

DELEGATED REPORT

Application No:	P/25/0332
Site Address:	Land At Canonbie Crescent Aberfan Merthyr Tydfil C48 4PG
Development:	Erection of Notice Board
Case Officer:	Marlene Ferreira
Site Visit:	22nd January 2026
Application Expiry Date:	23rd January 2026
Consultation reply date expired:	6th January 2026

APPLICATION SITE

The application site relates to the existing footway which runs along the side elevation of 17 Canonbie Crescent, in the area of Aberfan. Specifically, the site relates to only a small section of the footway, located almost directly opposite the gable end side elevation of the property and the junction of Canonbie Crescent with Perthyglesion. The footway, which is separated from the dwelling's side garden by a post and rail fence and mature vegetation/hedgerow, already comprises the street name sign and a telegraph pole.

PROPOSED DEVELOPMENT

This application seeks advertisement consent to erect a notice board within a small section of the footway.

The proposed notice board, which would be erected between the existing street name sign and the telegraph pole and located near the back of the footway, would have a white aluminium frame notice area of approximately 0.75m wide, 0.05m deep and 1.35m in height, and would be supported by aluminium posts either side, with a total height of 1.7m above ground level. The posts would be bolted onto a concrete foundation located 0.6m below ground level.

The noticeboard has been proposed by Invest Local Ynysowen, a steering group made up of local organisations and individuals across the Aberfan, Merthyr Vale and Mount Pleasant area, who's aim is to support community development and cohesion. The proposed notice board seeks to keep residents better informed and provide better access to community news and will therefore be used to communicate various information to local

residents, such as, events in the area, sessions and support available to the community, access to charities and support services, etc. No business related adverts would be placed on the notice board.

The information to be displayed within the notice board will be first authorised by the local community and charitable organisations, such as Ynysowen Events and Social, Trinity Childcare Charity, Taff Rocks, as well as local churches, scouts groups, libraries and schools, etc.

Local volunteers will keep the notice board updated and the information displayed will also be regularly checked by Invest Local Ynysowen, Ynysowen Events and Social and other social groups. However, the ongoing maintenance and upkeep of the notice board will be the responsibility of Ynysowen Events and Social.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Head of Engineering and Highways	No objection.
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Environmental Health	No objection.
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PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to nearby occupiers, and a site notice was displayed near the site. One letter of objection was received and the concerns raised have been summarised below:

- It is directly on the boundary of my property and will impact access for the maintenance of my boundary.
- I do not wish for the outside of my property to be used as an advertising billboard for a company that has no connection to me, my property or to the local neighbourhood.
- It is located in front of my private garden, I am concerned about my privacy being compromised.

Ward Members were advised of the representations received however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Director of Neighbourhood Services.

POLICY CONTEXT

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)

Technical Advice Note 7 – Outdoor Advertisement Control (1996), with particular regard to:

Section 6 - which notes that the general approach to dealing with advertisement applications is similar to the process of dealing with planning application. The display of outdoor advertisements can only be controlled in the interests of amenity and public safety.

Section 10 – which notes that in assessing an advertisement's impact on public safety, local planning authorities should have regard to its effect upon the safe use and operation of any form of traffic or transport, including the likely behaviour of vehicle drivers who will see the advert and possible confusion with any traffic sign or other signals.

Local Planning Policies

There are no specific policies contained within the adopted Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016 - 2031 with regards to this nature of development. As such, the application will be assessed having regard to the advice contained in TAN 7, as discussed above.

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed notice board is acceptable in respect of its impact upon amenity, public safety and highway safety.

The proposed notice board, as explained earlier, adjacent to the side garden boundary enclosing 17 Canonbie Crescent and the junction of Canonbie Crescent with Perthyglesion. Thus, it is recognised that the proposed notice board would appear prominent and clearly visible on approach to Canonbie Crescent and indeed, this is the intended purpose of the notice board. It seeks to serve the local community and inform them of events in the area, as well as support and charities available to local residents, and its location within this setting is therefore justified.

The proposed notice board, which would be constructed in an appropriate material, comprise a modest façade and a proportionate scale, would be free of any illumination and would be orientated so that it would be seen against the backdrop of the existing fence and tall mature vegetation/hedgerow along the side garden boundary of 17 Canonbie Crescent. As such, the proposed notice board, which would not be visible from 17 Canonbie Crescent, would relate well to its surroundings and would not appear overly conspicuous when viewed in relation to the wider street. The proposal would therefore be

considered acceptable and would not be deemed to cause any significant adverse impact upon the character and appearance of the streetscene or wider context.

With regards to impact of the sign upon public safety, it should be noted that the proposed notice board, which would be located at the back of the footway, would not have any significant adverse impact in this respect. Furthermore, it is not considered that they impinge upon highway safety or result in a distraction to highway users. Thus, no objection has been raised by the Head of Engineering and Highways.

Having taken account of the siting and scale of the notice board, it is not considered that this form of advertisement, in this location, would have any adverse impact upon public amenity. In this regard, it should be noted that the Environmental Health Officer has not raised any objection to the proposal.

CONCLUSION

For the reasons set out above, the proposed notice board is considered acceptable and accord with 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:**

None

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 20.04.2026