



SUPPORTING STATEMENT

LAND TO THE NORTH OF LEWIS SQUARE, ABERCANAID, MERTHYR
TYDFIL

RETROSPECTIVE CONSENT FOR RETENTION OF REPLACEMENT
STORAGE UNIT



Architects Town Planners
Environmental & Urban Design

Cardiff Office

Unit 1A, Compass Business Park,
Pacific Road, Ocean Park, Cardiff, CF24 5HL
Phone 029 2045 2100
web: www.c2jarchitects.co.uk

London Office

19 Goodge Street
London W1T 2PH
Phone 020 3409 1342
email: enquiries@c2jarchitects.co.uk

1. INTRODUCTION

- 1.1 The application seeks retrospective planning consent for the replacement storage building serving both the adjacent camping site (planning consent Ref. No. P/20/0050) and the related agricultural holding.
- 1.2 The original storage building was located to the north of the Applicant's home and south of the established camping site.
- 1.3 The location of the original storage unit is identified on the attached location plan and aerial photographs.



- 1.4 On the 26th December 2020 the original storage building suffered extensive storm damage. As the attached photographs taken by the Applicant's insurers, National Insurance & Guarantee Corporation Ltd confirm, the extent of the damage rendered the building incapable of repair, and the only safe option was to demolish the building.





Architects Town Planners
Environmental & Urban Design

Cardiff Office
Unit 1A, Compass Business Park,
Pacific Road, Ocean Park, Cardiff, CF24 5HL
Phone 029 2045 2100
web: www.c2jarchitects.co.uk

London Office
19 Goodge Street
London W1T 2PH
Phone 020 3409 1342
email: enquiries@c2jarchitects.co.uk



2. SITE & SURROUNDINGS

- 2.1 The site is located to the north of the Applicant's house with direct access from the dedicated access to the established camping site.





- 2.2 The site is a raised plateau surrounded by steep embankments. The site is partly enclosed by a 2m high timber fence. To the west is a bank of trees / vegetation adjacent to the A470 carriageway.
- 2.3 As the attached photographs confirm, views of the building are limited to points immediately to the south along Lewis Square.



3. PLANNING POLICY

- 3.1 **The Wales Spatial Plan *People, Places, Futures*** sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of National strategies for social inclusion and economic development, health, transport and environment, translating the Assembly Government's sustainable development duty into practice.
- 3.2 **Planning Policy Wales (PPW Edition 11) February 2021** sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.
- 3.3 Section 3 states '*Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. Meeting the objectives of good design should be the*



aim of all those involved in the development process and applied to all development proposals, at all scales.

3.4 Section 4 states '*The planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:*

- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*
- are designed in a way which integrates them with existing land uses and neighbourhoods; and*
- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.*

3.5 Section 5 encourages tourism which contributes to economic development, rural diversification, conservation, urban regeneration and the need of visitor and the local

communities. It is recognised that most of existing tourism provision and accommodation occurs in urban locations.

3.6 The need to consider the scale and distribution of existing and proposed tourist attractions and enable complementary developments, such as accommodation, should be provided ensuring limited negative environmental impacts, whilst considering opportunities to enhance biodiversity.

3.7 **Planning Policy Wales Technical Advice Note 12: Design,** sets out the Welsh Assembly Government's detailed advice on how to achieve good design in all development at every scale throughout Wales.

3.8 The guidance sets out the Assembly's objectives for good design, namely

- Access – ensuring ease of access for all.
 - Character – sustaining or enhancing local character.
- Promoting legible development. Promoting a successful relationship between public and private





space. Promoting quality, choice and variety.

Promoting innovative design.

- Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- Movement – promoting sustainable means of travel

3.9 **TAN 13 – Tourism, TAN 18 – Transport and TAN 22 – Sustainable buildings** are considered relevant to the site.

Local Planning Policy

3.10 The current development plan comprises the Adopted Merthyr Tydfil Local Development Plan (2006 - 2021). The Plan sets out the vision, objectives, strategy and policies for managing development in Merthyr Tydfil up to 2021.

3.11 The relevant policies contained in the LDP are:

BW1 – Development Strategy – Primary Growth Area

BW4 – Settlement Boundaries / Locational Constraints

BW5 – Natural Heritage

BW7 – Sustainable Design and Placemaking

BW12 – Development Proposals and Transport

AS4 – Historic Landscape

TB11 – Access, Parking and Accessibility of Local Facilities

4. PROPOSAL

4.1 The proposal seeks retrospective planning consent for the replacement storage building serving both the adjacent camping site (planning consent Ref. No. P/20/0050) and the related agricultural holding.

4.2 The building is on the same site and in the same plan form (rectangular) as the original building.

4.3 It is a steel framed structure with profile sheeting to the walls and roof.

4.4 The attached plan confirms the building is 9.4 m in width by 18.4m in length., with eaves height of 4.3m and ridge height of 6.2m.



Architects Town Planners
Environmental & Urban Design

Cardiff Office
Unit 1A, Compass Business Park,
Pacific Road, Ocean Park, Cardiff, CF24 5HL
Phone 029 2045 2100
web: www.cj2architects.co.uk

London Office
19 Goodge Street
London W1T 2PH
Phone 020 3409 1342
email: enquiries@cj2architects.co.uk



- 4.5 The principal vehicle access to the east elevation with pedestrian doors to the west elevation.
- 4.6 The use of the building remains for the storage of machinery, equipment and feed / bedding for Alpacas (tractor / quad / grass topper / lawn mower and hedge trimmer / grass blower / chain saws, hay and straw / feed bins / fence posts and Alpaca pens for shearing / electric tools, ladders and trailers and mini dumper).

5. CONCLUSION

- 5.1 The replacement building mirrors the original in form and appearance and is located on the site of the original building which was extensively damaged in a severe storm in late 2020.
- 5.2 The building provides necessary storage for plant, materials and food supplies to support the established family businesses, namely the camp site and ancillary agricultural activities.

- 5.3 The building will have no greater impact than the original building on the character and appearance of the area. Accordingly, the proposal is considered to accord with National and local planning policy and should be supported by the LPA.

