

DELEGATED REPORT

Application No: P/20/0126

Site Address: 9 Chestnut Way
Gurnos
Merthyr Tydfil
CF47 9SB

Development: Installation of an ATM to the shopfront
(retrospective)

Case Officer: Marlene Ferreira

Site Visit: 8th July 2020

Application Expiry Date: 13th August 2020

Consultation reply date expired: 17th July 2020

APPLICATION SITE

The application site relates to the ground floor of 9 Chestnut Way, a commercial property known as Cool Foods/Pound Heaven (A1 use class) located within the Gurnos shopping area. The ground floor is typically commercial in appearance, being characterised by large vertical glazing panels with large and brightly coloured adverts and a low stall riser along the length of the entire shopfront. The premises lies amongst a small group of commercial premises mainly under A1 and A3 use classes, some of which also appear to have first floor residential uses.

The application site lies within the settlement boundary – Primary Growth Area as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) (2016-2031).

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the installation of an ATM (Automated Teller Machine) in the shopfront of the premises. The ATM, measuring 8.7 metres wide and 1.35 metres in height, has been installed to the right of the main entrance, approximately 0.9 metres above ground level.

The retrospective application for the installation of the ATM advertisement is currently being considered under planning application P/20/0127.

PLANNING HISTORY

P/20/0127 – ATM advertisement – under consideration.

CONSULTATION

None carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties. No letters of representation have been received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil LDP 2006-2021 is relevant to the consideration of this application:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal would be acceptable with regards to its impact upon the character and appearance of the area. The impact of the proposal upon residential amenity is also a primary consideration.

The design and siting of the ATM on the primary elevation of the retail store is not considered to adversely impact upon the character and appearance of the existing shopfront, or that of the surrounding area, which is characterised by a mixture of commercial properties. The ATM is of a standard size and simple design and its siting on the brightly coloured shopfront is considered acceptable. Furthermore, its low level siting would ensure access for all without obstructing the main entrance into the premises. The proposal is therefore not considered to detract from the character or appearance of the premises and would comply with LDP Policy SW11.

Having considered the nature of the proposal, its siting and its relationship with nearby neighbouring residents and other business premises, this proposal is not considered to detract from their amenities. As previously noted, the ATM is located on the shop front and is sited amongst other commercial premises, some with first floor residential uses. Thus, any disturbance resulting from the use of the ATM is not considered to amount to an unacceptable impact upon nearby occupiers given the context of the surrounding area. The proposal is therefore considered to be acceptable in this regard and would comply with LDP Policy SW11.

The proposal for the reasons noted above is therefore considered acceptable and in compliance the relevant policies.

Finally, 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:

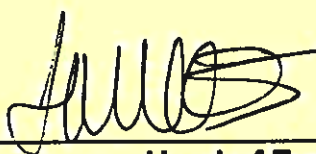
RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall be carried out in accordance with the following approved plans and documents:

- Ref: T019862_AI, received: 18th June 2020;
- Ref: NM-GA-F1-B, received: 18th June 2020;

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/7/20

