (east) the public areas which comprise Thomas Town Park, and neighbouring dwellings and their associated gardens are located to the west and southwest.

The application site lies within the settlement boundary, Primary Growth Area and within the Thomastown Conservation Area, as designated within the Merthyr Tydfil Local Development Plan.

PROPOSED DEVELOPMENT

This application seeks planning permission to change the use of the café and store as a holiday let and the area between the buildings would be used for the parking of a single car. The submitted plans indicate that the holiday let would be of open plan design with a kitchen and a bathroom. There are no external changes to either building, the store or the wider site proposed as part of the application.

PLANNING HISTORY

- P/24/0143 Change of use to café and takeaway with alterations to windows and doors
Approved: 30 July 2024
- P/23/0017 Conversion of existing garage into coffee shop
Approved: 7 September 2023
- P/22/0292 Change of use from 2-bedroom dwelling with annexe to short-term holiday rental
Approved: 19 December 2022
- P/22/0174 Change of use from A3 use to residential annex
Approved: 3 August 2022
- P/05/0625 Retention of extension to existing shop and food preparation and servery area associated with proposed A3 (coffee shop/snack bar)
Approved: 25 January 2006
- P/00/0277 Proposed extension to existing shop and food preparation and servery area associated with proposed A3 (coffee shop/snack bar) facility
Approved: 15 September 2000

It would appear that planning permission P/23/0017 was not implemented.

CONSULTATION

Planning Policy Officer:	No objections
Head of Engineering and Highways:	No objection subject to condition
Dwr Cymru/Welsh Water:	No objection subject to condition.
Environmental Health Manager:	No objection subject to conditions.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site

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) (PPW).

The policies in PPW are supported by Technical Advice Notes, and Technical Advice Note 24: The Historic Environment (May 2017) (TAN24) is the most relevant to this application.

Local Policy

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

- Policy SW4: Settlement Boundaries
- Policy SW11: Sustainable Design and Placemaking
- Policy SW13 Protecting and Improving Local Community Facilities
- Policy CW1: Historic Environment
- Policy EnW1: Nature Conservation and Ecosystem Resilience
- Policy EnW4: Environmental Protection
- Policy EcW7: Tourism, Leisure and Recreation Development

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 main issues to consider in the assessment of this application are the principle of development, the loss of a community facility, the effect on the character and appearance of the property, the street scene and the Thomastown Park Conservation Area, residential amenity, and highway safety.

Principle of Development

The proposal would be located within the settlement boundary. The principle of development is, therefore, acceptable and meets with the requirements of policy SW4.

Loss of a community facility

The proposed development would result in the loss of a café, which constitutes a community facility. Policy SW13 seeks to protect and support the enhancement of existing community facilities within the County Borough.

Proposals resulting in the loss of a community facility will only be permitted where:

- alternative provision of at least equivalent value is available nearby; or
- it can be demonstrated that the existing provision is inappropriate or surplus to requirements; or
- it can be demonstrated that there is no longer a viable community use for the facility.

The proposal would result in the loss of a community facility and therefore appears, at face value, to conflict with Policy SW13. However, alternative provision is available nearby at the Household Stores general store, approximately 320m from the site. In addition, planning permission has been granted for a mobile catering unit (P/22/0147) within Thomastown Park, located opposite the application site.

It is also noted that the café use of the single-storey building was granted permission only two years ago (P/24/0143), and a separate permission for conversion of the store to a café (P/23/0017) has not been implemented. Furthermore, in recent years the building has been used as a holiday let and as an annexe associated with the adjoining dwelling.

Given this recent planning history, together with the availability of nearby food and drink facilities, it is reasonable to conclude that the café use is surplus to requirements and/or no longer viable. In this instance, the proposal meets with the requirements of LDP Policy SW13.

Visual Impact

There are no external alterations to the single storey building nor store as part of the conversion to a holiday let, as such there would be no adverse impact on the character and appearance of the premises nor any detriment in the preservation of the character and appearance of Thomastown Conservation Area. Accordingly the proposal meets with the requirements of LDP Policies SW11 and CW1, and TAN24

Residential Amenity

Turning to residential amenity the holiday let would be sited in a predominantly residential area. Two dwellings are located at the rear of the site, however no alterations including the insertion of windows, are proposed to the rear elevation of either building. As such, the proposal, in respect to noise, disturbance and comings and goings would be similar to that of a dwelling. It is also noted that no objections have been received following the publicity exercise. The proposed development is therefore compliant with LDP Policy SW11.

Highway Safety

The Head of Engineering and Highways have not objected to the proposal and notes that the holiday let would be served by 1 parking space. No highway safety concerns have been raised and therefore the proposal meets the requirements of LDP Policy SW11.

Ecology

In relation to ecology, local planning authorities seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated. The proposal raises no significant concerns in this regard given that development would not result in any impact on green infrastructure and nature/extent of development proposed. The development would have minimal impact upon green infrastructure or biodiversity interests and would not have any significant impact upon climate change. Given the nature of the proposal, which largely seeks to repair the front boundary wall and the limited impact on the environment, ecological enhancements have not been sought in this instance. The proposed development would therefore comply with LDP Policy EnW1.

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.

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 plan:

Drawing Title: Proposed Plans Elevations and Sections, Drawing No. Ty Bunc FP 05.23 01, Received on 8 May 2026.

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

3. **At no time shall the parking area hereby approved** be fitted with any doors or gates which open outwards.

Reason - To prevent obstruction to the highway, in the interests of highway safety to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **Prior to the installation of any external lighting**, a lighting scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme of lighting shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - In the interest of maintaining and enhancing biodiversity and to accord with Planning Policy Wales and Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED :

G. Davies
PP. Director of Neighbourhood Services

DATE: 19th June 2026