

DELEGATED REPORT

Application No:	P/22/0241
Site Address:	127-128 High Street Merthyr Tydfil CF47 8DN
Development:	Removal of external ATM and replacement with new ATM including replacement of glazed panel in shopfront
Case Officer:	Rebecca Owens
Site Visit:	15th September 2022
Application Expiry Date:	7th November 2022
Consultation reply date expired:	6th October 2022

APPLICATION SITE

The application relates to a bank located in the Primary Shopping Area of Merthyr Tydfil Town Centre. It is also within the Town Centre Conservation Area and Urban Character Area (UCA) 1: Town Centre: High Street and Pontmorlais. The site is therefore in an area characterised by a mixture of uses including, commercial, retail and residential uses. The site is bounded by pedestrianised streets to the north and east and other properties to the south and west.

PROPOSED DEVELOPMENT

Full planning permission is sought for the removal of an existing ATM machine and the installation of a new ATM machine which would be located within the northern elevation of the property. Due to the machines being of differing dimensions the existing glazed panel surrounding the ATM machine would also be replaced with a new glazed panel with black vinyl back to match the existing.

The ATM machine is 0.55m above the adjacent pavement level and is 1.2m in height by 0.66m in width.

PLANNING HISTORY

The relevant planning history is summarised below:

P/19/0164	Installation of a CCTV camera Granted planning permission subject to conditions on 22 July 2019
P/050500	Installation of ATM cash machine to building Granted planning permission on 1 November 2005

It is noted that there is also a current advertisement application relating to this site for the installation of sign above the ATM sign (Planning reference: P/22/0242)

CONSULTATION

The following bodies were consulted and their responses are presented below:

Natural Resources Wales	No objection
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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 the Primary Shopping Area of the Town Centre, 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 replace an ATM machine on an existing bank which provides a useful service to local residents and visitors to the town centre. 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 external elevation of a bank such as this, is commonplace and as such the ATM would not represent an incongruous feature. In addition, the alterations to the glazing required to accommodate the ATM are also deemed to be acceptable and would not appear out of place. As such, the ATM machine or associated works would not adversely impact on the character of the property itself, the wider conservation area or indeed UCA 1. 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 the town centre, there are residential properties within the area. However, given that the application relates to the replacement of an ATM machine any impact on residential amenity would be minimal as there would not 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. It is also noted that Natural Resources Wales consider the proposal acceptable subject to the applicant being made aware of potential flood risks. This can be done via an informative.

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 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:

Drawing Title: Proposed ground, Drawing Number: 21035 185 PA 21, Received on 12 September 2022

Drawing Title: Proposed detail, Drawing Number: 21035 185 PA 23, Received on 12 September 2022

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

INFORMATIVES

1. The application site is located within Zone C2 of the Development Advice Maps (DAM) as contained in Technical Advice Note 15: development and flood risk (2004) and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding, within Flood Zone 3 Rivers. Further advice and guidance is available on the Natural Resources Wales website (naturalresourceswales.gov.uk).

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

14/10/22