

DELEGATED REPORT

Application No: P/21/0241

Site Address: Land Adjacent To 29 & 30 Aberfan Fawr
Aberfan
Merthyr Tydfil

Development: Construction of communal parking bays for use of local residents

Case Officer: Caroline Pulley

Site Visit: 19th July 2021

Application Expiry Date: 2nd September 2021

Consultation reply date expired: 9th August 2021

APPLICATION SITE

The application site relates to a triangular area of grassed land situated to the front of numbers 29 and 30 Aberfan Fawr. The land slopes gently in an easterly direction in line with the topography of the road. The two areas are segregated by a narrow footpath which provides a link between main footpath and the access way located immediately to the front of the adjacent dwellings. To the east of the site there is also a narrow driveway leading to the rear of 20 Aberfan Fawr.

PROPOSED DEVELOPMENT

Full planning permission is sought for the creation of six communal parking bays on the grassed land to the front of a pair of semi-detached properties. These would be divided into two distinctive blocks, each consisting of three parking bays. The parking bays would be covered with permeable paving and steel bollards would be erected between the newly formed parking bays and the remaining grassland.

PLANNING HISTORY

There is no recent planning history relating to the site.

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, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The proposal relates to a parcel of open grassed land located on a residential street. Whilst the loss of part of this open grassed area is not desirable and would have some impact on the visual amenities of the area, it would not be harmful enough to warrant the refusal of the application. Indeed, parking bays such as this are not uncommon within residential areas and therefore the proposal would not appear out of place or

uncharacteristic. Furthermore, the loss a section of open grassland has to be weighed against the potential benefits that the proposal would bring by removing some vehicles off the highway. In this respect, it is noted that the properties to the west of the proposed parking bays are set back from the highway by a triangular grassed area and do not benefit from off-street car parking. While two of the properties on the eastern side of the road have driveways, parking generally takes place on-street and this impinges on the narrowness of the carriageway. The proposal would provide 6 parking bays for public use which would help to alleviate some of the pressure on the highway. As such the proposal would be beneficial to pedestrian and highway safety by improving manoeuvrability, and reducing obstructions to the road. Notwithstanding this, it is acknowledged some on-street parking may still take place and this may impede vehicles reversing into or out of the proposed parking bays. While this is acknowledged, the Head of Engineering has not raised any objection to the proposal. As such, the proposal is deemed acceptable in terms of its impact on highway and pedestrian safety.

Regard has also been had for the impact of the proposal on the amenities of the surrounding residents. In this respect, the proposal would have the greatest impact on the occupants of numbers 29 and 30 Aberfan Fawr as the parking bays would be sited directly to the front of these two dwellings. In particular, the most northern block of bays would be within just 2.5m from the front boundary of 30 Aberfan Fawr. While there is some concern that headlights could shine into the fronts of these two properties, this would only be during times of the days when headlights are required and for the short period while the engine of the vehicle is running. Furthermore, the most southern block is located further away (at least 10m) from the neighbours' front boundaries and would therefore have a lesser impact.

It is recognised that there could be an element of noise and disturbance to the adjoining properties (particularly to the occupants of number 30 Aberfan Fawr) associated with the parking bays as a result of them being for public use and as such uncontrolled and unrestricted (which also allows them to be used any time day or night). However, this is a relatively small street which has no through access and as such is only generally used by residents or people visiting residents. As such, the parking bays are also likely to be used by residents and their visitors. Consequently, it is not considered that the parking bays would generate a substantially greater level of noise and disturbance than that which already exists, with cars being parked within the bays as opposed to on the adjacent highway.

Taking into account the above, the proposal is deemed to be acceptable in terms of highway safety, parking and both visual and residential amenity. As such it is 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:

Drawing number 02 Revision A received on 08.07.2021

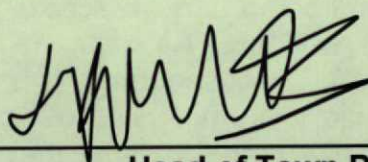
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

10/8/21