

DELEGATED REPORT

Application No:	P/25/0109
Site Address:	Quakers Yard Railway Station Taff Vale Estate Edwardsville Treharris CF46 5NJ
Development:	Vary the wording of conditions 1, 3 and 4 and remove condition 2 of planning permission P/23/0125 to enable the delivery of a revised landscaping scheme and flexibility in its timing
Case Officer:	Gareth Davies
Site Visit:	25th April 2025
Application Expiry Date:	31st July 2025
Consultation reply date expired:	14th May 2025

APPLICATION SITE

The application relates to Quakers Yard Train Station, within the settlement of Treharris. The site is situated to the south of the Taff Vale residential estate. The station originally consisted of a single platform with a shelter and a single railway track. There is evidence from Transport for Wales that there was an historic platform on the southern side of the existing track, and historic mapping shows that there was extensive railway infrastructure to the north and south of the existing station in the past which has subsequently been removed.

PROPOSED DEVELOPMENT

This application seeks permission for a non-material amendment to planning permission P/24/0033 to enable a revision to the approved landscaping scheme, which would involve amendments to the wording of conditions 1 and 3 relating to revised landscaping proposals. The changes are being sought on the basis that current circumstances at the application site justify a revised approach to the approved landscaping scheme which better suit the current ecological conditions of the site. The approach now adopted seeks to combine natural regeneration with planting interventions. The proposed changes to the approved landscaping scheme now proposed can be summarised as follows: -

Northern Section

- Plant a double staggered native hedge with 7 plants to each linear metre along the bank slope within the current boundary fence to screen residential properties on Taff Vale

- Remove proposed woodland edge and woodland whip planting
- Let the existing felled plants continue to regenerate naturally. The applicants project team has observed the site for the last 4 years and regeneration is taking place naturally
- Retain the planned specimen tree planting with slight modifications in their location to support best screening for the station works.
- Allow the bracken to regenerate naturally.
- Additional top soiling and meadow mix planting to the rear of the platform area/bottom of the embankment.

Southern Section

- Preserve the proposed woodland edge with minor adjustments in numbers and positioning. Amendments to the proposed spacing increasing from 1.5m ctrs to 2m ctrs. Whilst the creation of dense woodland edge habitats around core planting areas might be beneficial for certain species, i.e. dormice, this can be achieved by planting at 2500/Ha (2m spacing) and allowing natural colonisation of “rough” woodland edge species such as bramble, and natural regeneration of native shrubs and trees between those planted.
- Strategically position specimen trees in gaps, considering the steep embankment where suitable.
- Avoiding many areas of Himalayan Balsom plants present.
- Allow the bracken to regenerate naturally

Given the proposed changes outline above, the application seeks to alter the wording of condition 1 of planning permission P/24/0033 so that it reflects the amended plans and specification brought forward as part of this application. All other approved plans and documents referenced in the approved condition 1 would remain unaltered

The wording of condition 3 would also need to be altered in that it also references the approved documents in condition 1 and would need to change accordingly should the current changes prove acceptable.

PLANNING HISTORY

The relevant planning history is detailed below:

P/23/0125	Retrospective permission for the construction of a new footbridge, works to demolish, alter and extend existing platform north of the railway line and construction of a new platform south of the railway line with associated ancillary works GRANTED on 30 Nov 2023
P/24/0032	Discharge of conditions 2 (details of proposed soft landscaping works) and 4 (landscape management plan) of planning consent P/23/0125 GRANTED on 26 Jul 2024
P/24/0033	Vary the wording of conditions 1, 3 & 4, and remove condition 2 of planning consent P/23/0125 to enable a proposed landscaping scheme and flexibility in the delivery of the proposed planting scheme (Removal/Variation of Condition) GRANTED on 15 th October 2024

PUBLICITY

This is an application under Section 96a of the Town & Country Planning Act 1990 and the existing provisions relating to statutory consultations and publicity for planning consultations do not therefore apply. However, in this instance site notices have been posted, and no representations have been received.

CONSULTATION

Planning Ecologist – raises no objections subject to full compliance with the submitted scheme being demonstrated.

POLICY CONTEXT

The Replacement Local Development Plan identified in the original planning application and subsequent Section 73 application remain relevant to the assessment and determination of this Non-Material Amendment, as do the referenced Supplementary Planning Guidance. National Development Framework referenced policies similarly remain unchanged. Planning Policy Wales has been updated to Edition 12 though that said, the update does not fundamentally affect the policy position at the national level.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

On deciding whether a proposed change is non-material consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which Local Planning Authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment these four tests are: -

- Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?
- Would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- Would the interests of any third party or body be disadvantaged in planning terms?
- Would the proposed change conflict with national or development plan policies?

These matters are addressed in the planning considerations below.

PLANNING CONSIDERATIONS

The original planning application P/23/0125 relating to station improvements set out the original requirements for the landscaping of the wider site and the subsequent Section 73 application P/24/0033 effectively issued a new consent for all the works and it is against this second applications that the current application for a non-material amendment would need to be evaluated. The 2024 application was to an extent retrospective in that it sought

variation of conditions to include changes to the soft landscaping that had already been implemented which in turn required alterations to the proposed landscape management plan and in terms of its timescale for implementation.

Given the nature of the original approved application and its subsequent amendment, landscaping represented a substantial proportion of what was being proposed, not least in terms of the ground area that it would cover. However, the scale of the proposed development does not alter, and the changes now proposed are more in the nature of fine tuning the landscape finishes to best suit the local environment – scale is unaffected by the proposals.

The proposed changes would result in some differences in the visual appearance of the landscaped areas of the site as the proposals will shift away from a regulated and structured approach to landscaping towards something more natural or organic that allows resident indigenous species the opportunity to develop and grow. Whilst this might result in a landscaping scheme that is different to that originally envisaged it is not detrimental in visual terms or in terms of the impact it would have on local amenity.

No third party or body with any interest in the proposed development would be disadvantaged by the proposed changes to the landscaping scheme in planning terms. The lack of any response to the voluntary advertisement of this scheme underlines this point.

The proposed changes to the landscaping scheme would not conflict with planning policy at the local or national level. Indeed, the approach to landscaping now being promoted better aligns with the objective of the Local Development Plan Policies SW11 and EnW1 in that it encourages a more natural approach to landscaping incorporating and encouraging existing local species and stock.

Given the proposed changes to the landscaping for the site there is a need to address the wording of conditions 1 and 3 from the 2024 approval and this is reflected in the suggested conditions below.

The existing planning permission has not been the subject of any previous applications for a non-material amendment.

CONCLUSIONS

In view of the above assessment, and all other considerations identified above it can be concluded that the alterations to the proposed landscaping scheme revisions are acceptable as a non-material amendment to the existing planning permission.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

CONDITIONS/REASONS:

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

- Site Location Plan 2511-01-02
- Statutory Plan 2511-01-02
- Planning Drawing TRAN01-FJD-R1-MER-DDR-C-CV-000101-P01.1
- Planning Sections TRAN01-FJD-R1-MER-DDR-C-CV-000151-P01.1
- Taff Vale Access TRAN01-FJD-R1-MER-DDR-C-CV-000102-P01.1
- Proposed Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000104-P01
- Main Span Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000105-B01
- Ramp Bridge Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000106-B01.
- Upside Ramp Steelwork Arrangement TRAN01-FJD-R1-MER-DDR-S-ST-000116-B01.
- Upside Ramp Steelwork Details A TRAN01-FJD-R1-MER-DDR-S-ST-000117-B01.
- Upside Ramp Steelwork Details B TRAN01-FJD-R1-MER-DDR-S-ST-000118-B01.
- Upside Ramp Steelwork Details C TRAN01-FJD-R1-MER-DDR-S-ST-000119-B01.
- Upside Ramp Steelwork Details D TRAN01-FJD-R1-MER-DDR-S-ST-000120-B01.
- Upside Ramp Steelwork Details E TRAN01-FJD-R1-MER-DDR-S-ST-000121-B01.
- Upside Ramp Unit Steelwork Details F, G and H TRAN01-FJD-R1-MER-DDR-S-ST-000122-B01.
- Down Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000115-B01.
- Down Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000116-B01.
- Down Platform Tie In Detail TRAN01-FJD-R1-MER-DDR-C-CV-000119-B01.
- Up Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000141-P01.
- Up Platform Cross Sections TRAN01-FJD-R1-MER-DDR-C-CV-000142-B01.
- Up Platform Waiting Shelter Details TRAN01-FJD-R1-MER-DDR-C-CV-000147-B01.
- Drainage General Arrangements TRAN01-KAW-R1-MER-DDR-D-HW-000001-P02.
- Planning Statement (Transport for Wales- April 2023).
- Planning Statement Addendum (Transport for Wales- November 2023).
- Bat Constraints Technical Note: Quakers Yard Station -A01-02/11/21.
- Bat Tree Report: RS1MER Trees-P03.1; Most recent survey dated 31/05/22.
- Dormouse Survey Report: Quakers Yard Station-A01-12/10/21.
- Ecological Impact Assessment: Quakers Yard Station-P02.1-08/03/23.
- Planting Details Containerised Species, CODWBD15EMER-AMEY-ELS-XX-DR-LL-005-P02 dated 21/05/2024.
- Standard Seeding Details CODWBD15MER-AMEY-ELS-XX-DR-LL-04 P02 dated 21/05/2024.
- Standard Planting Details CODWBD15MER-AMEY-ELS-XX-DR-LL-03 P02 dated 21/05/2024.
- Landscape Plan CODWBD15EMER- AMEY-ELS-XX-DR-LL-008 P03 dated 23/08/2024.
- Location Plan & Planting Schedules CODWBD15EMER-AMEY-ELS-XX-DR-LL-001 P06 received 16/04/2025
- Landscape Management Plan & Maintenance Plan for Quakers Yard Footbridge, CODWBD15EMER-AMEY-00-XX-LX-RP-0001/P01: Rev 2.5 dated 10/06/2025
- Series 3000 Specification Quakers Yard CODWBD15EMER/ - AMEY-ELS-XX-SP-001 / P06 dated 10/06/2025

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

2. The management of the approved soft landscaping works as listed under condition 1, shall be carried out in accordance with the Landscape Management & Maintenance Plan for Quakers Yard Footbridge (Ref: CODWBD15EMER-AMEY-00-XX-LX-RP-001 /P01 Rev2.5 dated 10/06/2025 and Series 3000 Specification Quakers Yard (Ref: CODWBD15EMER /-AMEY-ELS-XX-SP-001 /P06 dated 10/06/2025

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 County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer should note that this application only relates to a non-material amendment to the original permission P/24/0033 issued on 15th October 2024 and that only conditions 1 and 3 of this permission are amended. All other conditions listed on the P/24/0033 decision notice remain applicable.

RECOMMENDATION ENDORSED

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Director of Neighbourhood Services

DATE: 24th July 2025