

DELEGATED REPORT

Application No:	P/23/0138
Site Address:	Unit 2 Cyfarthfa Retail Park Swansea Road Merthyr Tydfil CF48 1HY
Development:	External Alterations to front and rear elevations
Case Officer:	Rebecca Owens
Site Visit:	12th June 2023
Application Expiry Date:	25th July 2023
Consultation reply date expired:	3rd July 2023

APPLICATION SITE

The application relates to a retail unit within an establish retail park within the settlement boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought for external Alterations to front and rear elevations. With respect to the front elevation it is proposed to replace the glazing in the shopfront so there are fewer glazing bars. The frames would be RAL 5008 blue/grey in colour and the higher levels frames would also be repainted to match.

At the rear it is proposed to replace an existing service door with a larger door and reposition the external bollards to align with this.

PLANNING HISTORY

Whilst there have a number of recent planning applications relating to this site, none are relevant to the determination of this application

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed within the vicinity of the sit.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- CW1 Historic Environment

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 3, Shopfront Design.
- Note 4, Sustainable Design.

PLANNING CONSIDERATIONS

The proposed development would result in relatively minor alterations to the front and rear elevations which are deemed to be of an acceptable design and scale and which would not harm the character or visual amenities of the unit itself or indeed the wider area. They would also have no impact on residential amenity. As such, the proposal would accord with Policies SW11 and CW1 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.

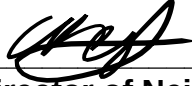
2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Elevation Plan, Drawing Number: JHJ-TA-50 Rev. A, Received on 30 May 2023.

Drawing Title: Existing & Proposed Rear Elevation, Drawing Number: 11428 UNIT 02 F E02, Received on 30 May 2023.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

PP

DATE: 10.07.2023