

INTERNAL MEMORANDUM

To: Rebecca Owens - Development Management Case Officer

Reference: P/20/0039

From: Planning Policy and Implementation Section

Ask for: Natasha Lade

Extension: 6220

Date: 14th April 2020

Policy observations in respect of the request for advice on planning application number P/20/0039 at the former Vicarage of Cyfarthfa Christ Church, Aberdare Road/ Heo, SO Davies, Georgetown, Merthyr Tydfil.

Summary

No objection in principle to development of the site subject to the following provisions:

- No objections are raised by the Highways and Drainage Engineer.
- The design of the development is in line with the requirements of Policy SW11.
- Consideration is given to the impact of the development on the character of the area, the impact on the surrounding area in terms of noise and disturbance (Policies SW11 & EnW4), traffic generation and parking provision (Policy SW12), trees and historic buildings (Policies CW1 & EnW1).
- The detailed landscaping of the scheme meets the requirements of Policy EnW5.

Policy observations

1. Proposed Development

An application has been submitted for the remodelling and extension to the existing dwelling at the former Vicarage of Cyfarthfa Christ Church, Aberdare Road, Georgetown, Merthyr Tydfil.

2. Development Plan Framework

National Planning Policy

Planning Policy Wales (Edition 10, December 2018)

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

- Strategic & Spatial Choices: Access and Inclusivity (Paragraph 3.6), Environmental Sustainability (Paragraph 3.7/8); Character (Paragraph 3.9); Movement (Paragraph 3.12/13) Appraising Context (3.14 /16) and Promoting Healthier Places (Paragraph 3.23).
- Active and Social Places: Sustainable Transport (Paragraphs 4.1.10).
- Productive and Enterprising Places: Sustainable Buildings (Paragraphs 5.8.1 -6).

- Distinctive and Natural Places: The Historic Environment (Paragraphs 6.1.29); Integrating Green Infrastructure and Development (Paragraph 6.2.4/5); Development and Flood Risk (Paragraph 6.6.27; Framework for Addressing Air Quality and Soundscape (Paragraphs 6.7.6-8, 14 & 26) and Lighting Paragraph (6.8.4).

Technical Advice Note 12 Design (March 2016)

Paragraphs 4.10/13/15, pages 19 -24 and paragraphs 5.2; 5.6.2; 5.9.1; 5.11.1-7 & 4.17.6.

Technical Advice Note TAN 18: Transport

Sections 5: Design of Development (Paragraph 5.3).

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

The relevant LDP Objectives are: -

- *LDP Objective 1: To encourage a sustainable level and distribution of growth.*
- *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 6: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.*
- *LDP Objective 7: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.*
- *LDP Objective 9: To protect, enhance and promote all heritage, historic and cultural assets.*
- *LDP Objective 10: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.*
- *LDP Objective 18: To promote the efficient use of resources and ensure an integrated network of waste management facilities.*

The following local development plan policies would apply: -

- *Policy SW1: Provision of New Homes.*
- *Policy SW4: Settlement Boundaries.*
- *Policy SW9: Planning Obligations.*
- *Policy SW11: Sustainable Design and Placemaking.*
- *Policy SW12: Improving the Transport Network.*
- *Policy CW1: The Historic Environment.*
- *Policy EnW1: Nature Conservation and Ecosystem Resilience.*
- *Policy EnW4: Environmental Protection and*
- *Policy EnW5: Landscape Protection.*

The following Supplementary Planning Guidance is also 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).*

- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 6: A Design Guide for Householder Development (September 2015).*

3. Policy Considerations

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016 - 2031) has now been formally adopted by the Council. The proposal has therefore been considered against the policies contained within it.

The application site is located within the residential area of Georgetown which is situated within the *Primary Growth Area* settlement boundary, where RLDP Policies SW4 applies. Here, new development is considered acceptable in principle, subject to the proposal being compatible with the Plan's other policies and all other material considerations.

RLDP Policy SW9 relates to Planning Obligations. Given that the proposal is for an extension to a single dwelling, on-site provision of affordable housing or open space, or a financial contribution towards affordable housing, would not be sought. However, Community Infrastructure Levy (CIL) is chargeable on residential development in this part of the County Borough.

Regard should be had to RLDP Policy SW11: Sustainable Design and Placemaking as the site is situated within an existing residential area. It advises that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. It states that where appropriate, new development will be required, amongst other things, to:

- be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.
- integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape.
- not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design.
- contribute to the provision of green infrastructure, including open space in accordance with the Council's standards, sustainable drainage systems where appropriate, and ensure that the County Borough's network of green infrastructure is accessible and connected.
- allow access for the widest range of people possible and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards.
- Incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques.
- minimise the demand for energy and utilise renewable energy resources.
- provide and protect utility services and infrastructure without causing any unacceptable environmental impacts.
- incorporate measures to improve ground and surface water quality wherever possible and
- provide adequate facilities and space for waste collections and recycling.

RLDP Policy SW12 recognises the Transport Hierarchy as outlined in PPW10 which supports development that encourages a modal shift towards sustainable transport and therefore development proposals will be expected to demonstrate how they will reduce the need to travel and encourage the use of sustainable transport. In the light of this the views of the Highways and Drainage Engineer should be sought.

The site is also situated within the Georgetown and Ynys Fach Urban Character Area (UCA8) and the Merthyr Tydfil Landscape of Historic Interest in Wales and lies within proximity of a listed building, accordingly, consideration should be given to RLDP Policy CW1 and the views of the Conservation Officer should be sought.

There is also a Tree Preservation Order on site and therefore RLDP Policy EnW1 is of relevance and the views of the Council's Ecologist should be sought.

RLDP Policy EnW4 states that development proposals will be required to demonstrate that they would 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.

To this end the views of the Public Health Officer should be sought. Where impacts are identified the applicant should be required to demonstrate that appropriate measures can be incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level. Planning conditions may be imposed, or legal obligation requested to secure any necessary mitigation and monitoring processes both during and post construction.

RLDP Policy EnW5 provides a wider landscape protection policy which should also be considered. Amongst other things the Policy states that development proposals will be permitted where it can be satisfactorily demonstrated that:

- It would not cause unacceptable harm to the character and quality of the landscape setting of the County Borough,
- development will safeguard the local landscape character of the landscape and landscape features, including views, which make a significant contribution to the character, history and setting of the locality,
- development secures the enhancement of the character, appearance and quality of the landscape, through restoration, management or enhancement where possible, and
- where damage to local landscape character cannot be avoided appropriate mitigation has been secured.

Given that there is mature vegetation within proximity of the application site, the views of the Council's Landscape Architect should also be sought.

Conclusion

The proposed alterations and extensions would be considered acceptable in principle under RLDP Policies SW4. Consideration should be given to the impact of the development on the amenity of the surrounding area and residents in terms of noise and disturbance and traffic generation and parking provision for the widest range of people in line with Policies SW11, SW12 & EnW4 Policy. In addition, consideration should be given to how the proposal will impact on both the landscape, ecology and historic environment within and immediately surrounding the site.