

DELEGATED REPORT

Application No:	P/25/0143
Site Address:	Pentrebach Playing Fields Duffryn Road Pentrebach Merthyr Tydfil CF48 4BJ
Development:	Erection of crowd barrier with gates, 2no. dugout bases and the siting of 2 no. storage containers
Case Officer:	Rebecca Owens
Site Visit:	27th May 2025
Application Expiry Date:	27th November 2025
Consultation reply date expired:	18th June 2025

APPLICATION SITE

The application relates to a football pitch and parcel of land within a larger open green space which also contains another pitch and pay area. The site is located within the settlement boundary and there are residential properties to the south and east of the site.

PROPOSED DEVELOPMENT

Full planning permission is sought for the following:

- The erection of a 1.1m high crowd barrier around the perimeter of the pitch (3m from the pitch line and 4m from the goals) which would include gates for access.
- The creation of two dugout bases comprising of a concrete slab. These would be 2m by 4m.
- The siting of two storage containers alongside one another. These would be 5.9m by 2.44m and 2.65m in height.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head Engineering and Highways	No objection
-------------------------------	--------------

Environmental Health Manager	No objection
------------------------------	--------------

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, three site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW10 Protecting and Improving Open Spaces
- SW11 Sustainable Design and Placemaking
- SW13 Protecting and Improving Local Community Facilities
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The application site is located within the primary growth area of the settlement boundary (Policy SW4) and as such the principle of development is acceptable subject to compliance with other relevant planning policies and material planning considerations.

In this respect, it is noted that the application site is located within a designated area of open space and as such Policy SW10 is relevant. This Policy aims to protect open space, preventing development which would result in an unacceptable adverse impact on, or result in a loss of, open space unless:

- It would not cause or exacerbate a deficiency of open space in accordance with the Council's open space standards or;
- The majority of the open space can best be retained and enhanced through the redevelopment of a small part of the site or;
- Satisfactory equivalent community benefit or enhanced compensatory provision can be provided in accordance with the Council's open space standards and
- In all cases, the open space has no significant nature or historic conservation importance.

Additionally, Policy SW13 encourages the provision of new and enhanced community facilities.

The proposal would introduce improved facilities to the Open Space, which would increase its potential use and the dug out bases and storage containers would only be built on a small part of the Open Space with the majority of the space retained. As such, the proposal would be supported by Policies SW10 and SW13 of the LDP by enhancing the current community facility.

The application relates to part of an area of open, maintained grassland which includes two playing fields. The site includes one of these pitches, an existing building and some land around these. Whilst it is recognised that at present the site and wider greenspace is entirely open, it is not considered that the introduction of a simple 1.1m high crowd barrier would have a harmful visual impact and it is noted that these are features often associated with this type of use. Similarly, no concerns are raised with respect to the creation of the dugout bases which would be a modest and unobtrusive addition. Any future dug out structures would require planning permission and as such their design and visual impact would be assessed at that time. The proposal also include the provision of two storage containers. These can be of a poor appearance and are generally resisted due to their visual impact. However, in this instance, they are located alongside an existing building and would be partly screened from the public highway by this structure and surrounding vegetation. Thus on balance, it is not considered that they would be overly visible within the surrounding street scene or that they would have such a harmful visual impact as to warrant their refusal on such grounds. Thus having regard to the above, it is not considered that the proposal would have harm the character or visual amenities of the area and as such would accord with Policy SW11 of the LDP

Whilst there are residential properties located to the south and east of the site it is not considered that the proposal would have any impact on residential amenities. In addition, the proposal would have no impact on the highway and as such no objections have been received from the head of engineering and highways. In these respects, the development also complies with Policy SW11.

In accordance with chapter 6 of Planning Policy Wales (edition 12) the application has been supported by a Green Infrastructure Statements and Biodiversity Enhancement Strategy (GIS). This noted that the site comprises of intensely managed grassland with associated boundary features including mature trees and low vegetation. The

development would only result in a loss of a modest area of grassland and it is proposed to provide a net benefit to biodiversity by:

- increasing the species and structural diversity of on-site grassland habitat through wildflower planting
- increasing roosting opportunities for the local bat population via the provision of two bat boxes within the surrounding trees
- increasing nesting opportunities for birds through the provision of two bird boxes in surrounding trees.
-

These ecological enhancement would be secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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:

Drawing Title: Existing and Proposed Block Plan, Drawing Number 01B, Received 2 October 2025

Drawing Title: Existing and Proposed Block Plan, Drawing Number 02B, Received 2 October 2025

Green Infrastructure Statement & Biodiversity Enhancement Strategy, Revision 3, produced by North-South Ecology, Received 2 October 2025.

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

3. **WITHIN 3 MONTHS** of the development hereby approved being completed the bat and bird boxes shall be provided in accordance with the Green Infrastructure Statement & Biodiversity Enhancement Strategy and drawing numbers 01B and 02B and these shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. All planting/seeding required for the wildflower area shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the Green Infrastructure Statement & Biodiversity Enhancement Strategy and drawing numbers 01B and 02B.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 06.10.2025