

DELEGATED REPORT

Application No: P/21/0042

Site Address: Unit 7 Crawshay Bailey Industrial Estate
Pant Industrial Estate
Pant
Merthyr Tydfil
CF48 2SR

Development: Change of use from car repair garage to car repair garage with MOT bay

Case Officer: Caroline Pulley

Site Visit: 15th February 2021

Application Expiry Date: 6th April 2021

Consultation reply date expired: 9th March 2021

APPLICATION SITE

This application relates to a commercial unit that forms part of a larger industrial building located within an established industrial estate. The site is bounded to the north and east by a hard standing area forming part of the existing access and car parking area. To the west and south are adjoining units within the building complex. The means of access into the site is from the east.

PROPOSED DEVELOPMENT

This application seeks planning permission to change the use of the building from a car repair garage to a car repair garage with an M.O.T bay, which falls under a sui generis use class. The MOT bay would be incorporated within an existing workshop that is accessed from a roller shutter door located within the north-western side elevation of the building. No alterations are proposed to the remaining floorspace and the applicant has noted that the proposal would not involve any external alterations to the building.

PLANNING HISTORY

P/13/0278	Installation of a new shop front and first floor windows to front elevation and installation of windows, door and roller shutter openings to the side elevation Approved – 11.10.2013
P/13/0236	Installation of internally illuminated fascia sign Approved 18.09.2013
P/13/0163	Change of use to car sales and valeting centre, and siting of cabin Temporary Planning Permission Approved – 12.07.2013

CONSULTATION

Head of Engineering:	No objection.
Environmental Health Manager:	No response.
Welsh Government Highway's Division:	No response.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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. In particular, it highlights the need to focus on increasing the delivery of social and affordable homes.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Section 5.4.4 states *'Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration. Sites identified for employment use in a development plan should be protected from inappropriate development.'*

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 23: Economic Development (2014)

Paragraph 1.1.1 states that economic development *'...includes any form of development that generates wealth, jobs and income. In producing development plans or determining planning applications local planning authorities need to bear in mind that traditional business use, classes B1-B8, only account for part of the activity in the economy. It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations...'*

Paragraph 1.2.5 goes on to state that *'...Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development...'*

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 SW12 – Improving the Transport Network

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Policy EcW2 – Protecting Employment Sites

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

Supplementary Planning Guidance (SPG) Note No. 5 – Nature and Conservation

PLANNING CONSIDERATIONS

This application seeks planning permission to change the use of the building to allow a MOT testing bay to be incorporated within the floor space of the existing car repair workshop which is located towards the rear of the unit. The issues to consider in the assessment of this application relate to whether the proposal would be acceptable in principle, and its impact upon the character and appearance of the building and the wider area, residential amenity, and highway and pedestrian safety.

Principle of Development

The application site lies within the settlement boundary where the principle of development is supported by Policy SW4 of the LDP. Moreover, whilst the proposed use would fall into a class of its own (i.e. it does not strictly fall with a B1, B2 or B8 use class), an MOT testing centre exhibits very similar characteristics to a B2 use. As such, the change of use is acceptable and is in accordance with Policy EcW2 which seeks to protect the employment function of Pant Industrial Estate from inappropriate uses.

Impact on character and appearance of the area

The unit lies within an established industrial estate where large scale industrial buildings, with roller shutter doors characterise the area. The proposal would amount to internal alterations only. Since the development would not involve alterations to the external appearance of the building, the proposed works would not have an adverse impact upon the character and appearance of the building or the wider industrial area. As such, the proposal would comply with Policy SW11 of the LDP.

Residential Amenity

The proposed development has been considered with regard to its impact upon the amenities of nearby occupiers. In this case, it is noted that the unit is located within an established industrial site and lies over 100 metres from the closest residential properties to the south. Taking into account the above and the fact that the existing use is of a very similar nature to the proposed use, the proposal is acceptable with regard to its impact

upon the amenities of nearby occupiers and would comply with the relevant criteria set out in Policy SW11 of the LDP.

Highway safety and parking

No changes are proposed to the existing access or parking arrangements on the site. The proposed use would be accessed off the adopted highway and would be served by an on-site turning area and 18 parking spaces. As such, the Head of Engineering has not raised an objection to the application. As such, the development is acceptable in terms of its impact on highway safety.

Conclusion

The proposal is an acceptable development in this location, which would not have an adverse impact upon the character or appearance of the building or wider area, nor would it harm the amenities of nearby occupiers. The parking provision is also acceptable. As such, the proposed development would comply with the relevant policies set out in the LDP.

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

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:

Block plan received on 09.02.2021

Proposed ground floor plan received on 09.02.2021

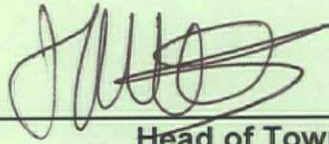
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

18/3/21