

DELEGATED REPORT

Application No: P/21/0019

Site Address: Georgetown Pharmacy
Aberdare Road
Georgetown
Merthyr Tydfil
CF48 1AG

Development: Pharmacy dispenser unit to existing window/doorway

Case Officer: Caroline Pulley

Site Visit: 28th January 2020

Application Expiry Date: 18th March 2021

Consultation reply date expired: 18th February 2021

APPLICATION SITE

The application site relates to a pharmacy located off Aberdare Road in the area of Georgetown. The premise is bound by Aberdare Road to the west and a car park and access road to the north and east. To the north-east of the pharmacy and car park is the former rugby club and to the south-east is Pontcae Doctor's Surgery.

PROPOSED DEVELOPMENT

This application seeks full planning permission to install a 24 hour prescription medicine dispenser unit within the eastern side elevation of the pharmacy building. The medicine dispenser unit would measure 1.1 wide by 1.95m in height. It would be installed within the existing glazing, approximately 0.3m above ground level and would primarily replace a secondary access door. The primary access to the pharmacy would remain in situ within the northern elevation of the building. The supporting documentation accompanying the application highlights that the area surrounding the dispenser unit would be finished in glazing and brickwork to match the existing façade.

PLANNING HISTORY

There is no recent planning history relating to the pharmacy.

CONSULTATION

Head of Engineering: No objection.

Environmental Health Manager: No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site

No letters of objection 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.

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.

Local Policy

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

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal would be acceptable with regard to its impact upon the character and appearance of the existing building and the surrounding area. The impact of the proposal upon residential amenity and highway safety is also a consideration.

The design and siting of the dispenser unit on the secondary elevation of the pharmacy is not considered to have an adverse impact upon the character and appearance of the building or the surrounding area. The dispenser unit is of a similar size to an automated teller machine (ATM) and it is considered that its siting on the less prominent side elevation of the building limits its impact on the visual amenity on the overall building and the surrounding area.

Having considered the nature of the proposal, its siting and its relationship with nearby neighbouring residents and other business premises, this proposal is not considered to detract from their amenities. As previously noted, the medicine dispenser would be located within an existing shop front and would be sited amongst other commercial premises (including a Doctor's surgery). Thus, any noise resulting from the use of the unit would not

result in an unacceptable level of disturbance to nearby occupiers. The proposal is therefore considered to be acceptable in this regard.

With regard to highway safety, the siting of the medicine dispenser unit does not have any impact on the existing access or parking arrangements at the site. Furthermore, the Council's Head of Engineering has not raised any objections to the proposal.

Given the above, the proposal is considered to be in accordance with Policy SW11 of the LDP.

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 begin not later than five years from the date of this decision.

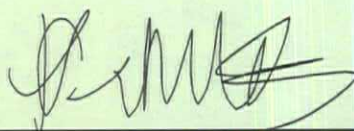
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Proposed elevation plans received on 21.01.2021

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

22/2/21