

DELEGATED REPORT

Application No:	P/20/0082
Site Address:	Land To The Rear Of Ynysygored Cottages Aberfan Road Aberfan Merthyr Tydfil CF48 4QD
Development:	Construction of gravel access track with grass central reservation
Case Officer:	Caroline Pulley
Site Visit:	
Application Expiry Date:	4th June 2020
Consultation reply date expired:	8th June 2020

APPLICATION SITE

The application site relates to a rectangular parcel of land situated to the rear and to the north of numbers 1 and 2 Ynysygored Cottages. The site forms part of an area, which has recently been granted planning permission for the construction of two stable buildings and a barn (Application P/17/0152). It is located outside the defined settlement boundary and is defined by Technical Advice Note 15 as a C1 Flood Risk Zone. The site is accessed off Aberfan Road via the existing track, which is located alongside the northern boundary of 1 Ynysygored Cottages.

PROPOSED DEVELOPMENT

Retrospective planning permission is sought for the retention of the access track that has been constructed to the west and north of the recently constructed stable building. The gravel track measures between 4m and 6m wide. It provides access to a paddock area to the rear of the stable building and to the other paddocks to the north and west as well as the surrounding land. The access track is to be laid with gravel and would include a grass central reservation. The proposal also includes the planting of 7 native hedgerow species towards the western boundary of the site. It should be noted that the submitted plans also refer to new gates and fences. However, planning permission is not being sought for the boundary treatments as these are considered to be permitted development.

PLANNING HISTORY

P/17/0152	Change of use of land for the keeping of horses including erection of stables and barns including concrete hardstanding with associated post and rail fencing Approved – 31.08.2017
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CONSULTATION

Landscape Architect:	Raises no objection to the scheme, following the submission of details of hedgerow planting
Natural Resources Wales (NRW):	Raises no objection to the scheme but highlights that the application falls entirely within flood risk Zone C1

PUBLICITY

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

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

Section 6.6.25 highlights that '*Development should reduce, and must not increase, flood risk arising from river and/or coastal flooding on and off the development site itself.*'

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

TAN 15 – Development and Flood Risk provides advice and guidance in relation to development and flooding.

Local Policy

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

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy SW12 – Improving the Transport Network

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
Policy EnW4 – Environmental Protection
Policy EcW10 – Sustainably Supplying Materials
Policy EcW13 – Minerals Safeguarding

Other Material Considerations

Supplementary Planning Guidance (SPG)

SPG 4 – Sustainable Design, July 2013

SPG 5 – Nature and Development, May 2015

PLANNING CONSIDERATIONS

The application was submitted as a result of an enforcement case for the alleged unauthorised works at the site. After some investigation, it was apparent that a new access track had been created to enable the applicant to gain access to the fields and the paddock areas which are detailed on the submitted plans. The access track is largely in situ but as part of this application, it is intended to soften its impact by having a grass track in the middle and partly laying the surface with gravel. Therefore, the application is partly retrospective as some of the works have already been carried out.

The track itself is not overly prominent in the wider landscape, it runs in close proximity to the existing stable building and is not overly engineered. The access track would also be used in connection with the existing use of the site and access tracks such as this are not uncommon in the countryside. However, the hedgeline to the west of the track is rather patchy adjacent to the roadside boundary and it is proposed that seven native hedge species be planted to ensure that the impact of the development upon the wider area is mitigated. Taking this into account, the development would not have a detrimental impact on the area.

In terms of highway safety, there is no change of use of land being proposed and the existing access arrangements into the site would remain unchanged. As such, it is not considered that there would be any adverse highway safety issues arising from this scheme. Consideration has also been given to the impacts of the scheme on the amenities of those living closest to the site. Although the track lies in close proximity to neighbouring properties, it is not considered that the use of the track or the level of activity associated with it would give rise to any adverse amenity issues. Moreover, it is noted that the occupiers of the two neighbouring properties have not raised any objections to this scheme.

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

CONDITIONS:

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

Hedgerow Planting Plan Project Ref 945.1 received on 22.07.2020

Site Layout Plan and details Existing and Proposed Drawing no. 02 Rev B received on 25.06.2020

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

2. All planting and seeding (to the central reservation and grass paddock 3) approved in the details of landscaping as specified on the Hedgerow Planting Plan received on the 22.07.2020 and on the Proposed Site plan received on the 25.06.2020 shall be carried out in the first planting and seeding seasons following the approval of this permission and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

6/8/20