



MERTHYR TYDFIL
County Borough Council
Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL

PLANNING , REGULATORY AND LICENSING COMMITTEE MEETING

**5.00 pm WEDNESDAY, 22ND JUNE, 2016
COUNCIL CHAMBER**

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Any reference documents referred to but not published as part of this agenda can be found on the Council's website or intranet under Background Papers.

A G E N D A

1. Apologies for absence
2. Declarations of Interest

Members of the Planning and Regulatory Committee are reminded of their personal responsibility to declare any personal and prejudicial interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct.

- a. Members are reminded that they must identify the item number and subject matter that their interest relates to and signify the nature of the personal interest; and
- b. Where Members withdraw from a meeting as a consequence of the disclosure of a prejudicial interest they **must** notify the Chair when they leave.

OPEN SESSION

Planning Applications - Recommendations under the Town and Country Planning Act 1990 and the Planning and Compensation Act 1991

3. P/16/0127 - Former Public Toilets, Cardiff Road, Edwardsville, Merthyr Tydfil
To consider a report of the Corporate Director **(Pages 1 - 8)**
(Place and Transformation).
4. P/16/0136 - Land at and to the north of Woodland Drive and land at Pleasant View, Aberfan, Merthyr Tydfil
To consider a report of the Corporate Director **(Pages 9 - 18)**
(Place and Transformation).

Information Reports

5. Delegated Decision Report List - 1st April to 31st May 2016
To receive a report of the Corporate Director **(Pages 19 - 24)**
(Place and Transformation).

Other Business

6. Any Other Business as Deemed Urgent by the Chair

COMPOSITION:

Councillors C T Jones (Chair)
B E Mansbridge (Vice-Chair)

H Barrett, T Chaplin, E Galsworthy, A Jones,
W R Smith, G Lewis, S Slater, L E Smart and
S Williams

together with appropriate officers

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Os byddai'n well gennych gopi o'r agenda hwn mewn iaith arall, cysylltwch a democratic@merthyr.gov.uk neu ffoniwch 01685 725203

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Agenda Item 3

Application No.
P/16/0127

Date
5th April 2016

Determining Authority
MTCBC

Proposed Development

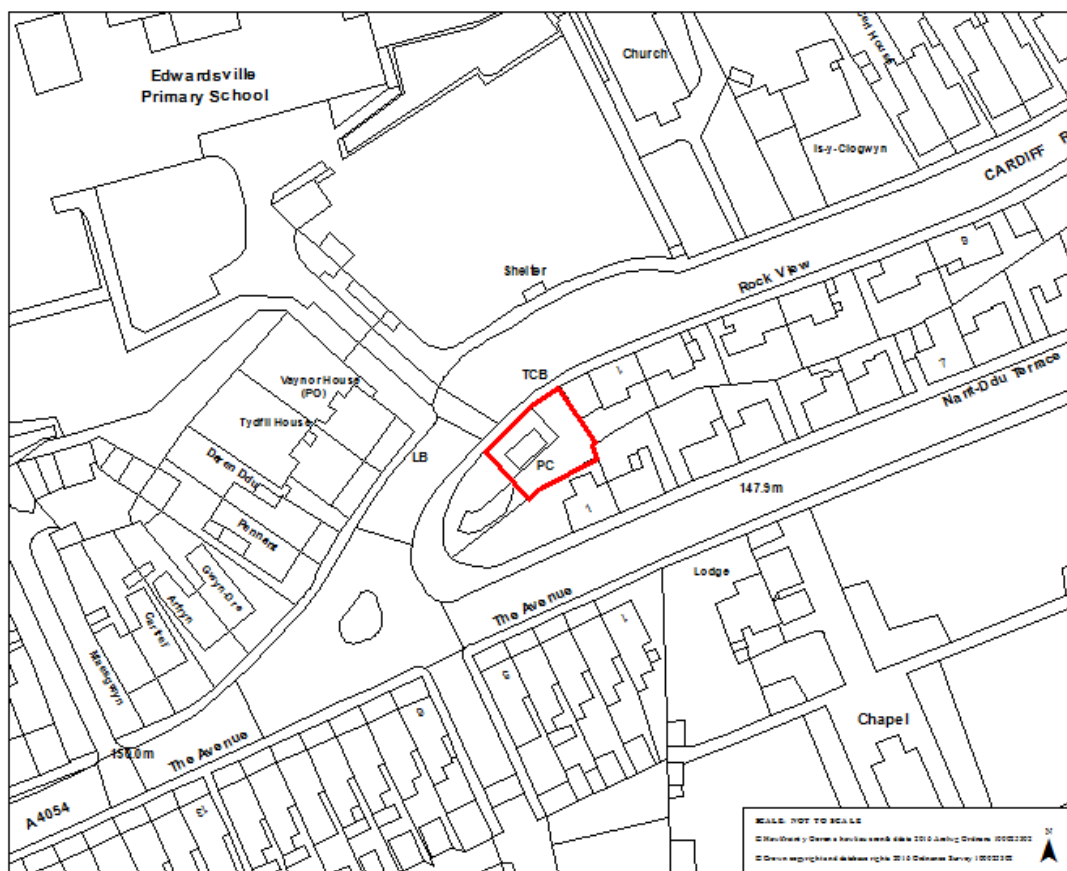
Location

Name & Address of Applicant/Agent

Demolition of former public toilet building and erection of a two storey detached dwelling

Former Public Toilets
Cardiff Road
Edwardsville
Merthyr Tydfil

Mrs Thelma Palmer
c/o JonesBattye Chartered
Surveyors
F.a.o. Mr G Avon
3 Victoria Square
Aberdare
Rhondda Cynon Taf



Councillors Richard Thomas and Kate Moran have requested that this application be reported to Committee due to highway and pedestrian safety concerns.

APPLICATION SITE

The application site relates to an irregular shaped plot of land measuring approximately 190m², located off Cardiff Road (B4254), a main road through Edwardsville, leading to Treharris. The land currently consists of a derelict building which is set back from the pavement and was formerly used as public toilets. The building, which measures just under 30 square metres, is in a poor state of repair and appears to have been redundant for a significant period of time. The remainder of the application site is mostly grassed.

The immediate surrounding area mostly consists of two-storey dwellings. To the east the site is bound by two storey semi-detached properties with front gable roof features, to the south by two storey semi-detached properties, some which have had rear two-storey extensions, to the west by an open grassed area and to the north by Cardiff Road (B4254). Beyond the highway and to the north is Edwardsville Primary School. Immediately adjacent to the site there is a bus stop and yellow 'School-Keep-Clear' zig zag lines. On the opposite side of the road, outside the primary school, there is a fairly large double bus stop lay-by and the school access driveway. The site is also located approximately 27 metres to the north east of the junction with the A5054.

The application site lies within the settlement boundary – Secondary Growth Area, as designated within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey detached dwelling. The 'L' shaped three bedroom property would have a lounge, kitchen, bathroom, study area and attached garage at ground floor and three bedrooms and a shower room at first floor. A driveway would be provided alongside the garage. The property would have a maximum width of 11.2 metres (including garage) and maximum depth of 6.75 metres. It would have a maximum height of 6.7 metres.

The dwelling would be finished with smooth render to the first floor elevations and blue pennant sandstone to the ground floor elevations, brick quoin (painted white) window and door surrounds (on the ground floor front elevation), UPVc double glazed windows and artificial slate roof tiles.

PLANNING HISTORY

The Council's records do not indicate any other planning history for this site.

CONSULTATION

Engineering and Traffic Group Leader

Objection raised '*...the proposed development would generate vehicular reversing movements to and from the highway creating traffic hazards to the detriment of highway safety...*'

Town Planning Division's Policy and Implementation Officer

No objection.

Town Planning Division's Design, Heritage and Conservation Officer

No objection.

Environmental Health

No objection.

Welsh Water/ Dwr Cymru

No objection.

Wales and West Utilities

No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjacent and nearby properties and two site notices were displayed within the vicinity of the site. Two letters of representation have been received as a result of this consultation and the concerns raised have been summarised below:

- the ground surrounding the public toilets is unstable and the retaining wall (at 1 Nant Ddu Terrace) has been renewed on two occasions due to excessive cracking and movement. On wet days the water pours through the cracks in this rear wall and floods the garden. This is likely to give rise to future problems;
- consideration should be given to the construction of the footings;
- the rear window due to the elevated position of the plot would look into the living room and dining room windows at 1, Nant Ddu Terrace, due to the significantly elevated position of the plot;
- due to the difference in levels there would be direct overlooking into the garden area of 1, Nant Ddu Terrace.
- The proposed dwelling would be built directly opposite the primary school. On the highway there are double yellow zig-zag and 'school access' lines painted. With off road parking proposed, the manoeuvring of vehicles on and off the driveway would cause severe hazards, due to the close proximity of a bus stop and split island junction, during busy school times. The roads in and around the school often have vehicles double parked on both sides of the road with many hazards for parents and children to overcome. Reversing movements during these peak times would be detrimental to highway safety and may cause a serious accident.
- the proposed dwelling would have an oppressive and overbearing presence. It will greatly reduce sunlight and overshadow the main habitable rooms of 1 Nant Ddu Terrace, such as kitchen and living room, as well the rear garden area;

POLICY CONTEXT

- Planning Policy Wales, 8th Edition (January 2016)

Sections 4.11.9 – 4.11.12 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context. Regard should be given to the appropriate scale, appearance, landscaping and quality of building design and should also be accessible for all.

Section 8.7.1 sets out the criterion that should be considered where transport implications may occur, such as impacts on local travel demand, public transport provision, accessibility and highway safety.

Sections 9.3.1 – 9.3.4 highlights that new housing schemes should be well integrated with and connect to the existing patterns of settlements. Sensitive infilling of small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local

needs, may be acceptable, though much will depend upon the character of the surroundings. In determining applications for new housing, particular regard shall be given to the area's character, amenity and density. High quality design and landscaping standards are also important.

- Technical Advice Notes

TAN 12 – Design advises that the Welsh 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 Planning Policy

- The Adopted Merthyr Tydfil Local Development Plan (LDP) 2006-2021:

- | | |
|-------------|--|
| Policy BW2 | - Development strategy – secondary growth areas. |
| Policy BW4 | - Settlement boundaries / locational constraints. |
| Policy BW7 | - Sustainable design and place making. |
| Policy BW8 | - Development and the water environment. |
| Policy BW12 | - Development proposals and transport. |
| Policy BW17 | - Securing community infrastructure benefits. |
| Policy AS4 | - Historic landscape. |
| Policy AS22 | - Affordable housing contributions. |
| Policy TB11 | - Access, parking and accessibility of local facilities. |

- Supplementary Planning Guidance

Supplementary Planning Guidance Note 1: Affordable Housing (March 2012)
Supplementary Planning Guidance Note 2: Planning Obligations (March 2012)
Supplementary Planning Guidance Note 4: Sustainable Design (July 2013)

- Other Guidance

CSS Wales – Wales Parking Standards 2008

PLANNING CONSIDERATIONS

The application site lies within the settlement boundary. LDP Policy BW4 supports development in this location provided that it is compatible with other relevant plan policies and material planning considerations. It is therefore considered that residential development in this location would be acceptable in principle, subject to it satisfying the criteria set out in other relevant LDP policies and national planning guidance.

Notwithstanding the fact that the development is considered acceptable in principle, there are other site specific matters which require consideration. The main considerations in the assessment of this application relate to whether the proposal would be acceptable with regards to its impact upon the character and appearance of the area, the amenity of neighbouring residents, parking and highway/pedestrian safety.

Character and Appearance

The application site, as referred to above, lies adjacent to a row of semi-detached properties. Although, there are other detached dwellings located near the application site it is the row of semi-detached dwellings along Rock View, Cardiff Road (B4254), which have the closest relationship with the application site. This row of semi-detached dwellings forms a consistent building line and is sited hard up to the pavement. Their frontages, with regards to fenestration arrangement and finishes, remain consistent between each semi-detached pair and include brown concrete or slate roof tiles, render and blue pennant stone front elevations and UPVc windows. The properties in terms of their form also appear to be largely unaltered. These properties therefore represent a consistent form of development along this part of Cardiff Road (B4254).

The proposed dwelling, in terms of its design and scale, would reflect the appearance of the existing properties along this part of the street. The dwelling would follow the contours of the site and would be sited close to the pavement in order to reflect the building line of the existing dwellings. The design of the dwelling, particularly in terms of its primary façade design and external finishes would be sympathetic to the character and appearance of the adjoining properties and the remaining street scene along Cardiff Road (B4254). The proposal would also enhance the character and appearance of the area by removing a visually unattractive and prominent redundant building from this site.

As such, the proposed dwelling, in terms of its scale, siting and design, would not be disproportionate or result in over development of this site. It is therefore considered to relate sympathetically to the context of the existing street scene. The proposal would therefore result in an acceptable form of development in this location, in compliance with Policy BW7 of the LDP.

Residential Amenity

The dwelling would be located to the west of 1, Rock View, Cardiff Road and to the north of 1, Nant Ddu Terrace, Cardiff Road. It is considered that the proposal would have the greatest impact on the occupiers of 1, Nant Ddu Terrace.

The rear elevation would face 1, Nant Ddu Terrace. It is noted that the proposed dwelling would sit in an elevated position and its ground floor would therefore be higher than that of 1, Nant Ddu Terrace. However, it should also be noted that the proposed dwelling would be located 5 metres from the dividing boundary with this neighbouring dwelling and approximately 6.4 metres from its rear elevation (at its closest point). In addition, the dwelling would only be 0.9 metres closer to this neighbouring dwelling than the public toilets which it would replace. The rear elevation of the proposed dwelling would not have any first floor windows directly facing this neighbouring property. The ground floor rear elevation would only consist of one window. This would serve the downstairs bathroom and could be conditioned to be fitted with obscure glazing as part of any planning permission. It should also be noted that the new dwelling would be located to the north of 1, Nant Ddu Terrace. In this respect, given that the sun rises in the east and sets in the west, the proposed dwelling, although a two-storey development, would not cause a significant loss of light or overshadowing to this neighbouring property.

In terms of the overbearing impact, the proposed dwelling, as noted above, would be located 5 metres from the dividing boundary and a total of 6.4 metres from the neighbouring dwelling's rear elevation. Although a two-storey development would replace the single storey former public toilet, the dwelling would only be 2.25 metres higher than the existing public toilet building. In addition, there is only 1 very small window in the rear first floor elevation of 1, Nant Ddu Terrace. There are windows in the ground floor rear elevation however, these as a result of the ground level are already somewhat obscured and overshadowed by the fencing on top of an existing boundary retaining wall. The main garden area of 1, Nant Ddu Terrace, given its location to the west side of this property, would not be greatly impacted by the proposed development. For these reasons, the relationship between the proposed dwelling and 1, Nant Ddu would be considered acceptable. Thus, the proposal would not be considered to have such a harmful overbearing impact on occupiers of this dwelling to warrant a refusal on such grounds.

The proposed development does have some potential to result in overlooking to 1, Nant Ddu from the proposed rear garden. However, the garden areas and property itself are already overlooked from existing public areas to the north, south and west. Indeed, it could be argued that a suitably designed boundary treatment for the proposed development (secured by a relevant planning condition) could reduce overlooking to part of this property.

The side elevation of the dwelling would face the side elevation of 1, Rock View, Cardiff Road. This elevation would not have any side facing windows. This would ensure that the amenities of this neighbouring dwelling are safeguarded as a result of this development. Given the presence of an attached garage to the side of 1, Rock View there would be limited loss of light and overbearing impact from the proposed development on this property, particularly as it is located over 4 metres from the proposed dwelling.

It is therefore considered that the relationship of the proposed dwelling with the adjacent/adjoining occupiers would not result in an oppressive or un-neighbourly form of development. Thus, the proposal is considered to have been sensitively designed to respect the amenities of residents and would therefore comply with LDP Policy BW7.

Parking and Highway Safety

In considering the adopted parking guidelines (CSS Wales Parking Standards 2008), the proposed dwelling is likely to require 4 parking spaces, based on one parking space per bedroom, and at least one visitor space per dwelling. The layout plan indicates that a garage and driveway would be provided to the side of the property. As noted above, the garage and driveway would be accessed off Cardiff Road (B4254) and located in close proximity to bus stops, yellow zig zag lines, the school access driveway and a busy junction.

The Engineering and Traffic Group Leader has considered the location of the new dwelling and its associated garage and driveway. Although the number of off-street parking spaces (2) is considered acceptable in this sustainable location, which lies in close proximity to alternative modes of transport (given its proximity to bus stops) and is sited within walking distance of public services, the Engineering and Traffic Group Leader has objected to the application due to the unavoidable and unsafe reversing movements that would take place in order to enter/exit these spaces. These highway safety concerns are exacerbated by the significant increase in vehicle and pedestrian movements and associated activities that take

place during times of the day when children are being dropped off and picked up from school. When these significant increases in activities are combined with the fact that bus stops are located outside and opposite the site and a busy junction is within close proximity, there would undoubtedly be a significant risk to road users as a result of vehicular movements in and out of the application site. The Engineering and Traffic Group Leader has therefore raised an objection to the proposed as it fails to comply with LDP Policies BW12 and TB11.

Planning Obligations

In this instance no planning obligations for the provision of affordable housing or any other contributions have been sought, as this would likely render the development financially unviable. In order to come to this conclusion, an assessment has been carried out using the default values in the Three Dragons Toolkit.

Response to Representations

Some of the concerns raised by the objectors have been considered above. With regards to other issues highlighted:

- A land stability and structural report could be requested prior to the commencement of development on-site. This, along with the design of the footings for the proposed dwelling, would be assessed under Building Regulations;
- Any damage to third party properties would be a civil matter between the site owner/developer and the third party in question.

Conclusion

As a result, it is considered that the proposed dwelling would be an acceptable form of development which would not detract from the character and appearance of the street scene or wider area and would not cause significant harm upon the amenities of nearby occupiers. However, the parking arrangement proposed to serve the dwelling, which would involve reversing movements in or out of the site, located off a main road, near a busy junction, opposite two designated bus stops and the entrance road into the school, would result in combined and conflicting highway activities which would significantly increase risk to other users of the road. The proposed development would therefore be detrimental to highway and pedestrian safety and fail to accord with LDP Policies BW12 and TB11. Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED

1. The proposed development, due to its siting in close proximity to a primary school, busy main highway junction and bus stops, would result in conflict between the vehicular reversing movements from the proposed parking spaces and the volume of traffic and associated movements in the immediate area. This would be detrimental to highway and pedestrian safety and thus fails to accord with Policies BW12 and TB11 of the Merthyr Tydfil Local Development Plan 2006-2021.

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Agenda Item 4

Application No.
P/16/0136

Date
4th May 2016

Determining Authority
MTCBC

Proposed Development

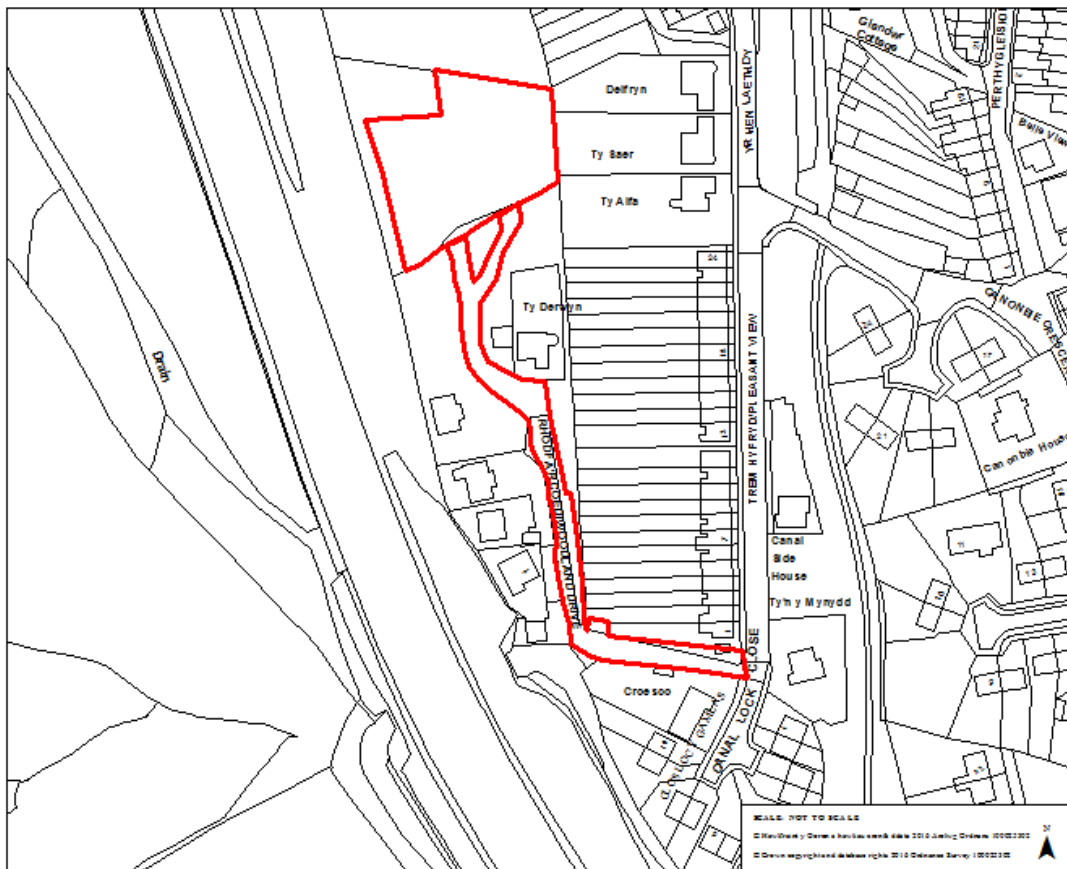
Location

Name & Address of Applicant/Agent

Erection of two detached dwellings (one with an integral garage and the other with a detached garage), the widening of an existing private road and the erection of a detached garage to the rear of 1 Pleasant View, Aberfan

Land At And To The North Of Woodland Drive And Land At Pleasant View
Aberfan
Merthyr Tydfil

Mrs Beverly Hughes
5 Woodland Drive
Aberfan
Merthyr Tydfil
CF48 4PX



This application is being reported to Committee because the applicant is the wife of an officer who works in the Planning and Countryside section of Merthyr Tydfil County Borough Council.

APPLICATION SITE

This application relates to an irregular shaped area of land which consists of part of the side garden of number 1 Pleasant View, the private road and verge area of Woodland Drive and land to the north and east of 5 Woodland Drive (this property is also owned by the applicant).

The main part of the application site, which measures approximately 0.3 of a hectare, is a grassed field that slopes fairly steeply from west to east. The northern boundary of this field is lined by mature Ash and Oak trees which are subject to a woodland Tree Preservation Order (TPO). These trees, which form part of the West Aberfan Site of Importance for Nature Conservation, are not within the application site. The southern boundary of the field is lined by 3 groups of mature trees which also consist of a mixture of Ash and Oak trees. These trees are also subject of a TPO. The eastern boundary abuts land to the rear of 3 fairly recently constructed detached dwellings which front Kingsley Terrace. The western boundary of the field adjoins a steep embankment which eventually meets the A470 trunk road.

From the field the application site forms a 'y' shape to the north west of 5 Woodland Drive, before it meets with the private road which serves the remainder of the dwellings in this street. Either side of this private road and to the front of 1 and 2 Woodland Drive, the application site includes a small area (approximately 1.2 – 2.0 metres wide) of verge. To the east and below the level of this part of the site are the terraced properties (2 – 9) in Pleasant View. A strip (approximately 2 metres wide) of the side and rear garden (including boundary wall) of 1 Pleasant View is also included in the application site along with approximately a 5 metre by 12 metre rectangular shaped area of the western part of this property's garden. On the opposite side of the private road from 1 Pleasant View is a detached property.

In contrast to Pleasant View, which mainly consists of two long terraces, Woodland Drive is made up of large red brick detached houses some of which have large detached garages.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of two detached dwellings (one with a detached garage and one with an integral garage). The houses would be constructed on the grassed field located to the north of 5 Woodland Drive and accessed via a driveway (which splits into two to serve each dwelling) that would run to the west of this property and eventually join a private road to the east of 4 Woodland Drive. This driveway would be finished with tarmacadam.

The smaller dwelling with integral garage would be constructed in the south western part of the field. It would be 'L' shaped and measure a maximum of 18 metres deep by 12 metres wide. It would have a gabled roof with a maximum ridge height of 9.06 metres. The garage would be provided in a front gable projection with the remainder of the ground floor consisting of a hall, kitchen/diner, lounge, study, utility room and toilet. Four bedrooms (two with en-suites) and a bathroom would be provided at first floor. The roof would allow space for a play room and games room. Seven roof lights would provide light to these rooms. The external walls of the dwelling would be constructed from red/brown brick and the roof would be covered with brown tiles. The windows and doors would be upvc (light Oak). Vehicular access to this dwelling would be gained via the upper arm of the driveway which would run between a cluster of mature trees before ending in a large brick paved hardstanding area to the front of the dwelling. The main garden area would be to the rear (north) of property which would be grassed and secured by a post and wire fence.

The larger dwelling would be constructed at a lower level and to the north east of the other dwelling. It would be constructed in a much bigger plot and have a large detached garage

located to its side (western) elevation. The dwelling would measure a maximum of 13.2 metres deep by 14.95 metres wide. It would have a gabled roof with a maximum height of 9.57 metres. A central gabled projection would extend 1.5 metres from the front of the property. The double door entrance in this projection would be framed by a Georgian feature portico. The ground floor would consist of a large hallway, kitchen/dining/family room, study, lounge, utility room and toilet. Four bedrooms (two with en-suites) and a bathroom would be provided at first floor. The roof would allow space for a further bedroom with en-suite, a store and a games room. Nine roof lights would provide light to these rooms. The external walls of the dwelling would be constructed from red/brown brick and the roof would be covered with brown tiles. The windows and doors would be upvc (light Oak). Vehicular access to this dwelling would be gained via the lower arm of the driveway which would also run between mature trees before ending in a large brick paved hardstanding area to the front of the dwelling and detached garage. The main garden area would be to the rear (north) and side (east) of the property and would be grassed. The rear and side boundaries of this property would be secured by post and wire fencing (to the rear and part of the western boundary) or metal vertical bar fencing with top circular detailing (to the eastern and part of the western boundary). The detached garage would measure 9 metres wide by 9 metres deep. It would have a gabled roof with a maximum height of 5.5 metres and be constructed from the same external materials as the house. Its size enables sufficient space in the roof for a storage area which would be accessed via internal steps.

The topography of this part of the application site is such that in order to accommodate the development a significant cut and fill operation would have to be undertaken. Section details have been submitted with the application which indicate that gabion basket retaining structures would be introduced in three locations throughout the site. Their locations would be along the north eastern boundary of this part of the site, on part of the boundary between the two houses and to the west of the dwelling on the upper level. The gabion baskets would have a maximum height of 2.5 metres.

To accommodate the two additional dwellings, part of the existing private road would be upgraded to adoptable standards. Notably, the existing road in front of 1 and 2 Woodland Drive and to the south of 1 Pleasant View would be increased in width (to 5.5 metres) and a footpath (2 metres wide) introduced. These changes would require the construction of a new boundary wall along the southern boundary of 1 Pleasant View. This wall, for the majority of its length, would be 1.5 metres high and its outer roadside elevation faced with golden pea dashing to match the existing property. A section of the boundary enclosure would have 500mm high wrought iron railings on top of a similarly faced 1 metre high wall. The other three properties in Woodland Drive and the two proposed dwellings would be served by the remaining stretch of private road.

The final part of the proposed development is for the construction of a single garage and driveway (accessed off Woodland Drive) to the extreme western rear garden of 1 Pleasant View. The garage would measure 4 metres wide by 5.75 metres long and have a gabled roof with a maximum height of 3.7 metres. It would be constructed with its side facing Woodland Drive and its roller shutter door entrance facing the rear of 1 Pleasant View. Due to the slope of the land the site would need to be levelled which would result in the boundary behind the garage being retained by a 2.1 metre high wall. The external materials used in the construction of the garage would match those of 1 Pleasant View (i.e. rendered walls dashed with golden pea and black/dark grey tiles).

The application has been supported by:

- A design and access statement.
- Gabion retaining wall structural calculations.
- Soakaway calculations.
- A construction management plan.
- An Initial Arboricultural Survey Report and Impact Assessment (Cardiff Treescapes February 2016)

PLANNING HISTORY

P/00/0491	Layout of roads, sewers and services (in connection with proposed residential development of 5 No. houses)	Approved 14.03.2001
P/00/0380	Outline application for the erection of 5 dwellings	Approved 06.11.2000
P/00/0078	Outline application for the erection of five dwellings	Refused 13.09.2000

CONSULTATION

Engineering and Traffic
Group Leader

- No objection.

Town Planning Division's
Policy & Implementation
Group Leader

- No objection.

Town Planning Division's
Countryside Officer

- No objection subject to a conditions.

Town Planning Division's
Landscape Architect

- No objection subject to conditions.

Town Planning Division's
Design, Heritage and
Conservation Officer

- No objection

Environmental Health Manager

- No objection subject to conditions.

Welsh Government
(Transport Division)

- No objection

Welsh Water

- No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties on the 10th May 2016 and three site notices were displayed in locations surrounding the site on the 12th May 2016.

As a result of this publicity exercise no responses have been received.

POLICY CONTEXT

Planning Policy Wales (PPW) Edition 8 (January 2016) sets out the land use policies of the Welsh Government. The most relevant sections to the proposal are:

Section 2.6.1 – Planning applications must be considered in light of the strategy and policies in the adopted development plan.

Sections 4.11.9 – 4.11.12 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context. Regard should be given to the appropriate scale, appearance, landscaping and the quality of building design, as well as its accessibility.

Section 5.2.9 – Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty. Local planning authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality.

Sections 5.5.1 – 5.5.3 note that the impact a development proposal may have on wildlife or the landscape is an important consideration in determining applications. Where ever possible adverse effects on the environment should be avoided or acceptably minimised.

Section 8.7.1 sets out the criterion that should be considered where transport implications may occur, such as impacts on local travel demand, public transport provision, accessibility and highway safety.

Section 9.2.16 discusses Authority wide affordable housing targets.

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

TAN 2 - Planning and Affordable Housing provides advice on provision of affordable homes.

TAN 5 - Nature Conservation & Planning provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

TAN 12 - Design advises that the Welsh 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.

The following policies within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021 are relevant in the determination of this application:

- Policy BW3 - Development strategy –Other Growth Areas
- Policy BW4 - Settlement boundaries / location constraints
- Policy BW5 - Natural Heritage
- Policy BW7 - Sustainable design and place making
- Policy BW8 - Development and the water environment
- Policy BW12 - Development proposals and transport
- Policy BW17 - Securing community infrastructure benefits
- Policy BW19 – Affordable housing target
- Policy AS22 - Affordable housing contributions
- Policy TB11 - Access, parking and accessibility of local facilities

Supplementary Planning Guidance (SPG):

SPG1 - Affordable Housing, March 2012
 SPG2 - Planning Obligations, March 2012
 SPG4 - Sustainable Design, July 2013
 SPG5 - Nature and Development, May 2015

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary as defined by the LDP Proposals Map. Therefore the principle of the development is considered to be acceptable and would comply with Policy BW4 of the LDP. The main issues to consider in assessing this application are considered to be:

- The overall impact of the development on the character and appearance of the area.
- The impact of the development on the amenity of neighbouring residents.
- The highway/pedestrian safety implications of the development.
- The impact of the development on protected trees.

The overall impact of the development on the character and appearance of the area.

The widening of Woodland Drive to provide a wider carriageway and footpath would have little impact on the character and appearance of the area. Indeed, it could be argued that the creation of an adoptable stretch of highway and a new boundary wall to 1 Pleasant View would have a positive impact on the visual qualities of this part of Aberfan. Likewise, the introduction of a single garage to the rear of 1 Pleasant View, although visible in the street scene, would be viewed against a back drop of larger garages which have been constructed to the front of properties in Woodland Drive. Its modest scale and use of external materials, which would match those of 1 Pleasant View, would also ensure its appearance would be sympathetic to the immediate area.

The proposed dwellings, due to their scale and siting would form a visible addition to the landscape. They would be particularly noticeable from some cross valley vantage points. Although it is appreciated the traditional form of development in this area was primarily relatively small terraced properties, this part of Aberfan is now characterised by a variety of different house types. In particular, Woodland Drive consists of large detached brick houses set in fairly generous plots. This diversity in the size of properties is not only evident when travelling to the application site but more so when viewing the site and its surroundings from the other side of the valley. Given this mixture, it is considered that the site can

accommodate the proposed dwellings without causing harm to the character or appearance of the immediate or surrounding area. The existing landscaping, much of which is protected by TPO's, would also help to soften the appearance of the development on this site. Furthermore, when viewing the site from below or cross valley, due to the siting of the proposed dwellings (i.e. one behind the other) their visual impact would be further mitigated. This would also be the case for the large detached garage which would be hidden from such views by its host dwelling.

Not only does the size of houses in the area vary considerably but also their designs are very inconsistent. The position of the proposed dwellings, in a relatively isolated location on the very edge of the settlement boundary, enables the introduction of house types that could draw reference from a variety of styles. In this case, the applicant proposes Georgian style houses which are designed around symmetry and the vertical and horizontal arrangement of well-proportioned windows and doors. The design of both houses are considered acceptable and it is noted that the Design, Heritage and Conservation Officer has not raised any objection to the proposal in this respect.

Finally, the proposed boundary treatments and use of gabion basket retaining walls are also considered acceptable. Much of the retaining structures would only be visible from within the site due to them being masked by the proposed houses. Those that may be visible from outside the site are not of a scale that would significantly harm the visual appearance of the area.

Given the above, it is considered that the proposal would not have an adverse impact on the character and appearance of the area. As such the proposal complies with policy BW7 of the LDP.

The impact of the development on the amenity of neighbouring residents.

Given the boundary of the closest proposed dwelling is over 35 metres away from the nearest existing house (known as Ty Saer), this part of the proposed development would not result in any overbearing impact, loss of light or loss of privacy to any neighbouring residents. Likewise, the proposed garage to the rear of 1 Pleasant View, due to its size and siting, would not cause any loss of residential amenity. Although it is appreciated that there would be some disturbance as a result of the proposed road improvements, these would be short term and the benefits of enhancing highway and pedestrian safety far outweigh such harm. As Committee will note, there have been no objections received in respect of these issues. Therefore, the proposal has an acceptable impact on local amenity and complies with policy BW7 of the LDP.

The highway/pedestrian safety implications of the development.

The improvements to the existing road and access and parking arrangements for both dwellings has been assessed by the Engineering and Traffic Group Leader who has raised no objection to the proposal. It is however necessary to ensure that the road improvements are completed prior to the occupation of any of the proposed dwellings. If Committee are minded to approve this application this could be secured by a suitably worded condition. The Engineering and Traffic Group Leader is also satisfied that the proposed retaining structures are acceptable.

It is considered that the proposed development would not have an adverse impact on highway/pedestrian safety or the free flow of traffic in the area. Therefore the proposal is compliant with policies BW12 and TB11 of the LDP.

The impact of the development on protected trees..

As stated above, the application has been supported by 'An Initial Arboricultural Survey Report and Impact Assessment'. This primarily considers the impact of the development on the trees subject to a TPO and recommends conditions and procedures that must be undertaken before, during and after construction to ensure their protection. The report also, following an assessment of the health of each tree, recommends works (e.g. deadwood removal) to improve their condition. The Town Planning Division's Countryside Officer has considered the report and is satisfied that if the development is undertaken in accordance with the recommendations within the report then there would be no significant impact upon the protected trees. He has also concluded that there would be sufficient protection to the West Aberfan SINC. Therefore, if Committee are minded to permit this application, compliance with the above mentioned report can be secured by a suitably worded condition. Given the above, the proposal complies with Policy BW5 of the LDP.

Planning obligations

Policies BW17 and AS22 of the LDP consider the requirements for planning obligations and affordable housing contributions respectively. In this instance, no planning obligations for the provision of affordable housing or any other contributions have been sought as this would likely render the development financially unviable. In order to come to this conclusion, an assessment has been carried out using the Three Dragons Toolkit.

Conclusion

The application site is located within the settlement boundary where new development should be located. The proposal is appropriate to its local context and would integrate effectively with the surrounding area. The impact on neighbouring residents in terms of loss of amenity is negligible and there would be no significant impact on protected trees. The proposal is also considered acceptable in terms of highway and pedestrian safety. On this basis, 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 details:
 - WW/A/MT/PD/WE/4
 - WW/A/MT/PD/WE/5A
 - WW/A/MT/PD/WE/6
 - WW/A/MT/PD/WE/8
 - WW/A/MT/PD/WE/10

- WW/A/MT/PD/WE/13
- WW/A/MT/PD/WE/15
- 1/PV/A/MT/WE/1
- 1/PV/A/MT/WE/2
- 16-02-03/C
- 16-02-02/B
- 16-02-04/C
- 16-02-05/C
- 16-02-06/D
- Plans 1, 2 and 3 and photographs 1, 2 and 3 received on 3rd June 2016.

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

3. The development hereby permitted shall be carried out in strict accordance with the Initial Arboricultural Survey Report and Impact Assessment (Cardiff Treescapes) received on 3rd May 2015.

Reason - In the interests of visual amenity and to afford protection to existing trees in accordance with Policy BW5 of the Merthyr Tydfil Local Development Plan.

4. Notwithstanding the provisions of schedule 2, part 1, classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no extensions, roof additions/alterations or buildings within the curtilage of the dwellinghouses shall be erected other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the existing trees in accordance with Policies BW5 and BW7 of the Merthyr Tydfil Local Development Plan.

5. Prior to the occupation of any dwelling, hereby permitted, Woodland Drive shall be widened and improved in accordance with the details shown on drawing numbers WW/A/MT/PD/WE/6 and 1/PV/A/MT/WE/1 and the boundary wall to the south of 1 Pleasant View shall be completed in accordance with the details WW/A/MT/PD/WE/15.

Reason - In the interest of highway and pedestrian safety and visual amenity in accordance with Policies BW7, BW12 and TB11 of the Merthyr Tydfil Local Development Plan.

6. Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

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Agenda Item 5

FOR INFORMATION

DATE WRITTEN	8 June 2016
REPORT AUTHOR	Judith Jones
CASE OFFICER	Various
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	22 June 2016

DELEGATED DECISION REPORT LIST: 1 APRIL – 31 MAY 2016

App No	Site	Proposal	Decision	Date of Decision
P/15/0407	Gurnos Clinic Alder Grove Gurnos Merthyr Tydfil	Extend accommodation into the roof space of the building to include fixed pane, non-openable obscurely glazed roof lights. Install security screen to front elevation	Full Approval	18/05/2016
P/15/0411	Papa John's Ty Penderyn 26 High Street Merthyr Tydfil CF47 8DP	External alterations to unit to include the installation of new door, installation of air louvre, and erection of condensing unit and extraction flue at the rear of the premises	Full Approval	26/05/2016
P/16/0035	Land Rear Of 38 Garden City Penydarren Merthyr Tydfil	Erection of 4 garages	Full Approval	20/04/2016
P/16/0051	Greenfield School Duffryn Road Pentrebach Merthyr Tydfil CF48 4BJ	Erection of 1.8m high boundary fence	Full Approval	06/04/2016
P/16/0052	Unit 15 Pant Industrial Estate Pant Merthyr Tydfil CF48 2SR	Erection of side extension, installation of new cladding to unit and installation of new entrance	Full Approval	07/04/2016
P/16/0053	76 Ash Crescent Gurnos Merthyr Tydfil CF47 9PP	Re-grading of land to create hard surfaced parking area and erection of associated retaining walls and railings	Refusal	11/04/2016

App No	Site	Proposal	Decision	Date of Decision
P/16/0054	Plots 9 & 10 Pengarnddu Industrial Estate Dowlais Merthyr Tydfil CF48 2TA	Erection of storage building and drying unit which accommodates a biomass boiler	Full Approval	26/04/2016
P/16/0055	Gethin Woodland Centre (Bike Park Wales) Land To The West Of A470 Pentrebach To Rhydycar Northbound Abercanaid Merthyr Tydfil	Retention of revised car parking layout, including the provision of additional parking spaces and the erection of two wood clad huts	Full Approval	07/04/2016
P/16/0056	Plot 9 Clos Cribyn Swansea Road Merthyr Tydfil CF48 1NS	Erection of detached, two storey dwelling	Full Approval	14/04/2016
P/16/0058	58 Aberfan Road Aberfan Merthyr Tydfil CF48 4QJ	Erection of detached garage	Full Approval	14/04/2016
P/16/0059	23 Heol Corn Du (Plot 39 Beacon Heights) Swansea Road Merthyr Tydfil CF48 1BW	Erection of 1 No. pair of semi detached dwellings	Full Approval	20/04/2016
P/16/0062	Land Adjacent To 11 Ceredig Street Pentrebach Merthyr Tydfil	Change of use to land at the side of the property into residential use, erection of single storey lounge extension and extended garden space.	Refusal	21/04/2016
P/16/0065	54 Brecon Rise Pant Merthyr Tydfil CF48 2EE	Certificate of Lawfulness for erection of single storey side extension	Certificate of Law Granted	13/04/2016

App No	Site	Proposal	Decision	Date of Decision
P/16/0066	10 Heather Court Quakers Yard Treharris CF46 5RP	Erection of two storey rear extension	Full Approval	27/04/2016
P/16/0067	5 Argyle Street Twynrodyn Merthyr Tydfil CF47 0NS	Erection of front porch, erection of two storey rear extension and single storey rear extension	Full Approval	18/05/2016
P/16/0068	27 Maesgwynne Cefn Coed Merthyr Tydfil CF48 2SB	Erection of two storey side extension, single storey side extension and erection of single storey rear extension	Full Approval	20/04/2016
P/16/0069	Aldi Foodstore Ltd Plymouth Street Merthyr Tydfil CF47 0TP	External alterations to existing store, including alterations to elevational treatment and glazed shopfront and minor repairs to external areas (including re-surfacing of car park etc)	Full Approval	26/04/2016
P/16/0071	42 Cottrell Street Aberfan Merthyr Tydfil CF48 4QU	Rear two storey extension and 1st floor extension	Full Approval	28/04/2016
P/16/0072	Ty Camlas Pond Row Abercanaid Merthyr Tydfil CF48 1YS	Sunroom to the rear of the property	Full Approval	29/04/2016
P/16/0075	8 Twelfth Avenue Galon Uchaf Merthyr Tydfil CF47 9TA	Erection of single storey rear extension	Full Approval	20/04/2016
P/16/0078	60 Yew Street Troedyrhiw Merthyr Tydfil CF48 4EE	Demolish existing sub standard outbuilding and construct 2 storey and single storey rear extensions	Full Approval	28/04/2016
P/16/0080	3 King Street Pant Merthyr Tydfil CF48 2AF	Erection of two storey rear extension above existing basement/garage	Full Approval	20/04/2016

App No	Site	Proposal	Decision	Date of Decision
P/16/0081	24 Bontnewydd Terrace Trelewis Treharris CF46 6AF	Erection of three storey rear extension	Full Approval	03/05/2016
P/16/0082	St Illtyds School Balaclava Road Dowlais Merthyr Tydfil CF48 3BT	Retention of external metal steps	Full Approval	20/04/2016
P/16/0083	3 Cyfarthfa Court Merthyr Tydfil CF47 8EY	Erection of single storey rear extension	Full Approval	09/05/2016
P/16/0085	Holford House Cloth Hall Lane Cefn Coed Merthyr Tydfil CF48 2NT	Erection of two storey side extension	Refusal	12/05/2016
P/16/0087	Greenhill Manor Care Home Duffryn Road Pentrebach Merthyr Tydfil CF48 4BE	Extension to care home, erection of smoking shelter, and provision of additional parking spaces	Full Approval	17/05/2016
P/16/0089	Land At 110 Heolgerrig Heolgerrig Merthyr Tydfil	Outline application for a detached dwelling (all matters, except access reserved)	Full Approval	16/05/2016
P/16/0090	8 The Triangle Cefn Coed Merthyr Tydfil CF48 2PT	Non material amendment to planning permission P/15/0058 to change the material of the proposed windows and proposed roof covering	Non Material Amendment - Approved	20/04/2016
P/16/0091	St Johns Vicarage Church Street Penydarren Merthyr Tydfil CF47 9HS	Double garage	Full Approval	11/05/2016

App No	Site	Proposal	Decision	Date of Decision
P/16/0093	8 Oakfield Street Aberfan Merthyr Tydfil CF48 4QB	Erection of single storey rear extension	Full Approval	28/04/2016
P/16/0097	93 High Street Merthyr Tydfil CF47 8UH	Change of use of premises from A1 (shop) to A2 (financial and professional services)	Full Approval	25/05/2016
P/16/0098	Plot Adjacent To 6 Brynseion Street Troedyrhiw Merthyr Tydfil	Erection of three dwellings (terraced row) with on site parking and amenity space	Refusal	27/05/2016
P/16/0101	Unit 12B Cyfarthfa Retail Park Swansea Road Merthyr Tydfil CF48 1HY	Installation of plant equipment with associated boundary fencing	Full Approval	23/05/2016
P/16/0102	Unit 12B Cyfarthfa Retail Park Swansea Road Merthyr Tydfil CF48 1HY	Installation of 2 No. internally illuminated projecting flag signs, 2 No. internally illuminated fascia mounted signs and 1 No. internally illuminated facade mounted signs	Advertisement Approval	23/05/2016
P/16/0103	72 Nightingale Street Abercanaid Merthyr Tydfil CF48 1EJ	Re-grading of land in rear garden, erection of associated retaining walls and retention of steps	Full Approval	17/05/2016
P/16/0104	14 Pontycapel Road Cefn Coed Merthyr Tydfil CF48 2RD	Erection of dwelling	Outline Approval	26/05/2016
P/16/0105	35 Oakfield Street Aberfan Merthyr Tydfil CF48 4QB	Erection of two storey rear extension	Full Approval	18/05/2016

App No	Site	Proposal	Decision	Date of Decision
P/16/0106	Glenthorne The Grove Merthyr Tydfil CF47 8YR	Erection of ground floor rear extension below existing first floor overhang and installation of patio doors to rear elevation	Full Approval	26/05/2016
P/16/0107	64 The Oaks Quakers Yard Treharris CF46 5HQ	Erection of extension to existing detached garage and erection of outbuilding	Full Approval	26/05/2016
P/16/0115	Land Adjacent To Unit 1 Merthyr Tydfil Leisure Village Merthyr Tydfil CF48 1UT	Erection of timber fenced compound (bin store)	Full Approval	27/05/2016
P/16/0117	Cyfarthfa Park Merthyr Tydfil CF47 8RE	Erection and display of 5 No. map and interpretation panels, 4 No. interpretation panels, 2 No. finger posts and 7 No. free standing signs and posts	Advertisement Approval	19/05/2016
P/16/0118	13 St Davids Close Heolgerrig Merthyr Tydfil CF48 1SH	Erection of single storey rear extension	Full Approval	27/05/2016
P/16/0119	16 The Avenue Cardiff Road Treharris CF46 5NN	Erection of detached garage and erection of wall and gate	Full Approval	27/05/2016
P/16/0121	Former Church Hall 37 Oakland Street Bedlinog Treharris CF46 6TE	Non material amendment to planning permission P/09/0274 to alter the position and number of roof lights, alter the size and position of window openings, alter the size of door openings, install a flue and install an additional window	Non Material Amendment - Approved	20/05/2016
P/16/0126	Linde Industrial Park Pentrebach Merthyr Tydfil CF48 4LA	Re-cladding and refurbishment of two existing buildings and the erection of offices and associated covered walkways	Full Approval	26/05/2016