

DELEGATED REPORT

Application No:	P/22/0248
Site Address:	97 High Street Merthyr Tydfil CF47 8UD
Development:	Replacement glazed screen and door to rear elevation
Case Officer:	Nia Chard
Application Expiry Date:	11th November 2022
Consultation reply date expired:	20th October 2022

APPLICATION SITE

This application site relates to a three-storey building, currently used as a hairdressing salon, located in Merthyr Tydfil Town Centre. The Victorian building is located at the end of a terrace, within a commercial street. It is bounded by High Street to the front, another commercial property to the north, pedestrianised amenity space, and the highway of Castle Yard to the rear.

The site lies within the Settlement Boundary, Primary Growth Area, Town Centre Boundary, and Merthyr Tydfil Town Centre Conservation Area as designated within the Local Development Plan.

PROPOSED DEVELOPMENT

This application seeks full planning permission to provide a new two storey glazed screen and door to the rear elevation of the property. The existing timber screen and glazing would be removed and replaced with powder coated aluminium glazed screen finished in grey.

PLANNING HISTORY

P/15/0044	Installation of new shop front and security gates and installation of chimney stack Granted planning permission 1/4/2015
P/13/0052	Installation of new shop front Granted planning permission 09/04/13
P/11/0249	Retention of replacement windows inserted into front

elevation and replacement roller shutter curtain
Refused planning permission 02/11/11
Appeal dismissed 30/07/12

P/11/0142 Installation of signage on rear elevation of building
Granted advertisement approval 08/07/11

P/96/0439 Provision of new shop-front and upgrading of external
elevation
Granted planning permission 20/12/96

CONSULTATION

None Undertaken

PUBLICITY

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

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.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is 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.

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 CW1 - Historic Environment
Policy CW2 – Cyfarthfa Heritage Area
Policy EnW1 – Nature Conservation and Ecosystem Resilience
Policy EnW4 – Environmental Protection
Policy EcW5 – Town and Local Centre Development

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

The main issue to be considered under the assessment of this application relates to whether the design and finishes of the proposed works are acceptable in terms of their impact upon the appearance of the existing premises and the character and appearance of the Conservation Area.

The proposal includes the removal of an existing two storey timber framed glazed screen from the rear elevation of the building, the condition of this screen has deteriorated over time, and is considered to have a detrimental impact on the appearance of the building. An aluminium powder coated glazed screen would be installed as a replacement. The aluminium screen would be replace a modern glazed addition to the property. Therefore, in terms of its material and colour the proposal is acceptable and have enhance the Merthyr Tydfil Town Centre Conservation Area. It therefore accords with Policies CW1 and SW11 of the LDP

It is not considered that the development would have any impact on the privacy or amenities of surrounding residents or occupiers.

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:

Site Plan, Received 16 September 2022

Proposed Elevations, Drawing No. PRN01, Received 16 September 2022

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

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:

27/10/22

