

DELEGATED REPORT

Application No:	P/22/0025
Site Address:	Tesco Store Brunel Way Merthyr Tydfil CF47 0AL
Development:	Installation of 2 no. automatic number plate recognition (ANPR) cameras at entrances to car park and 8 no. automated ticket validation terminals within car park
Case Officer:	David James
Site Visit:	
Application Expiry Date:	4th April 2022
Consultation reply date expired:	3rd March 2022

APPLICATION SITE

The application site relates to a large two-storey supermarket, Tesco, located within the town centre, just off Court Road roundabout. The supermarket is served by on-site parking at ground and first floor. The site is bounded by the highways of John Street to the north, Court Street to the south, Tramroad Side North to the east, and the rear of the commercial buildings on High Street to the west.

The site abuts the Primary Shopping Area and Town Centre Conservation Area to the west and the Thomastown Conservation Area to the east, and lies within the settlement boundary and town centre boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 -2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to install eight automated ticket validation terminals, within the supermarket site. Four would be located on the ground floor level, adjacent to the main entrance and exit, and four would be located on the upper level, adjacent to the first floor entrance to the store. Each terminal would measure 1.7m high, a maximum of 0.7m wide, and a maximum of 0.4m deep. They would be constructed of plastic and metal, with user interface screens.

The application also includes the installation of 2 automatic number plate recognition (ANPR) cameras. One would be located at the main ground floor vehicular access to the store at Court Street, while the other would be located at the first floor vehicular access at

Tramroad Side North. Each camera would measure a maximum of 0.1m high, 0.2m wide, and 0.3m deep. The submitted plans indicate that the cameras will be fitted to existing car park furniture such as lighting columns and signage poles.

Related signage would also be installed, which is being considered as part of application P/22/0024.

PLANNING HISTORY

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| P/22/0024 | Advertisement consent for the installation of 2 no. entrance signs, 25 no. T&C signs and 2 no. user instructions in car park– Currently being determined |
| P/20/0047 | Advert consent for the erection of 1 media screen and 3 flagpole signs– Approved: 30 th March 2020 |
| P/20/0046 | Install one vehicle charger and one vehicle fast charger in the car parking area– Approved: 30 th March 2020 |
| P/16/0331 | Erection of Signage – Approved: 28 th November 2016 |
| P/08/0153 | Erection of signage – Approved: 12 th May 2008 |
| P/07/0435 | Re-positioning of existing sign to front of building – Approved: 26 th September 2007 |
| P/07/0316 | Construction of permanent decked car park and associated works, erection of glazed canopies and a glazed atrium to front elevation of building, other external changes to building and creation of point of egress onto Tramroad Side North – Approved: 4 th July 2007 |
| P/07/0048 | Variation of Condition 1 of planning consent P/06/0519 (to extend the duration of the temporary decked car park to 28th August 2007) – Refused: 25 th April 2007 |
| P/06/0546 | Erection of external staircase and installation of staff access doorway into rear elevation of building – Approved: 4 th December 2006 |
| P/06/0519 | Erection of temporary decked car park (within existing car park) – Approved: 24 th November 2006 |
| P/06/0362 | Various advertisement signs – Approved 6 th September 2006 |

CONSULTATION

Head of Engineering

No objection

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 TAN to this application is 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 SW11 – Sustainable design and Placemaking
Policy CW1 – Historic Environment
Policy EnW1 – Nature Conservation and Ecosystem Resilience
Policy EnW4 – Environmental Protection
Policy EcW3 - Retail Hierarchy – Supporting Retailing Provision
Policy EcW5 - Town and Local Centre Development

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design
SPG 5 - Nature and Development

PLANNING CONSIDERATIONS

The issues to consider under this application relate to whether the ticket validation terminals and ANPR cameras, in terms of their siting, scale and appearance, are acceptable forms of development with regards to their impact upon the appearance of the area, residential amenity, parking provision and highway safety.

The terminals would be sited adjacent to the existing store entrances on the ground and upper levels of the site, and would therefore be viewed against the backdrop of the store. Their discrete siting combined with their slimline design would ensure that they do not appear as prominent or incongruous forms of developments. Indeed, their scale and appearance are characteristic of other similar terminals provided at other supermarkets and public car parks. The development would therefore appear as an acceptable form of development and would comply with LDP Policy SW11.

It is also noted that the terminals would not be located in the immediate vicinity of any residential properties, and as such, would not have a detrimental impact on nearby neighbouring occupiers. They would therefore comply with LDP Policy SW11.

Given the small scale of the 2 proposed cameras (a maximum of 0.3m deep), and that they would be attached to existing car park furniture, it is not considered that they would have any harmful impact on the character and appearance of the area, residential amenity, or highway safety.

Additionally, the Head of Engineer has considered the development and has not raised any objections. It would therefore comply with LDP Policy SW11.

CONCLUSION

It is not considered that the development would have an adverse impact on the character or appearance of the area, residential amenity, parking provision or highway safety. The development therefore complies with the relevant LDP policies.

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:

Ranger Dims (Evoke Parking Kiosk - Outer Dims) received 7th February 2022

ANPR Cameras Specifications received 7th February 2022

Site Plan Merthyr Tydfil signage locations received 7th February 2022

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

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

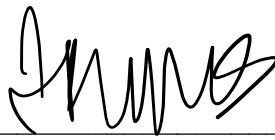
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

11/3/22

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