

DELEGATED REPORT

Application No: P/21/0188

Site Address: Cambrian House, Unit 2
Merthyr Tydfil Industrial Park
Pentrebach
Merthyr Tydfil
CF48 4DR

Development: Change of Use to B1, B2 or B8 to include external alterations

Case Officer: Marlene Ferreira

Site Visit: 9th June 2021

Application Expiry Date: 14th July 2021

Consultation reply date expired: 16th June 2021

APPLICATION SITE

The application site relates to an existing industrial premises, located off the A4054 at Unit 2, Cambrian House at Merthyr Tydfil Industrial Park, in Pentrebach. The two storey red brick and cladded building is a large industrial premises, used as storage warehouse at ground floor amounting to 722m² (B8 use class) and office use at first floor amounting to 731m² (B1 use class), which has been vacant for at least 5 years.

The site lies within the settlement boundary and a protected employment site as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to change the use of the premises from B1/B8 to B1, B2 and B8.

Externally the alterations would entail removing all windows at first floor from all elevations and infill with cladding to matching the existing. To the north elevation, the existing roller shutter will increase in height from 2.8 metres to 5.6 metres and new a roller shutter (measuring 3.5 metres wide and 5.6 metres) would be installed. Existing vents and louvres would also be removed from all elevations. A new window would replace an existing louvre on the eastern elevation. Internally, the proposal would involve removing the first floor and provide a warehouse 722m² floor space at ground floor only.

The existing parking area would also be reduced from 51 spaces to 48 spaces. This is a result of the installation of an additional roller shutter on the northern elevation of the building, which would entail the removal of 3 spaces (adjacent to this northern elevation -

from 12 to 9 spaces) to allow for appropriate and unrestricted access in and out of the premises.

The proposed introduction of a B2 use would enable flexibility between industrial uses at this premises in order to encourage tenants to occupy the building.

PLANNING HISTORY

P/97/0216 – Unit 1, Cambria Change of use from light industry to youth training centre with internal refurbishment including mezzanine first floor – Approved: 3rd July 1997

P/06/0572 - Installation of lighting columns, improvements/extensions to existing footways and landscaping works – Approved: 20th December 2006

P/06/0552 - Erection of signage – Approved: 20th December 2006

CONSULTATION

Head of Engineering	No objection.
Planning Division's Policy Section	No objection.
Planning Division's Ecologist	No objection.
Environmental Health Manager	No objection.
Natural Resources Wales (NRW)	No objection.
Welsh Water	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to nearby occupiers and two site notices were displayed within the vicinity of the site. No letters of objection have been received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking
Policy EnW1 – Nature Conservation and Ecosystem Resilience
Policy EnW4 – Environmental Protection
Policy EcW2 – Protected Employment Sites
Policy EcW3 – Retail Hierarchy: Supporting Retail Provision

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed development would be acceptable in principle in this location and whether it would be acceptable in respect of its impact upon the character and appearance of the area, residential amenity, ecology, parking provision and highway safety.

Principle of Development

The application site lies within the defined settlement boundary and Primary Growth Area where new development is supported provided it complies with other relevant policies and material planning considerations. As such, the proposal would comply with LDP Policy SW4.

The premises lies within the Merthyr Tydfil Industrial Park which is a protected employment site and LDP Policy EcW2 is therefore a relevant consideration. This policy states that development will be permitted if it is within use classes:

- *B1(b) (i.e. research and development of products or processes), B1(c) (i.e. for any industrial processes which can be carried out in any residential area without causing detriment to the amenity of the area) and/or B2 (i.e. use for the carrying on of an industrial process other than one falling within Class B1) and/or B8 (i.e. use for storage or as a distribution centre - building or land);*
- *It provides an ancillary facility or service that supports the primary employment use, or;*
- *It is an acceptable complementary commercial service outside class B uses, or,*
- *It is an appropriate waste management facility compatible with existing industrial and commercial activities.*

Given that the premises has a B1 use (731m² of office use at first floor) and a B8 use (722m² of warehouse storage at ground floor), it is only the acceptability of a B2 use which is being considered under this application since no new B1(a) office use is being proposed. As such a sequential test would not be required or deemed relevant under the assessment of this application and the additional B2 use would, at this site, accord with LDP Policy EcW2.

It should also be highlighted that the existing first floor measuring 731m² at the premises would be removed and the resulting space would amount to a total of 722m² at ground floor only. Thus, the proposal would not result in any increase in a B1 (a) use (i.e. offices not within A2) and this would be controlled by condition as part of any planning permission granted.

Character and Appearance

There are numerous external alterations proposed, however these are all minor in appearance and largely involve removing the windows from the first floor. The existing

window openings will be replaced in cladding to match the existing building and as such, would not have an adverse impact on the appearance of the existing premises. The existing roller shutter on the northern elevation would also increase in height and a new roller shutter would also be installed to the same elevation. Similarly, these alterations, given their appearance would be appropriate alterations to an industrial building which would not harm the appearance of the premises and would also be acceptable. Thus, these external alterations would not be considered to have a detrimental impact on the character and appearance of the premises and would accord with LDP Policy SW11.

Residential Amenity

The proposed introduction of a B2 use at this premises could potentially give rise to noise and disturbances to residential properties and its impact upon residential amenity is an important consideration. However, it should be noted that the premises lies within an established industrial site, which is located over 55 metres, and across a busy main road, A4054, from the nearest residential properties along Ceredig Street and Arthur Street. Furthermore, since the development relates to a change of use with only minor external alterations, it would not bring the development any closer to these properties. As such, it is not considered that the proposed development would harm the amenities of residents or have a significant adverse impact on neighbouring industrial units. It should also be noted that no letters of objection have been received in respect of this proposal. The proposed development would therefore accord with LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work would not be required in respect of this proposal. However, in accordance with the Environmental Wales Act (2016), the installation of a bat box has been requested. In this instance, given that the development relates to a change of use with only minor external alterations, it would not be reasonable to impose a condition to require the installation of a bat box.

Parking and Highway Safety

The application site is served by on-site parking comprising of 51 spaces. However, the external alterations which entail the addition of another roller shutter to the northern elevation would result in the loss of 3 spaces and reduce the parking spaces available from 12 to 9 on this side of the premises, resulting in a total of 48 spaces. This reduction in vehicular parking spaces, as discussed previously, is required in order to provide unrestricted and adequate access into the premises via the new roller shutter door. The Engineering Manager has considered the proposed layout and the reduction in parking spaces but has not raised any objections and the proposal would therefore accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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: 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 no: 163318-03, received: 19th May 2021;
- Drawing no: 163318-04, received: 19th May 2021;
- Drawing no: 163318-05, received: 19th May 2021;
- Drawing no: 163318-06, received: 19th May 2021;
- Drawing no: 163318-07, received: 19th May 2021;
- Drawing no: 163318-08, received: 19th May 2021.

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

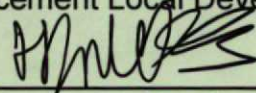
3. The cladding material to be used to infill the first floor window openings, shall match that used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. The use of the premises for B1(a) (offices not within A2 use) shall not, at any time, exceed 722m² of floor space.

Reason - To ensure that the industrial character of the area is unaffected and to prevent a loss of employment land in accordance with LDP Policies SW11 and EcW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 7/7/21