

INTERNAL MEMORANDUM

To: Rebecca Owens – Development Management Officer

Reference: P/21/0302

From: Planning Policy

Please ask for: David James

Ext: 7053

Date: 6th September 2021

Summary

No objection raised. The development meets the relevant Replacement LDP policies (SW4 - Settlement Boundaries & EcW7 - Tourism, Leisure and Recreation Development).

If minded to approve in principle, particular consideration should be given to the impact of the development on the surrounding area and occupiers in terms of noise and disturbance, traffic generation and parking provision, and any other relevant risks to public health and safety (Policies SW11, SW12, CW1 & EnW4).

Policy observations in respect of application number P/21/0302, at 123 Plasydarren, Heolgerrig, Merthyr Tydfil.

1. Proposed Development

Application for the conversion of an existing garage into a holiday accommodation unit, with associated external alterations, at 123 Plasydarren, Heolgerrig, Merthyr Tydfil.

2. Development Plan Framework

The existing development plan framework in Merthyr Tydfil is provided by:-

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016 - 2031)

The relevant LDP Objectives are:-

- *LDP Objective 1 Sustainable Population Growth: To encourage a sustainable level and distribution of population growth.*
- *LDP Objective 2 Welsh Language and Culture: To protect and enhance Welsh language and culture.*
- *LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.*
- *LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.*

- *LDP Objective 7 Transport: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.*
- *LDP Objective 9 Heritage and Cultural Assets: To protect, enhance and promote all heritage, historic and cultural assets.*
- *LDP Objective 15 Leisure, Recreation and Tourism: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.*

The following development plan policies would apply:-

- *Policy SW4: Settlement Boundaries*
- *Policy SW9: Planning Obligations*
- *Policy SW11: Sustainable Design and Placemaking*
- *Policy SW12: Improving the Transport Network*
- *Policy CW1: Historic Environment*
- *Policy EnW1 Nature Conservation and Ecosystem Resilience*
- *Policy EnW2 Internationally and Nationally Protected Sites and Species*
- *Policy EnW4: Environmental Protection*
- *Policy EcW7: Tourism, Leisure and Recreation Development*

The following supplementary planning guidance is applicable:-

- *SPG 2: Planning Obligations*
- *SPG 4: Sustainable Design*
- *SPG 5: Nature and Development*

National Planning Policy

Planning Policy Wales (Edition 11, February 2021)

Planning Policy Wales provide guidance on matters relevant to this application, namely:

- Placemaking in Action: Good Design Making Better Places
- Strategic Placemaking: Previously Developed Land
- Productive and Enterprising Places: Tourism
- Recognising the Special Characteristics of Places
- Recognising the Environmental Qualities of Places

Technical Advice Notes (TANs)

TAN 12: Design (March 2016)

TAN 13: Tourism (October 1997)

3. Policy Considerations

The site is located in the residential area of Heolgerrig, which lies within the *Primary Growth Area* of the settlement boundary (Policy SW4). As such the development is considered to be acceptable in

principle, subject to the proposal being compatible with other relevant planning policies and material considerations.

Policy SW9 considers the requirement for planning obligations. Given that the proposal is for one residential unit, on-site provision of affordable housing or open space, or a financial contribution towards affordable housing, would not be sought. However, Community Infrastructure Levy (CIL) is chargeable on residential development in this part of the County Borough.

Policy SW11 advises that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. Where appropriate, new development will be required to (amongst other things):

- be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;
- not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;
- allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards.

Considering the nature of the development (change of use to holiday accommodation), the proposal will likely result in an intensification of the use of the application site. As such, and given the location of the site (in close proximity to existing residential uses) particular consideration should be given to the above issues. As such, the views of the Council's Environmental Health department and the Engineering and Traffic Group Leader should be sought where appropriate.

Policy SW12 supports development that encourages a modal shift towards sustainable transport, including the enhancement of pedestrian, cycle, rail and bus facilities, in addition to any necessary road improvements. Developments will be expected to demonstrate how they reduce the need to travel and encourage the use of sustainable transport.

The proposal will likely result in additional traffic movements into and out of the application site. As such, the views of the Engineering and Traffic Group Leader should be sought in this respect.

Policy CW1 advises that the integrity of our historic environment assets will be conserved and enhanced. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character or the historic or cultural importance of our designated historic environment assets. And that, development affecting undesignated historic environment assets including, Locally Listed Buildings or structures, Landscapes of Outstanding Historic Interest in Wales, Urban Character Areas and Archaeologically Sensitive Areas should have regard to their special character and archaeological importance.

The site lies within the Urban Character Area 9: West Merthyr, including Heolgerrig and Gellideg, and the Merthyr Tydfil Landscape of Outstanding Historic Interest. As such, the views of the appropriate Council Officer, or Heritage body, should be sought as required.

Policy EnW4 advises that development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either:

- Pollution of land, surface water, ground water and the air;
- Land contamination;
- Hazardous substances;
- Land stability;
- Noise, vibration, dust, odour nuisance and light pollution; or
- Any other identified risk to public health and safety.

Where impacts are identified the Council will require applicants to demonstrate that appropriate measures have been incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes. As such, the views of the Environmental Health department should be sought as appropriate.

Considering the nature of the development (change of use to holiday accommodation), the proposal will likely result in an intensification of the use of the application site. As such, and given the location of the site (in close proximity to existing residential uses) particular consideration should be given to the above issues.

Policy EcW7 advises that "Tourism, leisure and recreation development within settlement boundaries is generally supported..." Given the location and nature of the proposal, it is considered that it complies with this policy.