

INTERNAL MEMORANDUM

To: David Cross

Reference: P/22/0095

From: Planning Policy and Implementation Section.

Please ask for: Craig Watkins

Extension: 6277

Date: 16th November 2022

Policy observations in respect of the request for advice on application P/22/0095

1. Proposed Development

The application submitted is for a change of use for creation of coach parking facilities at land at Taff Bargoed Centre, Trelewis.

2. Development Plan Framework

National Planning Policy

Future Wales – The National Plan 2040

Future Wales – The National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system. Matters relevant to this application include:

Policy 1 – Where Wales should grow

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 4 – Supporting Rural Communities

Policy 5 – Supporting the rural economy

Planning Policy Wales (Edition 10, December 2018)

Planning Policy Wales provide guidance on matters relevant to this application, namely:

- Strategic & Spatial Choices: Good Design Making Better Places (paragraphs 3.5-15 and Placemaking in Rural Areas (paragraph 3.34 – 40, 3.55-66, 4.224, 36-39 & 5.6).
- Active and Social Places: Sustainable Transport (paragraph 4.1.10, 20 & 35).

Technical Advice Notes:

- **Technical Advice Note TAN 6: Planning for Sustainable Rural Communities** (July 2010).
- **Technical Advice Note 12 Design** (March 2016).

Local Planning Policy

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

The relevant LDP Objectives are:

- *LDP Objective 1: To encourage a sustainable level and distribution of growth.*
- *LDP Objective 4: To promote the re-use of previously developed land and the continued regeneration of communities.*
- *LDP Objective 6: To promote high quality, sustainable and inclusive design and support measures, which mitigate the predicted effects of climate, change.*
- *LDP Objective 7: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.*
- *LDP Objective 10: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.*
- *LDP Objective 11: To protect and enhance the character and appearance of the landscape and countryside.*
- *LDP Objective 12: To provide and safeguard appropriate land for economic and skills development.*

The following replacement local development plan policies apply: -

- *Policy SW4: Settlement Boundaries.*
- *Policy SW9: Planning Obligations.*
- *Policy SW11: Sustainable Design and Placemaking.*
- *Policy SW12: Improving the Transport Network.*
- *Policy EnW1: Nature Conservation and Ecosystem Resilience.*
- *Policy EnW4: Environmental Protection.*
- *Policy EnW5: Landscape Protection.*
- *Policy EcW13: Minerals Safeguarding*

The following Supplementary Planning Guidance is also applicable: -

- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design (July 2013).*

- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 5: Nature and Development (May 2015).*

3. Policy Considerations

The Council formally adopted The Merthyr Tydfil County Borough Council Replacement Local Development Plan (RLDP) (2016 - 2031) in January 2020. The development proposal is considered against the policies contained within it. The application site is located outside of a defined settlement boundary, where Policy SW4 is a key consideration. The site carries no specific ecological or landscape designations. Policy SW4 states that:

Outside defined settlement boundaries, proposals will be regarded as 'countryside development' and will not be permitted unless the development:-

- *is for the purposes of agriculture or forestry;*
- *is associated with rural enterprises or the winning and working of minerals;*
- *is for the re-use, adaptation, or replacement of rural buildings and dwellings;*
- *supports the expansion of an existing business in the countryside;*
- *is for tourism, recreation or leisure facilities or complementary development where the need for a countryside location is fully justified;*
- *is for the provision of public utilities, infrastructure or waste management facilities that cannot reasonably be located elsewhere;*
- *is required for the reclamation or treatment of unstable or contaminated land;*
- *is for renewable energy in accordance with Policy EcW8;*
- *is for affordable housing in accordance with Policy SW5;*
- *or is low-impact One Planet Development.*

Where 'countryside development' is acceptable in principle, the proposal must also satisfy other relevant plan policies.

As the proposal supports the expansion of an existing business in the countryside, it is therefore considered to be in accordance with Policy SW4, subject to also satisfying other relevant plan policies.

Policy SW11 advises that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. It states that where appropriate, new development will be required, amongst other things, to:

- be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.
- not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design.
- allow access for the widest range of people possible and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards.
- provide and protect utility services and infrastructure without causing any unacceptable environmental impacts.
- provide adequate facilities and space for waste collections and recycling.

Policy SW12 recognises the Transport Hierarchy as outlined in PPW11 that supports development that encourages a modal shift towards sustainable transport and therefore development proposals will be expected to demonstrate how they will reduce the need to travel and encourage the use of sustainable transport.

Policy SW9 relates to Planning Obligations and in this instance, no obligations are sought. In addition, Community Infrastructure Levy (CIL) is not chargeable on these proposals

Policies EnW1 seeks to maintain and enhance biodiversity interests, which should also be considered. Given that the application site is situated in countryside location, then the views of the Council's Ecologist are relevant.

Finally, Policy EW4 states that development proposals will be required to demonstrate that they would not result in an unacceptable impact on people, residential amenity, property, and / or the natural environment from either:

- Pollution of land, surface water, ground water and the air.
- Land contamination.
- Hazardous substances.
- Land stability.
- Noise, vibration, dust, odour nuisance and light pollution; or
- Any other identified risk to public health and safety.

To this end, the views of the Public Health Officer should be sought. Where impacts are identified the applicant should be required to demonstrate that appropriate measures can be incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level. Planning conditions may be imposed, or legal obligation requested to secure any necessary mitigation and monitoring processes both during and post construction.