

DELEGATED REPORT

Application No:	P/21/0384
Site Address:	Simbec Orion Merthyr Tydfil Industrial Park Pentrebach Merthyr Tydfil CF48 4DR
Development:	Erection of fencing to create new enclosure and siting of tables and chairs
Case Officer:	Rebecca Owens
Site Visit:	15th November 2021
Application Expiry Date:	3rd January 2022
Consultation reply date expired:	

APPLICATION SITE

The application relates to a parcel of land within the curtilage of a clinical research unit sited in an established industrial park. The land is located to the north east of the building, between this and the existing boundary fence separating the site from the adjacent highway.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of fencing to create a new enclosure and for the siting of tables and chairs.

The proposed steel fencing would be erected on two side of the parcel of land, running from the face of the building to the exiting boundary fence. It would match the existing boundary fence and would be 1.8m in height. Each section of fencing would incorporate a gate adjacent to the building.

Tables and chairs are proposed within this newly enclosed area but these would not be fixed to the ground and thus would be free standing and moveable.

PLANNING HISTORY

Whilst there is an extensive planning history, it is not relevant to the current planning application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, three 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) 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 11, February 2021)

Local Planning Policies

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

- SW4: Settlement boundaries
- SW5: Affordable Housing Exception Sites
- SW11: Sustainable design and Placemaking
- EcW2: Protecting Employment Sites

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

It would appear that planning permission is not actually required for the works subject to this application. The enclosure of the land would not result in a change of use as it would continue to be used as part of the research centre by its employees and visitors. The proposed fences would be 1.8m in height and thus could be erected without planning permission and as the tables and chairs are not fixed to the ground they too can be provided without consent. However, as the application has been submitted for consideration, the following comments are made.

The parcel of land subject to this application is located in a visually prominent position, adjacent to the public highway. The proposed fences would match the existing boundary fence and thus would only have minor and acceptable visual impact. Despite some visual concerns regarding the siting of the external seating area, this can be provided without the benefit of planning permission and on this basis it would not be justified to refuse the application on such grounds. Furthermore, it is noted that the application site is not sited

in close proximity to any residential properties with the nearest dwellings located on the opposite side of the highway. As such the only potential impact would be noise and disturbance from users of the external space. However, it is not considered that this would be to a level that would cause concern. Accordingly, the proposal would not have any adverse impact on residential amenity.

Finally, it is noted that the site is located within a protected employment site, where policy EcW2 is relevant. However, the proposal would provide an outdoor area ancillary to the existing use and thus would not result in any change of use or loss of employment land. As such it would not contravene the objectives of this policy.

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:

Drawing Title: Existing and Proposed Site Plans, Drawing Number: SIMBEC PRPSD GARDEN 01A, Received on 8 November 2021

Drawing Title: Proposed Plans, Drawing Number: SIMBEC PRPSD GARDEN 02A, Received on 8 November 2021

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

9/12/21

2. The second part of the document addresses the challenges associated with data management and security. It highlights the need for robust security measures to protect sensitive information from unauthorized access and cyber threats. The text also discusses the importance of regular backups and disaster recovery plans to ensure data integrity and availability.

3. The third part of the document focuses on the role of technology in improving record-keeping and data management. It explores various software solutions and tools that can streamline the process, reduce errors, and enhance the efficiency of data storage and retrieval. The text also mentions the importance of staying updated with the latest technological advancements in this field.

4. The fourth part of the document discusses the legal and regulatory requirements for record-keeping. It outlines the specific rules and standards that organizations must adhere to, depending on their industry and jurisdiction. The text emphasizes the importance of compliance and the potential consequences of non-compliance.

5. The fifth part of the document provides a summary of the key points discussed and offers recommendations for best practices. It encourages organizations to adopt a proactive approach to record-keeping and data management, ensuring that they are always prepared for any challenges that may arise.

6. The sixth part of the document includes a section on the future of record-keeping and data management. It discusses emerging trends and technologies that are expected to shape the field in the coming years. The text also mentions the importance of ongoing education and training for professionals in this area.

7. The seventh part of the document provides a conclusion and a call to action. It reiterates the importance of maintaining accurate records and data management for the success and sustainability of any organization. The text encourages readers to take immediate steps to improve their record-keeping practices.

8. The eighth part of the document includes a list of references and sources. It provides a comprehensive list of books, articles, and other resources that were consulted during the research and writing of the document. This section is intended to provide readers with further information and resources on the topics discussed.

9. The ninth part of the document includes a list of appendices. These appendices provide additional information and data that are relevant to the main text but are too detailed to include in the main body of the document. They are intended to provide readers with a more complete understanding of the topics discussed.