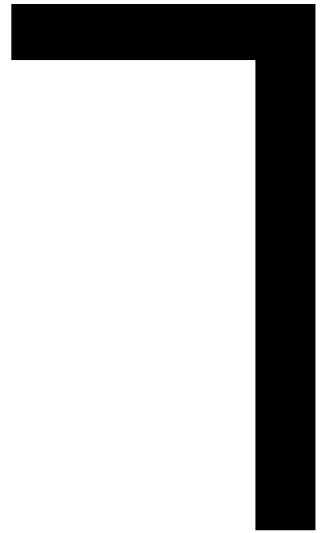




Supporting Document July 2026

for:

Jah-Jireh Charity Home
Heads of the Valleys Road
Merthyr Tydfil
CF44 0LX



Contents

1. Introduction	2
2. Policy Context.....	2
2.1 Planning Policy Wales (Edition 11)	2
2.2 Future Wales – The National Plan 2040	2
2.3 Merthyr Tydfil Local Development Plan (LDP) 2016–2031	2
3. Planning History Summary.....	3
3.1 P/06/0060 – Change of Use (Approved 28 April 2006)	3
3.2 P/06/0143 – Alterations and Two-Storey Wing (Approved 28 April 2006).....	3
3.3 P/07/0201 – Revised Two-Storey Extension (Approved 6 July 2007)	3
3.4 P/09/0074 – Variation of Conditions (Submitted 24 March 2009, Withdrawn 6 August 2010)	3
3.5 P/25/0196 – Internal Conversion (Approved 5 December 2025).....	3
4. Bedroom Number Evolution and Condition History.....	4
5. Justification for Removal or Amendment of the Condition.....	4
5.1 Alignment with Approved Plans	4
5.2 Compliance with PPW11 Condition Tests	4
5.3 Efficient Use of Existing Buildings (Future Wales)	4
5.4 No Material Planning Harm	4
5.5 Clarity and Accuracy in the Planning Record.....	5
6. Conclusion	5

Removal of Condition Limiting Occupancy to 55 Bedrooms

1. Introduction

This Supporting Statement is an application seeking the removal or amendment of the condition attached to planning permission P/25/0196, which currently limits the care home to 55 bedrooms.

The purpose of this statement is to:

- Provide a clear and accurate planning history of the former Baverstocks Hotel
- Demonstrate how the lawful built form contains 56 bedrooms
- Explain why the current condition should be updated
- Ensure consistency with Planning Policy Wales (PPW11), Future Wales, and the Merthyr Tydfil Local Development Plan (LDP)

2. Policy Context

2.1 Planning Policy Wales (Edition 11)

PPW11 emphasises the importance of clear, enforceable, and proportionate planning conditions. Conditions must be:

- Necessary
- Relevant to planning
- Relevant to the development
- Enforceable
- Precise
- Reasonable

The current condition limiting occupancy to 55 bedrooms does not meet the tests of precision or reasonableness because it contradicts the approved plans, which show 56 bedrooms.

2.2 Future Wales – The National Plan 2040

Future Wales supports the provision of care accommodation and encourages the efficient use of existing buildings. Recognising the lawful 56-bed capacity aligns with this objective by ensuring the building is used as approved and designed.

2.3 Merthyr Tydfil Local Development Plan (LDP) 2016–2031

The LDP supports:

- Sustainable community facilities
- Adaptation and reuse of existing buildings
- Development that meets local social care needs

Updating the condition ensures the care home can operate as intended and approved, supporting local need without requiring additional development.

3. Planning History Summary

3.1 P/06/0060 – Change of Use (Approved 28 April 2006)

Permission granted for change of use from Hotel (C1) to Residential Care Home (C2). The application described the existing building as containing 32 bedrooms, although the submitted plans showed 33 bedrooms.

A condition relating to bedroom numbers was applied based on the stated 32-bed figure.

3.2 P/06/0143 – Alterations and Two-Storey Wing (Approved 28 April 2006)

Approved on the same date, this application permitted alterations and a new two-storey wing to create a care home described as providing 50 bedrooms.

Because the original building contained 33 bedrooms, the physical outcome of the 2006 approvals was 51 bedrooms.

3.3 P/07/0201 – Revised Two-Storey Extension (Approved 6 July 2007)

This application was a re-submission of the two-storey extension approved in April 2006, incorporating design alterations. It again permitted a two-storey annex containing 18 bedrooms.

A condition relating to bedroom numbers was included.

3.4 P/09/0074 – Variation of Conditions (Submitted 24 March 2009, Withdrawn 6 August 2010)

This application sought to vary Conditions 3 and 4 of consent P/06/0144, relating to:

- The number of bed spaces
- The class use

This represented a formal attempt to reconcile the bedroom-number discrepancy. However, the application was withdrawn without a decision, and the matter remained unresolved.

3.5 P/25/0196 – Internal Conversion (Approved 5 December 2025)

This application approved the conversion of internal space to create five new accommodation units.

The application documentation referred to a maximum of 55 bedrooms, but the approved plans clearly showed 56 bedrooms.

A condition was imposed limiting occupancy to 55 bedrooms, reintroducing a numerical cap.

4. Bedroom Number Evolution and Condition History

Stage	Stated Bedrooms	Actual Bedrooms	Condition Status
Initial conversion (2006)	32	33	Condition applied
Extension (2006)	50	51	Condition applied
Revised extension (2007)	+18	Variable	Condition applied
Variation attempt (2009)	—	—	Application withdrawn
Internal conversion (2025)	55	56	Condition imposed

The present total of 56 bedrooms is the lawful and approved outcome of the development sequence.

5. Justification for Removal or Amendment of the Condition

5.1 Alignment with Approved Plans

The approved drawings for P/25/0196 clearly show 56 bedrooms. A condition limiting occupancy to 55 contradicts the approved plans and should be updated for consistency.

5.2 Compliance with PPW11 Condition Tests

The condition fails the tests of:

- Precision (contradicts approved plans)
- Reasonableness (based on historic figures that do not reflect the built form)

5.3 Efficient Use of Existing Buildings (Future Wales)

Recognising the lawful 56-bed capacity supports efficient use of the building and avoids unnecessary further development.

5.4 No Material Planning Harm

- No external works required
- No intensification beyond approved built form
- No additional amenity or traffic impacts

- The building already contains the 56 rooms

5.5 Clarity and Accuracy in the Planning Record

Updating the condition ensures the planning record accurately reflects the lawful development and avoids future ambiguity.

6. Conclusion

The care home has been developed through a series of lawful planning approvals dating back to 2006. The current condition limiting occupancy to 55 bedrooms does not correspond with the approved plans or the physical layout of the building, which contains 56 bedrooms.

In accordance with PPW11, Future Wales, and the Merthyr Tydfil LDP, it is appropriate to remove or amend the condition to reflect the lawful built form and ensure consistency within the planning record.