

DELEGATED REPORT

Application No:	P/25/0180
Site Address:	Land Opposite 6 And 7 Graig Terrace Bedlinog Treharris CF46 6SA
Development:	Erection of 5.5m post to provide vehicular charging
Case Officer:	Marlene Ferreira
Site Visit:	9th July 2025
Application Expiry Date:	21st August 2025
Consultation reply date expired:	18th July 2025

APPLICATION SITE

The application site relates to a rectangular plot of land located opposite 6 and 7 Graig Terrace, in the area of Bedlinog. The plot, which slopes down significantly to the southwest, has been recently converted into additional garden space to serve 6 Graig Terrace, a terraced property accessed off Graig Terrace. This is made up of a parking area with a decked area to its front, where it is level with Graig Terrace. Two shed/outbuildings also exist at lower level where the land slopes down with further grassed garden area beyond.

The site, which measures approximately 10m wide and 44m deep, is bound by adjoining plots/land to the southeast and the northwest, Graig Terrace to the north and the rear gardens of 7,8,9 and 10 Moriah Street to the southwest.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a post to the northeast of the parking area.

The wooden post would be erected near the edge of the site with the highway and would have a 254mm diameter and a 5.5m height. It would be free of illumination, but seeks to supply electricity to the parking area in order to provide a vehicular charging point.

The connection to the post would be achieved via an overhead cable. Western Power would connect the cable to the existing meter (located at the applicant's property) and subsequently to the vehicular charging stand (Hager Witty Charging Station), which would

be located immediately to the side of the proposed post. Any maintenance requirements would be the responsibility of Western Power.

PLANNING HISTORY

The Council's records indicate the following planning history for this site:

P/23/0224 - Create decking area on part of parking area & shed to rear of existing shed (Non material amendment) – Approved: 31st October 2023

P/22/0019 - Change of use of land to garden. Construction of detached shed, creation of parking area and siting of gabion baskets. Proposal includes associated engineering works (Retrospective) – Approved: 31st March 2022

P/08/0361 - Erection of a dwelling – Refused: 30th January 2009 – Dismissed at Appeal: 16th July 2009

CONSULTATION

The following consultations were undertaken:

Head of Engineering and Highways	No objections.
Planning Policy Officer	No response.
The Council's Ecologist	No objection, subject to conditions.
Environmental health Officer	No objections.
Bedlinog and Trelewis Community Council	No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers and a site notice was displayed within the vicinity of the site. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

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

PLANNING CONSIDERATIONS

The application site lies within the settlement boundary – Other Growth Areas. As such, the issues to consider under the assessment of this application relate to whether the proposed post, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the area and the wider street scene. The impact upon residential amenity, ecology, parking provision and highway safety are also important considerations.

Character and Appearance

The proposed post, as explained above, would be free of any illumination and seeks to merely supply electricity to the existing parking area. It would be located near the edge, but completely within site, since there are no pavement/public footpaths along this side of the street. It's required to have a height of at least 5m, as recommended by Western Power, to be able to adequately fulfil its purpose in supporting an overhead cable connection. However, it should be noted that the proposed post, at this location and of this height, would not restrict the parking provision available or associated vehicular movements. Indeed, the wooden post, albeit lower in height, would have a similar appearance to other existing posts, containing street lighting/illumination, along the terraced street. The development, as proposed, would therefore be in context with the character and appearance of the area and would not be deemed to have any significant or adverse impact on the surrounding visual amenities. As such, it would accord with LDP Policy SW11.

Residential Amenity

The proposed post, as a result of its siting and scale, would not be deemed to have any adverse impact upon nearby occupiers. Indeed, the post would not exceed 5.5m in height, would be located on the opposite side of the road to residential properties and would not comprise any lighting. Thus, it would not be considered to have any overbearing impact or adversely detract from the amenities of the nearest neighbouring properties. It should also be noted that no letters of representation have been received as a result of this publicity exercise.

The relationship between the proposed post and the neighbouring properties is therefore considered acceptable and would accord with LDP Policy SW11.

Ecology

The proposed development was reviewed by the Council's Ecologist and it was accepted that due to the nature of the proposal, no survey work would be required in support of the

application. However, enhancement works, in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements', have been requested. Specifically, the Council's Ecologist has requested that a single bat box be installed on the proposed post. As such, a suitably worded condition would form part of any planning permission granted.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the requirement to submit a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, ecological enhancements would be provided (and stipulated via condition) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would be considered acceptable and accord with LDP Policy EnW1.

Parking Provision and Highway Safety

The proposed post, as discussed previously, would be located entirely within the site, as such, it would not cause any obstruction within the public highway. Similarly, the post would not comprise any form of illumination and would therefore not result in any distraction to drivers when travelling along Graig Terrace. Furthermore, the siting of the post near the edge of the site would ensure that parking provision and movements within the parking area and along Graig Terrace, are not restricted. The Head of Engineering and Highways has reviewed the proposal and has not raised any objections. Thus, the proposed development would accord with LDP Policy SW11.

CONCLUSION

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

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:

- Proposed Site Plan, Drawing no: DA-02, received: 2nd October 2025.
- Proposed Elevations, Drawing no: DA-04, received: 2nd October 2025.
- Hager Witty Charging Station, received: 2nd October 2025.

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

3. **BEFORE WORKS COMMENCE ON SITE**, a scheme for biodiversity enhancement in the form of a bat box to be installed on the proposed post, to include a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 06.10.2025