

DELEGATED REPORT

Application No:	P/24/0186
Site Address:	Junction Of Lansbury Road And Heol Parc Y Lan Lansbury Road Swansea Road Merthyr Tydfil CF48 1HA
Development:	Non-material amendment for the provision of an additional disabled car parking space and extension of dropped curb
Case Officer:	Kate Glover
Site Visit:	7th August 2024
Application Expiry Date:	28th August 2024
Consultation reply date expired:	26th August 2024

APPLICATION SITE

This application site relates to community facility, which is positioned on the corner of Heol Tai Mawr and Lansbury Road, Gellideg.

The community facility has the benefit of two disabled parking spaces that are accessible from Lansbury Road. Within the community facility's boundary is an area of landscaped amenity area, and this area is located to the south of the disabled parking spaces.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment (NMA) to planning permission P/18/0219. The application seeks permission to create another disabled parking space. The proposed parking space would require the loss of some of the amenity area and a tree would also be felled.

PLANNING HISTORY

The relevant planning history is detailed below:

P/09/0032	Erection of community centre building and residential development GRANTED 9 Apr 2009
P/15/0090	Construction of the Gellideg Wellbeing Centre and offices for Merthyr Valley Homes. Demolition of Taff Fawr House and Winchfawr House GRANTED 28 May 2015

- P/16/0322 Construction of a three storey community centre for the Gellideg Foundation with an attached single storey Early Years wing
GRANTED 8 Dec 2016
- P/18/0218 Erect two awnings (canopies) on the southern elevation
GRANTED 21 Aug 2018
- P/18/0219 Variation of condition 2 of planning permission P/16/0322 to allow an alternative design for the hard and soft landscaping areas
GRANTED 21 Aug 2018
- P/19/0015 Non material amendment to application P/16/0322 to change external roofing material, window and door frame colours, recessed reveal materials, size and position of grilles and omission of shutters
GRANTED 13 Feb 2019

CONSULTATION

Head of Engineering – No objection.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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) (PPW12).

Local Planning Policies

Of the policies identified in the original planning application, Policy SW11: 'Sustainable design and place making' of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this application.

Other relevant guidance Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies?

PLANNING CONSIDERATIONS

The main issue in determining this application is whether the additional disabled parking space constitutes a non-material amendment to the development approved under planning application reference P/18/0219.

As noted above, no objections have been received from the Head of Engineering and Highways.

The scale and nature of the additional disabled parking area would not materially alter the originally approved development scheme, it would not alter character and appearance of the site or wider area, and it would not disadvantage the interest(s) of any third party of body.

CONCLUSION

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.

It is considered that the proposed changes to the planning permission are not harmful to the character and visual amenities of the area or residential amenity. The revised scheme would therefore be acceptable and accord with Policy SW11 of the Replacement LDP.

RECOMMENDATION: BE APPROVED

INFORMATIVES

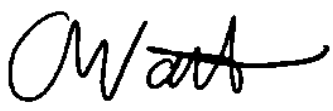
1. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website: <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email: Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

RECOMMENDATION ENDORSED

p.p.



Director of Neighbourhood Services

DATE: 21st August 2024