

INTERNAL MEMORANDUM

To: Rebecca Owens
Reference: P/20/0094

From: Planning Policy and Implementation Section
Ask for: Craig Watkins
Extension: 6277

Date: 21st May 2020

Summary

No objection raised in principle to the proposals. The development is in accordance with the relevant Replacement LDP policies (SW4 - Settlement Boundaries and SW13 - Protecting and Improving Local Community Facilities).

Observations in respect of the above proposal

1. Proposed Development

The application proposes a variation of a condition attached to planning permission P/09/0244 (for the erection of a two storey building providing 17 No. two bedroom sheltered accommodation flats) to allow a further 5 years in which to commence development at Jah Jireh Care Home, Heads of the Valleys Road, Merthyr Tydfil.

2. Development Plan Framework

The existing development plan framework in Merthyr Tydfil is provided by:-

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

The relevant LDP Objectives are:-

- *LDP Objective 1 Sustainable Population Growth: To encourage a sustainable level and distribution of population growth.*
- *LDP Objective 2 Welsh Language and Culture: To protect and enhance Welsh language and culture.*
- *LDP Objective 3: To ensure the sufficient provision of land for the delivery of a range and choice of housing and affordable housing to address local housing needs.*
- *LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.*
- *LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.*
- *LDP Objective 7 Transport: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.*
- *LDP Objective 8 Community Facilities: To support existing community facilities and suitable community led development.*

The following development plan policies would apply:-

- *Policy SW4: Settlement Boundaries*
- *Policy SW9: Planning Obligations*
- *Policy SW11: Sustainable Design and Placemaking*
- *Policy SW12: Improving the Transport Network*
- *Policy SW13: Protecting and Improving Local Community Facilities*
- *Policy EnW1: Nature Conservation and Ecosystem Resilience.*
- *Policy EnW4: Environmental Protection*
- *Policy EnW5: Landscape Protection*

The following supplementary planning guidance is applicable:-

- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 1: Affordable Housing (March 2012)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 2: Planning Obligations (March 2012)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design (July 2013)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 5: Nature and Development (May 2015)*

National Planning Policy

Planning Policy Wales (Edition 10, December 2018)

Planning Policy Wales provide guidance on matters relevant to this application, namely:

- Placemaking in Action: Good Design Making Better Places
- Strategic Placemaking: Previously Developed Land
- Activities in Places: Living in a Place
- Distinctive and Natural Places: Recognising the Special Characteristics of Places

3. Policy Considerations

The site of the proposal is located within the Primary Growth Area as defined by the LDP, but lies outside the defined settlement boundary, where development proposals are regarded as 'countryside development' and will not be permitted unless they satisfy the criteria of Policy SW4.

Criterion 4 of Policy SW4 states that proposals outside the settlement boundary can be permitted where they '*support the expansion of an existing building in the countryside*';'. As the proposals would involve the extension of an existing care home, then the application complies with Policy SW4. Proposals must still satisfy other relevant plan policies.

Policy SW9 relates to Planning Obligations. Given the nature of the proposals, on-site provision of affordable housing or open space, or a financial contribution towards affordable housing, will not be sought. CIL is not chargeable on this type of development in this part of the County Borough.

Policy SW11: Sustainable Design and Placemaking will be an important consideration as the site is located in a visually prominent location in close proximity to the Brecon Beacons National Park.

Policy SW13: Protecting and Improving Local Community Facilities aims to support the enhancement of the County Borough's existing community facilities. As the proposals involve the extension to an existing facility, they comply with Policy SW13.

Policy EnW4 advises that development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either:

- Pollution of land, surface water, ground water and the air;
- Land contamination;
- Hazardous substances;
- Land stability;
- Noise, vibration, dust, odour nuisance and light pollution; or
- Any other identified risk to public health and safety.

Conclusion

The development would be acceptable in principle under the relevant Replacement LDP policies.