

DELEGATED REPORT

Application No: P/22/0102

Site Address: Pandy Farm
Brecon Road
Merthyr Tydfil

Development: New access gate

Case Officer: Huw Roberts

Application Expiry Date: 24th June 2022

Consultation reply date expired: 30th May 2022

APPLICATION SITE

This application relates to an arched entrance that forms part of a Grade II Listed barn. The barn is one a complex of listed buildings which include the L shaped stable ranges to the south and west and Pandy Farmhouse and the Clock Tower to the east and south east. It is located opposite the main entrance to Cyfarthfa Castle and abuts Brecon Road to the north. The archway enables access to a central cobbled courtyard and is currently secured by unsympathetic corrugated steel gates. The iron hinges/brackets that hang the original gates are still in situ either side of the entrance.

PROPOSED DEVELOPMENT

The application seeks planning permission to replace the existing gates with automated arched gates (fixed the original hinges/brackets) constructed with a steel frame which would be clad with timber boards.

PLANNING HISTORY

P/22/0089 – New Access Gate (Listed Building Consent application) – Not yet determined.

CONSULTATION

Head of Engineering No objection.

PUBLICITY

A site notice was displayed within the vicinity of the site on the 9th May 2022.

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.

National Planning Policy - Planning Policy Wales (Edition 11, February 2021)

Section 6.1 recognises the importance of protecting the historic environment and paragraph 6.1.10 states that *‘For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.’*

Technical Advice Note 24: The Historic Environment (May 2017)

Paragraph 1.25 states *‘The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.’* Paragraph 1.28 explains that there will be cases where a proposal will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development’.

Local Policy - Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW11 – Sustainable design and Placemaking

Policy CW1 - Historic Environment

PLANNING CONSIDERATIONS

The main issue to consider under this application relates to the impact of the introduction of arched timber gates on the character and appearance of the listed building.

There can be no doubt that the replacement of the existing gates with the proposal would have a positive impact on the character and appearance of the listed building. The proposal would also have a positive impact on the setting of the other listed buildings which form part of the historic complex. The use of the historic bracket/hinges is also welcomed. No details of the electric housing for the automated gates have been provided and it is also considered pertinent to control the type of timber boarding to be attached to the steel frame of the gates. Both can be secured via conditions that would be attached to any listed building consent. There is no impact on residential amenity or highway/pedestrian safety. As such the application accords with policies SW11 and CW1 of the LDP.

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:

- Drawing No. 179/0114 Planning/B.

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

INFORMATIVES

1. No development shall commence until Listed Building Consent has been granted for the gates hereby permitted and all relevant pre-commencement conditions discharged.



RECOMMENDATION ENDORSED

Head of Town Planning

DATE: 6th June 2022