

DELEGATED REPORT

Application No: P/21/0033

Site Address: Cwm Golau Intergrated Childrens Centre
Duffryn Road
Pentrebach
Merthyr Tydfil
CF48 4BJ

Development: Erection of a shelter/canopy in garden area

Case Officer: Caroline Pulley

Site Visit: 8th February 2021

Application Expiry Date: 30th March 2021

Consultation reply date expired: 1st March 2021

APPLICATION SITE

Cwm Golau Children's Centre is located along Dyffryn Road in the predominately residential area of Pentrebach. The centre is set back from the road by approximately 9m and is bordered by Greenfield School to the north and a recreation ground and play area to the south. The proposed shelter/canopy would be situated within the south-eastern corner of the site. This area is set back from the road and is enclosed by metal railings to the front and timber fencing and metal railings to the side.

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a shelter/canopy within the garden area situated to the front of the building. The shelter/canopy would be sited alongside the north-eastern elevation building. It would measure 7m in width by 3m in depth. The frame of the structure would be constructed from pressured timber posts, its roof would be made from polycarbonate and would slope from a height of 2.7m down to 2.15m. The details provided with the application highlight that two of the timber posts would be surrounded by log planter boxes.

PLANNING HISTORY

P/03/0185 Erection of single storey early learning centre
Approved 19.06.2003

CONSULTATION

Head of Engineering: No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to Greenfield School and two site notices were 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.

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

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

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

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 SW13 – Protecting and Improving Local Community Facilities

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

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

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

PLANNING CONSIDERATIONS

The primary considerations in the determination of this application are the impact of the development on the character and appearance of the surrounding locality, the impact on

the amenity and privacy of neighbouring properties and the highway implications of the scheme.

The visual appearance and scale of the canopy/shelter is acceptable. Whilst the structure would be visible from the highway, it would be set back from the road and would not form an overly conspicuous addition to the building. Moreover, the structure would be open to the front and side, which would further help to limit the visual impact of the structure. In this respect, the proposal accords with Policy SW11 of the LDP.

In terms of highway safety, the lean-to canopy/shelter is ancillary to the existing children's centre. It would not result in a material increase in parking demand or traffic generation at the site, which is also sustainably located and benefits from a rear parking area. Being situated on the opposite side of the road from the nearest residential properties, the siting or ancillary use of the canopy/shelter would cause no detriment to neighbouring amenity. As such, the development is in accordance with Policy SW11 of 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:

Proposed front elevation plan received on 02.02.2021

Proposed 1:500 block plan received on 02.02.2021

Proposed side elevation plan received on 02.02.2021

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

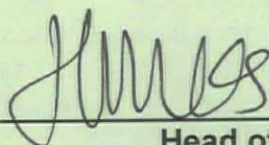
INFORMATIVES

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:

4/3/21