

DELEGATED REPORT

Application No:	P/22/0178
Site Address:	Treharris Fire Station Thomas Street Treharris CF46 5PR
Development:	Single story front extension and provision of cladding
Case Officer:	Kate Glover
Site Visit:	13th July 2022
Application Expiry Date:	30th December 2024
Consultation reply date expired:	3rd August 2022

APPLICATION SITE

The application site relates to a single storey fire station located in Treharris Conservation Area. The fire station comprises of two sections, with the larger section housing the fire engine and a smaller section which provides offices and ancillary accommodation for the fire station. The building is modern in design and both sections have flat roofs and the external elevations of the section which houses the fire engine is red brick and the elevation of the smaller section is rendered. The application building also incorporates aluminium window frames and doors, and large doors fitted with roller shutters which enable access/egress by the fire engine. Within the boundary of the site are grassed areas, tarmacked areas, a training tower and a single tree. The fire station building is located close to the southern boundary with parking/tarmac on the east and west side, and grass verge along the north boundary.

The site is located on the corner of Thomas Street and Commercial Street and is overlooked by the dwellings which are located on the opposite sides of these roads. To the south and west of the site is a football pitch.

The application site is within the settlement boundary as identified by Local Development Plan Policy SW4 and its associated proposal map.

PROPOSED DEVELOPMENT

This application seeks full permission to extend the smaller section of the fire station and apply cladding insulation to the larger section of the fire station.

The proposed extension would be constructed on the east side of the building, would incorporate a flat roof to match the existing building, and would measure approximately 6.8m wide, 7.55m deep and 3.25 high.

The proposed cladding would comprise of large modular sections and be coloured grey.

Details of biodiversity enhancement have been provided and a bat box would be positioned on the south elevation of the property and a sparrow nest box would be located on the north elevation.

A tree that is positioned close to the east elevation of the building would be felled to accommodate the proposed extension.

PLANNING HISTORY

The relevant planning history is summarised below:

P/05/0418 Installation of a 0.3 diameter microwave dish to building
GRANTED: 22 Sep 2005

CONSULTATION

Planning Ecology Officer: No objection subject to conditions.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW13 Protecting and Improving Local Community Facilities
- EnW1 Nature Conservation and Ecosystem Resilience
- CW1: The Historic Environment

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design
- Note 5, Nature and Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate are principle of development, impact upon the character and appearance of the property and the conservation area, impact upon the residential amenity of neighbours and ecology.

Principle of Development

The proposal would be located within the settlement boundary, where new development is supported by LDP policy SW4 provided the proposal complies with other relevant planning policies.

The proposed development is therefore acceptable in principle and would comply with LDP policy SW4.

Character and Appearance

The application site is located within a conservation area and the modern character and appearance of the building is also noted.

The character and appearance of the fire station building is functional and the proposed flat roofed extension, with rendered elevations, would be equally functional in terms of character and appearance. The redbrick used on the external surface of the fire station does not represent a significant contribution to the character and appearance of the conservation area. As such the use of grey modular cladding over the redbrick would not represent development that is significantly detrimental to the character and appearance of the conservation area.

The scale of the proposal and materials used on the external elevations of the proposal would not be detrimental to the visual qualities of the property or wider street scene.

As noted above the proposed extension will result in the felling of a tree and whilst the species of tree has not been identified, it appears that the tree is possibly a birch. The tree does not provide any particular visual value to the area and its loss would not impact on the character or visual amenities of the conservation area.

As such, the proposal meets the requirements of LDP Policies CW1 and SW11.

Residential Amenity

Due to the scale and nature of the proposals and the relationship of the fire station and the nearby dwellings, it is unlikely that there would be any detriment to the residential amenities of nearby properties.

It is also noted that no representations were received following the publicity exercise.

As such, the proposal meets the requirements of LDP Policy SW11.

Ecology

The Council's Ecologist notes the submission of 'Bat Survey: Treharris Fire Station, Thomas Street, Treharris, CF46 5PR' by Ecological Services Ltd, dated August 2024 Revision V2.0 (Bat Survey). The Council's Ecologist (Ecologist) is satisfied with the survey methodology and notes that no bats were observed using the site during the survey effort.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the nature of development, this would not be deemed a reasonable requirement in this instance.

As noted above the proposed extension will result in the felling of a tree. Planning Policy Wales requires replacement planting at a minimum ratio of at least three trees for every one lost. The application site has the benefit of green space around the northside and trees to replace the one to be lost could be utilised for the planting of new trees.

Trees to replace the one to be felled can be secured via a condition. Further to this the ecological enhancements that have been incorporated into the proposal can also be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

As such, the proposal meets with the requirements of LDP Policy EnW1.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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:

Drawing Title: Proposed Site Plan, Drawing Number: TH-LAW-X-X-DR-A-069001, Revision P00, Received on 8 July 2022.

Drawing Title: Proposed Elevations, Drawing Number: TH-LAW-X-X-DR-A-0692001, Revision P01, Received on 3 December 2024.

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

3. **Within 12 months of the completion of the development hereby approved** the bat box and sparrow nest box shall be provided in accordance with approved plan Drawing Title: Proposed Elevations, Drawing Number: TH-LAW-X-X-DR-A-0692001, Revision P01, Received on 3 December 2024. The bat box and sparrow nest box shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

4. **BEFORE WORKS COMMENCE ON SITE** a scheme for replacement planting for the tree lost, shall be submitted to and agreed in writing by the local planning authority. The replacement planting scheme shall include a timescale for implementation of planting of at least three tree species of local providence. The development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

If within a period of [5 years] from the date of the planting of any tree proposed as part of the replacement planting scheme, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction of that tree.

Reason - To ensure that the development is visually attractive and enhances the natural environment in accordance with Policies SW11, EnW1 and EnW5 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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



Director of Neighbourhood Services

DATE: 19.12.2024