

INTERNAL MEMORANDUM

To: Rebecca Owens - Development Management Case Officer

Reference: P/20/0029

From: Planning Policy and Implementation Section

Ask for: Natasha Lade

Extension: 6220

Date: 1st April 2020

Policy observations in respect of the request for advice on planning application number P/20/0029 on land at 14 Gelligaer Road, Trelewis, Treharris, Merthyr Tydfil

Summary

No objection in principle to development of the site. However, given there are some concerns regarding the design of the proposed development, if minded to approve the application, it would be subject to the following provisions:

- No objections are raised by the, Highways and Drainage Engineer.
- The layout and design of the development is in line with the requirements of Policy SW11 and national policy guidance particularly regarding the layout, scale and orientation of the scheme.
- Consideration is given to the impact of the development on the character of the area, the impact on the surrounding area and occupiers in terms of noise and disturbance (Policies SW11 & EnW4), traffic generation and parking provision (Policy SW12) and
- The detailed landscaping of the scheme meets the requirements of Policy EnW5

Policy observations in respect of application number P/20/0029

1. Proposed Development

An application has been submitted for the erection of a detached dwelling within the garden and garage area of 14 Gelligaer Road, Trelewis, Treharris, Merthyr Tydfil, CF46 6DN.

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) and Previously Developed Land (Paragraph 3.51).

- Active and Social Places: Sustainable Transport (Paragraphs 4.1.9/10/25-31) and Housing (Paragraphs 4.2.20/23).
- 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); Development and Flood Risk (Paragraph 6.6.27); Framework for Addressing Air Quality and Soundscape (Paragraphs 6.6.7-8, 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) and 6: Walking and Cycling (paragraph 6.1).

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.*
- *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: To promote the sustainable use of previously developed land and the continued regeneration of local communities.*
- *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 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 SW3: Sustainably Distributing 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 Trelewis, which is situated within the *Other Growth Areas* settlement boundary, where RLDP Policy 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. However, given that the proposal is for a single dwelling, should the development be permitted, on-site provision of affordable housing or open space, or a financial contribution towards affordable housing, would not be sought. In addition, Community Infrastructure Levy (CIL) is not chargeable on residential development in this part of the County Borough.

RLDP Policy SW11: Sustainable Design and Placemaking is of importance 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
- provide adequate facilities and space for waste collections and recycling and
- promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.

As such, detailed consideration should be given to the scale, layout and form of the proposal as shown on the plans attached to the application, in line with national policy guidance. Paragraph 3.9 of PPW10 states “...*The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, ..., should be sought throughout the development process...*” Regard should also be had to SPG Note 4, paragraphs, 4.1 and 4.2.3 which states “*These approaches would need to be balanced against the need to create a common building line which provides continuity of frontage...*” which related to the general street scene.

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 addition, the application site is in proximity to a proposed Active Travel Route. In the light of this the views of the Highways and Drainage Engineer should be sought.

The site is also situated adjacent to the Gelligaer Common Archaeologically Sensitive Area accordingly, consideration should be given to Policy CW1.

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.

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 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,
- there is no satisfactory alternative and the benefits associated with the development can be demonstrated to outweigh the harm; and
- where damage to local landscape character cannot be avoided appropriate mitigation has been secured.

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

Conclusion

The proposed use would be considered acceptable in principle under Replacement LDP Policies SW4, however there are concerns in relation to the scale, layout and orientation of the proposed design. Further, 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 within and immediately surrounding the site.