

PLANNING, LICENSING AND REGULATORY COMMITTEE

Date Written	1 September 2015
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Exempt/Non Exempt	
Committee Date	16 September 2015

To: Chair, Ladies and Gentlemen

Merthyr Tydfil Local Development Plan 2006 – 2021

Supplementary Planning Guidance on the Design of Householder Development

PURPOSE OF THE REPORT:

To seek Committee's approval of post-consultation Supplementary Planning Guidance Note 6: A Design Guide for Householder Development.

1.0 INTRODUCTION AND BACKGROUND

- 1.1 Councillors will recall that on the 27th May 2015, the Planning, Licensing and Regulatory Committee approved the draft Supplementary Planning Guidance (SPG) Note 6: A Design Guide for Householder Development for public consultation. The SPG was subjected to 6 weeks of consultation between 11th June and 23rd July 2015.
- 1.2 Methods of public consultation included a notice in the Merthyr Express, publicity via the Cwm Taf Community Engagement Hub website and the Council's website, direct emails to individuals and organisations listed on the local development plan consultation database and direct engagement with local agents at the Town Planning Division's agents' forum. Electronic copies of the draft SPG were made available via

the aforementioned websites and hard copies were made available for inspection at the Town Planning Division's office and local libraries within the County Borough.

- 1.3 Five representors responded to the SPG consultation and a summary of their comments is provided in Appendix 1 of this report. All comments have been considered by the Policy and Implementation Section with the result that no changes are proposed to the SPG. The Council's response to each comment is also provided in Appendix 1.

2. PROPOSED CHANGES

- 2.1 No changes are proposed to the SPG and the final version can be accessed via the background papers.

3 NEXT STEPS

- 3.1 Subject to Committee's approval, the SPG will be published and will make an important contribution to the adopted planning policy framework of the Merthyr Tydfil Local Development Plan 2006-2021, providing more detailed advice on the way in which household alterations and extensions should be assessed within the planning process.

4 FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications arising from this report that cannot be met via the relevant budgets for the Town Planning Division in 2015/16.

5. RECOMMENDATION that

- 5.1 Committee approves the post-consultation version of "Supplementary Planning Guidance Note No.6 – A Design Guide for Householder Development" as part of the adopted planning policy framework.

ELLIS COOPER
CORPORATE DIRECTOR (PLACE AND TRANSFORMATION)

BACKGROUND PAPERS		
Title of Document(s)	Document(s) Date	Document Location
Merthyr Tydfil Local Development Plan 2006 – 2021 Supplementary Planning Guidance on the Design of Householder Development	September 2015	Members' Electronic Library

SUMMARY OF COMMENTS RECEIVED TO SPG CONSULTATION WITH COUNCIL'S RESPONSE IN EACH CASE

Representor: Mr A Rees

Issue: Indicated that the guidance document was of detailed interest. No specific comments were raised.

Council Response: The Council welcomes the consideration of the SPG.

Recommended Changes: None.

Representor: Glamorgan Gwent Archaeological Trust (GGAT)

Issue: Consideration should be given to the potential impact that householder developments may have on the archaeological resource, which may necessitate the need for archaeological investigations and mitigation measures, to manage the impacts on the archaeological resource and cultural heritage. Regard should also be given to the potential harm to Listed Buildings, Scheduled Ancient Monuments and Registered Historic Landscapes, Parks and Garden.

Council Response: Whilst it is acknowledged that some small developments and extensions have the potential to affect archaeological resources and the cultural heritage, it is not deemed necessary to amend the SPG to reflect this specific topic area. Such matters would more appropriately be addressed in an SPG relating to archaeology and the historic environment, which would provide guidance on the way in which local development plan policy BW6: Townscape and built heritage would be applied. It should be noted that the presence of archaeological sensitive areas or listed buildings would be identified during the application process and the appropriate measures taken.

Recommended Changes: None.

Representor: Councillor Tony Chaplin

Issue: The advice contained in the document is presented in an easily readable manner. The use of illustrations enhances the understanding of development/alterations which will be permitted. Once adopted it will be an invaluable source of advice to applicants/householders and their agents.

Council Response: The Council welcomes the positive response to the content of the SPG.

Recommended Changes: None

Representor: The Coal Authority

Issue: No specific comments to make on the document.

Council Response: The Council welcomes the consideration of the SPG.

Recommended Changes: None

Representor: Natural Resources Wales (NRW)

Issue: In areas at risk of flooding, it is recommended that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. The SPG should include reference to appropriate flood defence measures.

Council Response: The flooding implications of a site and the need for any particular flood defence mitigation will be assessed on case by case basis during the planning application process. It is not considered necessary to include specific advice on this issue within the document. The aim of this SPG is to provide guidance on the design principles expected in householder developments, in order to meet the requirements of local development plan policy *BW7: Sustainable design and place making*. Further advice in relation to flooding matters can be obtained from Planning Policy Wales and Technical Advice Note 15: Development and Flood Risk.

Recommended Changes: None.