

DELEGATED REPORT

Application No: P/21/0242

Site Address: Land To The Front Of 2 & 4 Blackthorn Avenue
Poplar Way
Gurnos
Merthyr Tydfil

Development: Construction of communal off-road parking bays for use by local residents

Case Officer: Caroline Pulley

Site Visit: 22nd July 2021

Application Expiry Date: 14th September 2021

Consultation reply date expired: 12th August 2021

APPLICATION SITE

The application site comprises a grassed area situated between two rows of houses. Specifically, the site lies on the area of land which is situated to front of numbers 2 and 4 Blackthorn Avenue. The area is bound by the highway to the north and is partitioned off from the remaining grassed area to the south by a line of steel bollards.

PROPOSED DEVELOPMENT

Full planning permission is sought for the creation of five communal parking bays on the grassed land to the front of numbers 2 and 4 Blackthorn Avenue. The bays would be covered with permeable paving and new steel bollards would be erected between the newly formed bays and the remaining grassland/pavement.

PLANNING HISTORY

There is no recent planning history relating to the site.

CONSULTATION

Head of Engineering: No objection.

Environmental Health Manager: No objection.

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, only a small part of the green area would be lost. Moreover, parking bays such as this are not uncommon within residential areas and a modest proposal such as this would not appear out of place or uncharacteristic. The loss a section of open grassland also has to be weighed against the potential benefits that the proposal would bring by removing vehicles off the highway,

which would help to alleviate on-street car parking pressures. 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 residential amenities of the surrounding residents. In this respect, it is acknowledged that the parking bays would be offset from the front elevation of number 19 Larch Close. As such, the greatest impact arising from this development would be to numbers 2 and 4 Blackthorn Avenue as the parking bays would be situated directly to the front of these dwellings. It is recognised that there could be an element of noise and disturbance to the adjoining properties (including 19 Larch Close, albeit to a lesser degree) 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, the parking bays are 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 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

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 03 Revision A

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

INFORMATIVES

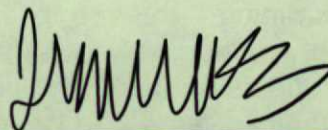
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

2. The developer is advised to contact Merthyr Tydfil County Borough Council's Highway Division regarding any retaining works or other works affecting the highway before construction works commence. This approval is independent of the approval of planning permission.
3. The applicants/developers attention is drawn to the comments of the Authority's Environmental Health Section regarding the potential problem to neighbouring properties arising from the creation of noise and dust during the construction process. To avoid unexpected and unnecessary enforcement action by Environmental Health, the applicants/developers are advised to contact the Environmental Health Section prior to the commencement of development to agree an appropriate method of noise and dust suppression.

The developer must ensure that all waste arising from the site is disposed of at a site licensed for its reception. Under no circumstances shall waste be burnt on site.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

13/8/21