

DELEGATED REPORT

Application No:	P/22/0132
Site Address:	Kentucky Fried Chicken Unit B Cyfarthfa Retail Park Swansea Road Merthyr Tydfil
Development:	Reconfiguration of 'Drive-thru' with associated works to include removal of external seating area, extension of tarmac paving area and installation of new pedestrian barriers
Case Officer:	Caroline Pulley
Site Visit:	30th May 2022
Application Expiry Date:	20th July 2022
Consultation reply date expired:	20th June 2022

APPLICATION SITE

The application relates to the KFC fast food restaurant located within the Cyfarthfa Retail Park. The restaurant is bounded by internal highways and is served by a car parking area which is used in association with other businesses on the retail park, i.e. McDonalds and two other vacant units. The profile of the site is flat.

PROPOSED DEVELOPMENT

This application seeks permission for the reconfiguration of the existing 'drive thru' lane to provide a side-by-side dual lane ordering point. The proposed reconfiguration would result in the loss of an existing external seating area, as well as the associated reconfiguration of the pedestrian route into/out of the site from/to the north-east, incorporating new pedestrian barriers and a small extension of the tarmac pavement.

A number of advertisements to take account of these proposed changes are being considered under advertisement application P/22/0133.

PLANNING HISTORY

The recent history of the site is as follows:

P/13/0203	Erection and installation of new signage to building and within curtilage Granted advertisement consent, 23rd July 2013
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| P/13/0202 | Erection of new entrance portico, new front entrance door, refurbishment of building, new external paved area, installation of external furniture with jumbrellas and umbrellas, new planters and other minor external works
Granted planning permission, 8 th August 2013 |
| P/08/0442 | Erection of 4 no internally illuminated lettering to building. Erection of 4 no new signage to existing free standing posts
Granted advertisement consent, 27th January 2009 |
| P/08/0053 | Erection of bin store
Granted planning permission subject to condition, 28th April 2008 |
| P/04/0112 | Advertisements/site signage
Granted advertisement consent, 6th May 2004 |

CONSULTATION

Head of Engineering: No objection.

Welsh Government Highways Division: No objection.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National 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) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

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

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EcW6 – Out-of-Town Retailing Areas

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

Principle of the proposed development

The application site relates to an existing restaurant located within the defined settlement limits where new development is considered to be acceptable in principle under Policy SW4 of the local development plan. As there are no residential properties within the immediate vicinity, the key issues to be considered under this application relate to whether the proposed development would have an adverse impact on the character and appearance of the area and access and highway safety.

Impact on the character and appearance of the area

The proposed alterations to the drive thru layout which would include the loss of an existing seating area, a new height restrictor, the construction of a new paved island and galvanised handrails are considered appropriate alterations in terms of the layout of the site. The alterations to the drive thru would be relatively minor and as such would not result in a cluttered and unsightly form of development which would detract from the appearance of this commercial site. Instead, the drive-thru layout alterations seek to update and improve the ordering method to provide a more efficient customer service.

Therefore the proposal is in accordance with Policy SW11 of the local development Plan.

Access and highway safety

The Council's Head of Engineering has raised no objection and as such the proposal is considered acceptable in terms of highway and pedestrian safety.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS

CONDITIONS/REASONS:

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 no. J32-6507-001

Drawing no. J32-6507-002

Document KOF549-XHB_KOF555-XHB_PDS-EUK Outdoor Digital Menu Board

Drawing no. LMM21/121 Rev D

Drawing no. MTD21/122 Rev B

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

14/7/22