

DELEGATED REPORT

Application No:	P/22/0157
Site Address:	23 - 25 Bridge Street Troedyrhiw Merthyr Tydfil CF48 4DT
Development:	Retrospective application for the installation of an Automatic Teller Machine
Case Officer:	Rebecca Owens
Site Visit:	27th June 2022
Application Expiry Date:	15th August 2022
Consultation reply date expired:	19th July 2022

APPLICATION SITE

The application relates to a retail unit located in the local centre of Troedyrhiw. The site is therefore in an area characterised by a mixture of uses including, commercial, retail and residential uses. The site is bounded by a highway to the front and other properties on either side and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the retention of an ATM machine which has been installed within the front elevation of the property resulting in changes to the shopfront.

The ATM machine is 0.78m above the adjacent pavement level and is 0.834m in height by 0.727m in width. To facilitate the ATM machine the glazed shopfront window has been replaced with a new secure panel which fills the same opening.

PLANNING HISTORY

The relevant planning history is detailed below:

P/06/0386	Conversion of 2 No. shops into one including new shop front Granted planning permission subject to conditions on 8 November 2006
P/02/0018	Change of use: Convenience store to Pizzeria and Off Licence Refused planning permission on 19 June 2002

It is noted that there is also a current planning application relating to this site for the retention of an internally illuminated ATM sign (Planning reference: P/22/0158)

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring 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) 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 11, February 2021)

Local Planning Policies

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

- SW4: Settlement boundaries
- SW11: Sustainable design and Placemaking
- SW13: Protecting and Improving Local Community Facilities
- CW1: Historic Environment
- EcW3: Retail Hierarchy – Supporting Retailing Provision
- EcW5: Town and Local Centre Development

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

- Note 3, Shopfront Design.
- Note 4, Sustainable Design.

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary and as such the principle of the development is acceptable subject to other relevant policies and material planning considerations.

Whilst the application site is located within a local centre area where policies EcW3 and EcW5 of the LDP apply, the proposal does not involve any change of use or provision of any new or enhanced retail, leisure or other complementary provision. As such the development would not be in conflict with these policies. In addition the proposal is to retain an ATM machine on an existing convenience store, this would enhance the existing

retail provision and provide a useful service to local residents. As such it would not conflict with Policy SW13 of the LDP which seeks to protect and improve community facilities.

The inclusion of an ATM machine within the shop front of a retail store such as this is a commonplace and as such the ATM does not represent an incongruous feature. In addition, the alterations to the shopfront undertaken to accommodate the ATM are also deemed to be acceptable. As such, it is not considered that the ATM machine is adversely impacting on the character of the property itself or the wider streetscene. For the above reasons and considering the wider context of the site, it is also not considered that the ATM is harming the character or setting of the Locally Listed Belle Vue Hotel which adjoins the application site. The proposal therefore complies with policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on residential amenity. In this respect, it is noted that despite being located within a local centre, there are residential properties within close proximity to the site. Given that the application relates to the retention of an ATM machine any impact on residential amenity would be minimal but it is recognised that it may result in some degree of noise and disturbance. However, given that the ATM machine is located on a convenience store within a local centre, it is not considered that there would be any significantly greater noise and disturbance than that which already exists. It is also noted that no representations were received following the publicity exercise. As such the proposal is found to be in accord with Policy SW11 of the LDP.

Finally, whilst the application site is also located within a C2 Flood Zone, due to the scale and nature of the works proposed a Flood Consequence Assessment would not be necessary and the impact of the works would be negligible. As such, no objections are raised in this respect.

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/REASONS:

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

Drawing Title: As Installed Plan and Elevation, Drawing Number: T020640_AI
Received on 20 June 2022

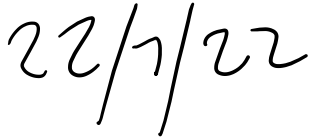
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'J. M. M. B.', written over a horizontal line.

Head of Town Planning

DATE:

The date '22/7/22' written in a cursive, handwritten style in black ink.