

DELEGATED REPORT

Application No: P/21/0028

Site Address: Treharris Phoenix RFC
Forest Road
Treharris

Development: Retention of lean-to canopy

Case Officer: Caroline Pulley

Site Visit: 8th February 2021

Application Expiry Date: 25th March 2021

Consultation reply date expired: 2nd March 2021

APPLICATION SITE

The application site relates to Treharris Phoenix Rugby Football Club located off Forest Road in Treharris. The club and its pitch are located directly between Forest Road and Taf Bargoed Parc. The land in question however relates specifically to the clubhouse building and the land immediately to the front of it. This area appears to be used for outdoor seating. The nearest residential properties are located approximately 55m to the east of the site and are on the opposite side of Forest Road.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the siting of a lean-to canopy to the front elevation of the clubhouse building. The canopy is physically attached to the building. It measures 9.85m wide, 4m in depth and 2.8m in height. It has a timber frame construction with a polycarbonate sheet roof.

PLANNING HISTORY

P/20/0065 Temporary permission for the siting of a steel container
Approved subject to conditions - 28.05.2020.

CONSULTATION

Head of Engineering: No objection.

Environmental Health Manager: No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, 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 11 (February 2021) 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 SW10 – Protecting and Improving Open Spaces

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 EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The lean-to canopy is ancillary to the existing use of the site. In terms of the site as a whole, it is relatively small in scale and would not result in a material increase in parking demand or traffic generation at the site, which is also sustainably located and benefits from an existing parking area. Being situated more than 55m away from the nearest residential properties, the siting or ancillary use of the canopy would cause no detriment to

neighbouring amenity. Therefore, the principal issue to consider is the impact to visual amenity resulting from the siting and design of the canopy.

In this respect, it is noted that the canopy has been sited in a prominent location to the front of the building. However, due its limited scale and open frame design, it does not form an overly prominent addition to the building. Moreover, its positioning away from the road and within the far western corner of the site helps to further reduce the visual impact of the structure on both the existing building and the surrounding residential area to the west. On this basis, the application is acceptable.

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:

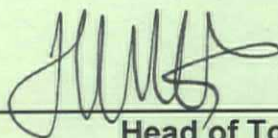
1. The development shall be carried out in accordance with the following approved plans and documents:

Proposed Elevations received on 28.01.2021

Proposed Site Plan received on 28.01.2021

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

4/3/21