

DELEGATED REPORT

Application No:	P/22/0283
Site Address:	Land Adjacent To MTCBC Gurnos Workshops Pen-y-dre Gurnos Merthyr Tydfil
Development:	Retention of sprinkler tank and pump store building
Case Officer:	David Cross
Site Visit:	9th November 2022
Application Expiry Date:	21st December 2022
Consultation reply date expired:	30th November 2022

APPLICATION SITE

This application relates to a small parcel of land immediately adjacent (north) of units 21-26 Gurnos Workshops. The site is bound to north and west by a steep planted embankment with Gurnos Road beyond. To the east is a grassed embankment with a carpark beyond. The site also lies next to a small enclosed bin store area, which serves the adjacent units.

PROPOSED DEVELOPMENT

Retrospective planning permission is sought for the retention of an outbuilding, which accommodates a sprinkler water tank system. The development forms part of the wider refurbishment work to the adjacent Neighbourhood Learning Centre buildings (previously approved under planning application P/21/0339) and is required in order to meet the necessary building regulations.

The sprinkler water tank building is located next to the existing bin store building and measures approximately 2.4m wide by 1.8m deep and 2.7m high with a flat roof. The building has a rendered external finish on the elevations with timber doors and a bitumen membrane roof.

PLANNING HISTORY

P/21/0339 - Refurbishment of neighbourhood learning centre comprising the rendering of three buildings, installation of new windows and doors, the creation of 5 flats, wardens accommodation in building 2, installation of solar panels and associated landscaping works – Approved 25/11/21.

CONSULTATION

No consultation exercise was carried out.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

National planning 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:

Para 3.5 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to any potential impacts on protected species which may result in disturbance or harm to the species or its habitat.

Technical Advice Notes (TAN):

- TAN 5 Nature Conservation and Planning, September 2009
- TAN 12 Design, March 2016

Local planning policy

Merthyr Tydfil 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 EnW3 - Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species.
- Policy EnW4 - Environmental Protection

Supplementary Planning Guidance (SPG):

- SPG 4 Sustainable Design, July 2013
- SPG 5 Nature and Development, May 2015

PLANNING CONSIDERATIONS

The application site lies within the settlement boundary where new development is generally encouraged and supported in principle by policy SW4 of the LDP. The proposed outbuilding forms part of the wider development to refurbish and modernise the nearby Neighbourhood Learning Centre.

The outbuilding is of a small scale, albeit on an elevated embankment, located at least 30m away from any residential property in the immediate area. As such, it would not have an adverse impact on residential amenity. Additionally, the building is setback approximately 9m from the adjacent highway and does not give rise to any highway safety concerns.

Although the building is situated at the top of an embankment in a prominent location, the structure is largely screened from the main highway by existing trees and large bushes. Where the structure is visible, mainly from the carpark to the east, it is seen adjacent to an existing bin store area and units 21-26 which form part of the Neighbourhood Learning Centre. The building also has a rendered finish, which complements the appearance of the recently refurbished buildings. As such, the outbuilding does not have an adverse impact on the character or appearance of the surrounding area. It is noted that additional shrub planting and a hawthorn hedgerow would also be introduced along the embankment to further enhance the quality of the area. The proposed development is deemed to be acceptable and complies with policy SW11 of the LDP.

CONCLUSIONS

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.

For the above reasons, the proposed development is acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall be carried out in accordance with the following approved plans and documents:

Drawing No. TS1457-PL_02_01 - Site Location Plan, received 26.10.2022

Drawing No. TS1457-PL_02_02 - Landscape Plan, received 26.10.2022

Drawing No. TS1457-PL_02_03 - Sprinkler Pump and Tank Store, received 26.10.2022

Drawing No. TS1457-PL_02_04 - Building Context Relationship, received 26.10.2022

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

2. All planting, seeding or turfing comprised in the approved details of landscaping (Drawing No. TS1457-PL_02_03) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

7/12/22