

Resubmission of Planning Application

Trago Mills (Merthyr) Ltd

Land at
Trago Mills
Swansea Road
Merthyr Tydfil



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Truro
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CT/TRAG-1-1

PLANNING STATEMENT

Trago Mills (Merthyr) Ltd (the 'Applicant'), the owner of the land subject to this application applies for permission on the grounds set out below.

1 BACKGROUND

- 1.1 The Appellant's planning application to Merthyr Tydfil County Borough Council for 'Change of use of land within the carpark to accommodate 2 No. sales pitches' (Ref: P/19/0173) (the 'Application') was validated on 04 July 2019. It was refused¹ on 20 September 2019 for one reason, harm to the viability and vitality of the town centre, contrary to policy AS18 of the Merthyr Tydfil Local Development Plan. The reasons for the decision are set out in the Planning Officer's delegated report².
- 1.2 An appeal against that refusal has been made.
- 1.3 An enforcement notice (the 'EN') was issued on 08 January 2020, with an effective date of 12 February 2020, an appeal against that EN was made before the EN became effective.
- 1.4 Since the determination of the Application (and the issue of the EN) the Council resolved³ to adopt the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031, effective as of 29 January 2020. The Replacement Local Development Plan therefore forms part of the Development Plan for the purposes of this appeal.

2 SITE HISTORY

- 2.1 The relevant planning history of the site is set out below:-
 - 2.1.1 P/94/0206 – Permission granted for Shopping Centre and Leisure Park (Outline)
 - 2.1.2 P/98/0060 – Reserved Matters granted for P/94/0206
 - 2.1.3 P/00/0268 – Permission granted to vary a condition of the outline consent (P/94/0206) to allow an extension of time period of consent (the 'Outline Permission')
 - 2.1.4 P/03/0130 – Reserved Matters granted for P/00/0268 (the 'Reserved Matters')

¹ Appendix MP1 P/19/0173 decision notice – within Appendix 1

² Appendix MP1 P/19/0173 Officer's delegated report – within Appendix 1

³ 29 January 2020

- 2.1.5 P/10/0014 – Permission granted for extension to approved building (etc)
 - 2.1.6 P/17/0333 – Permission granted to vary condition on P/00/0268 relating to leisure facilities provision
 - 2.1.7 P/17/0334 – Permission granted for variation of conditions on P/03/0130
 - 2.1.8 P/19/0173 – Permission refused for change of use of land within the car park to accommodate 2 No. sales pitches.
- 2.2 The Trago Mills store was opened in April 2018.

3 PLANNING PERMISSION SHOULD BE GRANTED

- 3.1 Given the change in the development plan since the Application was made and the EN was issued, a statement dealing with retail matters and the new development plan has been prepared which addressed the relevant planning policy⁴. Reliance is placed on that statement in this application.
- 3.2 It is noted that there are no highways reasons for refusing the application.
- 3.3 This application is made without prejudice to the grounds specified in the EN appeal.

4 CONCLUSION

- 4.1 Planning permission should be granted because, as demonstrated by the Mango Planning statement the activity is in accordance with the development plan.

Stephens Scown LLP

13 February 2020

Appendices

- 1. Mango Planning Hearing Statement: Retail Matters (plus appendices)

⁴ Appendix 1 – Mango Planning Hearing Statement: Retail Matters