

DELEGATED REPORT

Application No:	P/26/0005
Site Address:	21 Winch Fawr Park Heolgerrig Merthyr Tydfil CF48 1TL
Development:	Outline application for up to two dwellings (all matters reserved)
Case Officer:	Kate Glover
Site Visit:	21st January 2026
Application Expiry Date:	20th May 2026
Consultation reply date expired:	3rd June 2026

APPLICATION SITE

The application site is a parcel of land measuring with an area of approximately 490m. The land is now part of No. 21 Winch Fawr Park, but was once part of a larger area which historically served the dwelling known as Highcroft. Whilst now forming part of the land associated with No. 21, the site's historic association with Highcroft remains apparent when viewed on site and helps explain its physical relationship with No. 21. Due to topographical differences between Winch Fawr Park and Winch Fawr Road, where Highcroft is located, the land is set at a noticeably lower level than No. 21 Winch Fawr Park.

The application site is bounded by No. 20 Winch Fawr Park to the west, land associated with No. 21 to the north-west, Highcroft to the south-east and Winch Fawr Road to the north-east. The western boundary comprises a hedgerow and sections of boundary retaining walls and features. The eastern boundary is defined by a high boundary wall. On the opposite side of Winch Fawr Road is a dormer bungalow known as Bryn Eira.

In terms of the wider area, the site is situated within an established residential area characterised by detached and semi-detached properties including two storey dwellings and bungalows. The dwellings on the Winch Fawr Park estate are large detached properties which can be seen above the ground level of the site due to being constructed on a raised plateau. The external materials in the area are a mixture of concrete tile and slate or composite tile roofs and the elevations include render and brick.

The application site lies within the Primary Growth Area and settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

Outline planning permission is sought for the approval in principle for the erection of up to two dwellings on the site with all matters reserved. Accordingly, details relating to the access, appearance, landscaping, layout and scale of the development are reserved for subsequent approval.

Whilst the applicant is seeking approval in principle with all matters reserved the application must be supported by lower and upper parameters for the size of any proposed dwelling(s) together with an indication of access to the adopted highway. An illustrative site plan has been submitted in support of the proposal to assist in establishing the principle of development but the plans is for demonstrative purposes only and would not form part of any approval.

The proposed dimensions are as follows:

	Min	Max
Height (to ridge)	7.0m	7.5m
Length	8.0m	8.2m
Width	6.2m	6.4m

The illustrative details indicate the following: -

- One pair of semi-detached dwellings with hipped roofs positioned within the south-eastern area of the site.
- Access from Winch Fawr Road and parking for both dwellings would be achieved via a small parking area located within the north-western part of the site
- The submitted indicative layout also shows a visibility splay measuring 2.4m x 25m in both directions.
- The rear garden areas for the dwellings would be located in the south-west area of the site.

The application is supported by a Planning Statement and a Green Infrastructure Statement and Biodiversity Enhancement Scheme.

PLANNING HISTORY

The relevant planning history is summarised below:

P/14/0004	Outline planning for 1 dwelling Approved: 03/04/2014
P/10/0242	Renewal of outline consent (Ref: P/07/0419) for the erection of a bungalow Approved: 13/01/2011
P/07/0419	Renewal of outline consent(Ref: P/04/0380) for the erection of a bungalow Approved: 19/09/2007
P/04/0380	Erection of a bungalow (outline) Approved: 27/09/2004

P/01/0104 Renewal of outline application P/98/0036
Approved: 18/05/2001

P/98/0036 Residential development Renewal of outline planning Permission 52/95/0021
Approved: 26/03/1998

P/95/0021 Residential development Renewal of outline planning permission
Approved: 28/04/1995

P/92/0061 1 No. dwelling (Renewal of Outline Consent)
Approved: 14/04/1992

P/89/0182 Residential development (1 No.)(Outline)
Approved: 24/05/1989

CONSULTATION

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

PUBLICITY

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

Two letters of objection were received following this publicity exercise. The main material points of the letters received have been summarised below:

- An increase in traffic arising from the proposed dwellings.
- 2 No. parking spaces for each dwelling would be insufficient, resulting in
- vehicles parking on the pavement and increasing congestion, particularly during school drop-off and pick-up times.
- Pedestrian safety caused by the new access points crossing the pavement, which is the only footway serving this section of the road.
- Land ownership in relation to the extent of the application site.

Due to the objections received, this application has been referred to the local Ward Councillors to inform them of the responses received in relation to this application. It has not been requested that the application be presented to the planning committee. As such, it will be determined under the delegated powers by the Director of Neighbourhood Services.

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).

Local Planning Policies

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

- SW1 Provision of New Homes
- SW2 Affordable Housing
- SW3 Sustainably Distributing New Homes
- SW4 Settlement Boundaries
- SW9 Planning Obligations
- SW11 Sustainable Design and Placemaking
- SW12: Improving the Transport Network
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW4 Environmental Protection

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 1, Affordable Housing
- Note 2, Planning Obligations
- Note 4, Sustainable Design
- Note 5, Nature and Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, the impact of the proposals on the character of the area, amenity impacts, highway safety, ecology, foul drainage and land stability.

Principle of development

The application site lies within the settlement boundary and Primary Growth Area where residential development is supported in principle and meets with the requirements of policy SW4. The Policy Team has raised no objection to the proposal, subject to compliance with other relevant policies and material planning considerations.

Impact on the character of the area

The application seeks outline planning permission with all matters reserved. Whilst the indicative layout demonstrates one possible form of development, the layout, appearance, landscaping, access and detailed scale of the dwellings are not for approval at this stage. The submitted plans simply demonstrate that the site is capable of accommodating up to two dwellings together with associated parking and amenity space.

The layout shown on the indicative plans, particularly the parking arrangements, is not reflective of the prevailing pattern of development within the surrounding area. Whilst there are concerns regarding the illustrative layout, these matters are reserved for future consideration and do not demonstrate that the site is incapable of accommodating an acceptable form of development.

Having regard to the scale parameters, size and shape of the site and relationship with other dwellings, an acceptable form of development could be achieved through the reserved matters process. Detailed matters relating to siting, design, parking arrangements, landscaping and the relationship with neighbouring development can be fully considered at that stage. Therefore the principle of up to two dwellings on the site is acceptable and meets with the requirements of LDP Policy SW11.

Residential Amenity

As an outline planning application the proposal aims to establish only that the principle of development is acceptable and in this instance is not seeking to agree details for the development of the site, which would be the subject of a further submission for approval of reserved matters.

In the context of the submitted plan, it is noted that the dwellings on the illustrative plan are approximately 2.5m from the boundary with Highcroft and 4.6m from the boundary with No. 20. There are some concerns regarding the relationship between the illustrative dwellings and neighbouring properties, particularly in respect of potential overbearing and overlooking impacts.

In respect of the potential impacts on Bryn Eira positioned opposite the site the main dwelling would not necessarily be positioned directly opposite any proposed dwelling. Further to this there is approximately 14.6m between Bryn Eira and the edge of the application site and any proposed dwelling would need to be set further back in the site in order to integrate into the street scene. It is noted that an annex associated with Bryn Eira has been recently permitted and windows serving the annex do not face towards the road. As such there would be no significant impact in terms of overlooking or loss of privacy in relation to Bryn Eira or the associated annex.

In relation to the future occupants of the dwellings, there are some concerns regarding the small scale of the private amenity spaces which would be provided as part of the development.

Overall, the site is capable of accommodating the proposed development without resulting in unacceptable harm to residential amenity of neighbouring properties or the future occupants of the proposed dwellings. The precise siting, orientation, design, scale and location of the dwellings and associated windows and amenity space to be provided for the proposed dwellings can be fully assessed at the reserved matters stage.

Accordingly the principle of the proposed development is acceptable and meets with the requirements of LDP Policy SW11.

Highway Safety and Parking

The Head of Engineering and Highways has not objected to the proposal. The consultation response advises that any future reserved matters submission should demonstrate suitable access arrangements, parking provision in accordance with the Wales Parking Standards and the achievement of appropriate visibility splays in the interests of highway safety. The consultation response also contains recommendations relating to the detailed design and construction of accesses, driveways, gates, garages and parking areas. However, as access, layout and scale are reserved matters, the detailed design of these elements is not before the Local Planning Authority for approval at this stage.

The illustrative site plan incorporates visibility splays measuring 2.4m x 25m and demonstrates one possible means of accessing the site from Winch Fawr Road. Measurements taken from the site boundary indicate that it would be possible to position access points along the site frontage and achieve the required visibility splays in both directions.

Whilst the Head of Engineering and Highways has advised that any separate access points should be located a minimum of 15m apart, it is noted that access is a reserved matter and the detailed access arrangement would be considered as part of any future reserved matters submission.

The site is also considered capable of accommodating parking provision in accordance with the Wales Parking Standards. Whilst concerns have been raised regarding the parking arrangement shown on the illustrative layout, this arrangement is not proposed for approval and detailed parking provision would be assessed through the reserved matters process.

Accordingly, it is considered that the site is capable of accommodating suitable access arrangements, visibility splays and parking provision without resulting in an unacceptable impact upon highway safety. The proposal therefore accords with the requirements of Policies SW11 and SW12 of the Replacement Local Development Plan.

Accordingly, the proposal would not result in an unacceptable impact upon highway safety and the proposal meets the requirements of LDP Policy SW11.

Ecology

The Council's Ecologist has raised no objection to the proposal and recommends conditions are used to secure ecological mitigation, enhancement measures, landscaping, biodiversity improvements and control external lighting.

It is noted that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). A Green Infrastructure Statement and Biodiversity Enhancement Scheme has been submitted in support of the application. The document identifies the green infrastructure features present on and adjoining the site, applies the stepwise approach set out in PPW, and sets out measures for the retention, protection, compensation and enhancement of biodiversity. Having regard to the

scale of the proposal and its outline nature, the submitted document is considered proportionate and provides sufficient information to assess the application at this stage. Detailed landscaping and ecological measures can be secured through planning conditions and the reserved matters process.

As such, the proposal meets with the requirements of LDP Policy EnW1 and PPW.

Land Stability

The application site falls within an area defined as being at high risk from past coal mining activities. The Coal Authority's Planning and Development Team notes the recommendations of the Coal Mining Risk Assessment report and further information submitted in support of the proposal and advise that the conclusions of the Coal Mining Risk Assessment remain applicable and does not object to the proposal subject to appropriate conditions.

Accordingly, the development meets with the requirements of LDP Policy EnW4.

Foul and surface water drainage

Dwr Cymru/Welsh Water raises no objection to the proposal and confirms that the public water supply and sewerage network has sufficient capacity to accommodate the development. However, it advises that there is no agreement for surface water to discharge into the public sewerage system and therefore recommends a condition preventing surface water and land drainage from connecting directly or indirectly to the public sewerage network.

The development, therefore, meets with the requirements of LDP Policy EnW4.

Planning Obligations

The Policy Team have confirmed that as the proposal is for up to two dwellings, neither on-site affordable housing provision nor a financial contribution towards affordable housing would be required. However, Community Infrastructure Levy (CIL) would be applicable in accordance with the Council's adopted charging schedule.

Response to Representations

The material planning considerations raised in the letters of objections have been addressed in the relevant sections above. With regard to the concern relating to land ownership, the applicant has provided Land Registry information indicating their ownership of the land within the application boundary. Land ownership is not a material planning consideration. The applicant has submitted evidence of ownership and any dispute regarding ownership or boundaries would be a private legal matter between the parties concerned.

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.

The application seeks outline planning permission for up to two dwellings with all matters reserved. The site lies within the settlement boundary where residential development is acceptable in principle. No objections have been raised by the Policy Officer, Head of Engineering and Highways, Planning Ecologist, The Coal Authority or Dwr Cymru.

Whilst concerns have are raised regarding the indicative layout and parking arrangement, these details are not for approval as part of this application and can be addressed through the reserved matters process. The key issue is whether the site is capable of accommodating up to two dwellings and associated development, and it is considered that it can.

Accordingly, the proposal accords with the relevant policies of the Replacement Local Development Plan and is recommended for approval subject to appropriate conditions.

Having regard to the policy context above, the proposal is considered to be acceptable and the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

2. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

4. Along with the submission of Reserved Matters, a plan indicating the position, height, design and materials for the boundary treatments shall be submitted to and approved by the Local Planning Authority. The agreed details shall be fully implemented prior to the first occupation of any dwelling hereby approved.

Reason - To ensure the new development will be visually attractive in the interests of visual amenity and to comply with policy SW11 of the Merthyr Tydfil replacement Local Development Plan.

5. Along with the submission of Reserved Matters, details of the existing ground levels and the proposed finished ground floor levels (including relevant sections) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To protect residential and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. Along with the submission of Reserved Matters, a Landscape and Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall accord with the principles and biodiversity/ecological enhancement measures set out in the Green Infrastructure Statement and Biodiversity Enhancement Scheme received 25 March 2026 and shall provide details of the measures to achieve net benefits for biodiversity, including the use of species of native provenance where planting is proposed, together with a timetable for implementation. The development shall thereafter be carried out in accordance with the approved details.

Reason To promote net biodiversity benefit in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development and Plan Planning Policy Wales (edition 12 February 2024)

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. The reserved matters details for access shall demonstrate the provision of visibility splays measuring 2.4m x 25m in both directions from the access. The approved visibility splays shall be provided prior to the first occupation of the development and thereafter maintained free from obstruction exceeding 0.9m in height.

Reason - In the interests of highway safety to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. **Prior to the occupation of the dwellings**, the means of vehicular access, including the driveways, parking spaces and turning areas, shall be constructed in accordance with the approved details and shall remain available for such purposes at all times thereafter.

Reason - In the interest of highway safety and to accord with Policy SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

10. 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 .

INFORMATIVES

1. All proposals for surface water drainage should comply with the Welsh Government's Statutory Standards for Sustainable Drainage Systems: Designing, Constructing, Operating and Maintaining Surface Water Drainage Systems. Where Sustainable Drainage Approval Body (SAB) approval is required, this must be obtained from Merthyr Tydfil County Borough Council's SAB prior to the commencement of the relevant works. The applicant is advised to seek advice from the SAB at the earliest opportunity.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 25.09.2026