

DELEGATED REPORT

Application No: P/21/0269

Site Address: Merthyr Tydfil Railway Station
Brunel Way
Merthyr Tydfil
CF47 0AG

Development: Erect wc cubicle

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 16th September 2021

Consultation reply date expired:

APPLICATION SITE

The application site relates to a small section of land currently occupied by a covered bicycle stand, at Merthyr Tydfil Railway Station. This part of the railway station is sited within a gated compound area to the north of station house, and lies just off the platform area (located to the west) and the covered pedestrian walkway (located to the east).

PROPOSED DEVELOPMENT

This application seeks determination as to whether the prior approval of the local planning authority is required for the erection of WC cubicle at Merthyr Tydfil Railway Station, under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 1995).

The WC cubicle would be sited in place of the existing bicycle (6 cycle hoop) stand which would be removed as a result of this proposal. It would sit within the gated compound to the north of station house, and would be sited just off the platform area to the west and the covered pedestrian walkway to the east. The modular building which would be accessed from the platform area would measure (including the roof overhang) 4.1 metres wide, 3.85 metres deep and 2.9 metres in height. It would be constructed with graphite grey steel support columns, light grey insulated PPC aluminium roof panels with graphite grey steel framing and light grey PPC insulated composite infill panels to elevations.

The supporting information states that this work is proposed in line with enhancement services being delivered as part of the Core Valley Lines Transformation in order to service and maintain the Core Valleys Lines network. This proposal therefore seeks to improve facilities at Merthyr Tydfil Railway Station and provide disabled toilets which are accessible from the station platform.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration in the determination of this prior approval application.

CONSULTATION

None required under this application.

PUBLICITY

None required under this application.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy SW12 – Improving the Transport Network

Policy SW13 – Protecting and Improving Local Community Facilities

PLANNING CONSIDERATIONS

- A Permitted Development

Section A under Schedule 2, Part 11 of the Town & Country Planning (General Permitted Development) refers to permitted development and states that:

Development is authorised by:

- a) A local or private act of parliament;*
- b) An order approved by both house of parliament, or;*
- c) An order under section 14 or 16 of the Harbours Act 1964 (2)*

Which designates specifically the nature of the development and the land upon which it may be carried out.

As confirmed in the supporting information, the Vale and Neath Railway Act 1846 and the provisions within the Railway Clauses Consolidation Act 1845 is the authorising act in this instance, which authorises the nature of the development proposed. As such the proposed

development meets the criteria set out under Schedule 2, Part 11 Aa) of the Town & Country Planning (General Permitted Development).

- A.1 Condition

Section A.1 under Schedule 2, Part 11 of the Town & Country Planning (General Permitted Development) refers to conditions and states:

Development is not permitted by class A if it consists of or includes:

- a) The erection, construction, alteration or extension of any building, bridge, aqueduct, pier or dam, or;*
- b) The formation, laying out or alteration of a means of access to any highway used by vehicular traffic;*

Unless the prior approval of the appropriate authority to the detailed plans and specifications is first obtained.

A prior approval has been submitted and is being considered under this application. As such, the proposed development meets the criteria set out under Schedule 2, Part 11 A.1 a) of the Town & Country Planning (General Permitted Development).

- A.2 Prior Approvals

The prior approval referred to in paragraph A.1 is not to be refused by the appropriate authority nor are conditions to be imposed unless they are satisfied that:

- a) The development ought to be and could reasonably be carried out elsewhere on the land; or*
- b) The design or external appearance of any building, bridge aqueduct, pier or dam would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury.*

The proposed WC cubicle would result in necessary maintenance and improvement works required in association with the enhancement of facilities at the railway station.

The WC cubicle would include the provision of a disabled WC. These works are considered to be suitably located within the grounds of the railway station and could not be reasonably located elsewhere. The proposed development would therefore meet the criteria set out under Schedule 2, Part 11 A.2 a) of the Town & Country Planning (General Permitted Development).

The proposed building would be located within the gated compound area and would be viewed in context with the existing curved pedestrian walkway and station house. Whilst its curved roof design, steel frame and grey aluminum elevational finishes would not match the design with the existing station building, which comprises of a hipped slate roof and red brickwork elevations, it should also be noted that the WC cubicle is relatively small scale building which would appear as a modern addition, similar to that of the existing sheltered bicycle stand and covered pedestrian walkway. As such, it would be acceptable within this context. Thus, the proposal would not be considered to have an adverse impact upon the character or appearance of the railway station or the visual amenities of the surrounding area. It would therefore comply with LDP Policy SW11. The proposed

development would therefore meet the criteria set out under Schedule 2, Part 11 A.2 b) of the Town & Country Planning (General Permitted Development).

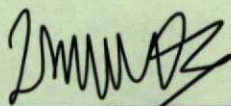
CONCLUSION

The proposed development is considered to be acceptable and would meet the criteria set out under Schedule 2, Part 11 of the Town & Country Planning (General Permitted Development) as discussed above.

Accordingly, the following recommendation is made:

RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

6/8/21