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# JTPlanning

Demolition of industrial buildings and erection of 20 no. dwellings  
(C3 use) at

Bryntaf Garage  
Aberfan  
Merthyr Tydfil  
CF48 4PJ

## **PLANNING STATEMENT** (Incorporating Design and Access Statement)

December 2020

## **INTRODUCTION**

1. The Applicant is interested in land at Bryntaf Garage, Aberfan. The applicant is keen to demolish the unsightly industrial buildings and replace them with 20 dwellings.
2. This Statement seeks to address the principle policy/strategic issues regarding the development of the site for residential use, as well as the design and visual impact implications of the development.

## **PROPOSAL**

3. Outline planning permission is sought for the erection of 20 no. residential units (Use Class C3) on land at Bryntaf Garage, Aberfan (the application site). Access to the site is directly from the adopted highway, Bryntaf.

## **THE SITE**

4. The existing site consists of a privately-owned parcel of land used for commercial purposes. There is a car repair garage and roofing contractors. The site lies on the eastern edge of the settlement of Aberfan.
5. The site is bound by existing residential dwellings to both the north, east and south east. Open land bounds the site to the west.

## **PLANNING HISTORY**

6. A search on the LPA's online search tool shows there are no relevant applications on this site.

## **PLANNING POLICIES**

7. The *Merthyr Tydfil Replacement Local Development Plan 2016 - 2031 (LP)* was adopted in January 2020 and is the basis for land use planning decisions in the County Borough, excluding Brecon Beacons National Park.
8. Other relevant documents include *Planning Policy Wales (PPW)*, published in December 2018.
9. The main issue in determining any planning application is considered to be the general principle of development and whether the site lies within a sustainable location. Other issues include design and access and parking.

## **PRINCIPLE OF DEVELOPMENT**

10. *Planning Policy Wales (PPW)* came into effect in December 2018. The PPW makes it clear that any development needs to be 'sustainable development'. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
11. The PPW at paragraph 1.17 states that there is a '*presumption in favour of sustainable development*'.
12. The proposals map in the LP identifies the site as being within the settlement boundary for Aberfan and Merthyr Vale. The site lies within an area of 'whiteland'. The site is not within a conservation area and is not affected by any listed buildings.

13. Policy SW4 of the LP states that to encourage development within urban areas, support the re-use of previously developed land, and to protect and support the functioning of our rural economy and the countryside, settlement boundaries will be defined as follows:

Primary Growth Area:

- Merthyr Tydfil
- Trefechan

Other Growth Areas:

- Troedyrhiw
- **Aberfan and Merthyr Vale**
- Quakers Yard, Edwardsville, Treharris and Trelewis
- Bedlinog

14. Policy SW1 of the LP states that to sustainably grow the population, 2,250 additional homes are required. To ensure these are delivered, provision is made for 2,821 additional homes.
15. Policy SW2 of the LP states that during the plan period, development proposals will be expected to deliver up to 253 affordable dwellings across the County Borough in order to contribute to the identified level of housing need.
16. The site lies within walking distance of local services including shops, pubs, takeaways, railway service, bus services and schools. Therefore, the development can be seen as sustainable. The site itself also includes existing buildings and these would be replaced with an overall enhanced design.

## DESIGN

17. Policy SW11 of the LP states that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. Policy SW11 will aim to guide proposals for development to create sustainable places through high quality design.
18. The buildings in the vicinity of the site are predominantly two-storey terraced housing. There is one detached dwelling immediately north of the site, more detached dwellings lie further north of the site.
19. As the application is lodged in 'outline' the finer detail of design will not be agreed at this stage. The Applicant however is keen to develop 20 no. dwellings in the form of four no. terraced blocks.
20. The Applicant is keen to embrace the constraints of the site as an industrial site and former quarry. There is a steep, landscaped quarry face that runs along the west boundary of the site.
21. The design put forward is one of a high-quality modern design incorporating modern and traditional materials. The overall design is intended to complement the general traditional character of the area by designing houses fitting on the 21<sup>st</sup> Century. Whilst the houses proposed are higher than many in the area, it is considered that the site is standalone given its juxtaposition in relation to adjoining development. The roof line of the front block would in fact follow the roof height of the terrace on the street (Bryntaf). The existing terrace blocks on the street have an eaves height of approximately 8.5m, while the proposed front terrace block would match this height, keeping the linear character of the street.
22. There is a *Tree Preservation Order* on land south of the application site.

The site is also bound by a *Site of Importance for Nature Conservation* (SINC) and a *Special Landscape Area* (Pontygwaith). It is expected that no trees or habitat would be removed as a result of the development. The proposals would be concentrated within the boundaries of the previously developed garage site with low-key pedestrian links to the wood to the west. The site is also at a significantly lower level to the adjoining SINC.

23. The impact of the proposal on adjoining neighbours is an important consideration. The blocks that are closest to existing dwellings have been set off the site boundary to respect privacy distances and protect amenity. Prior to lodging the application, the Applicant has engaged with local residents to understand their views in respect of the proposal. This may inform subsequent amendments.
24. Overall, it is considered that a well-designed, contemporary solution could be supported for the site without being detrimental to the overall character of the area.

## **ACCESS AND PARKING**

25. The development would be accessed from Bryntaf from the east of the application site, this access will be utilised and enhanced. The existing access already serves existing industrial uses. It is considered that there are some benefits, in planning terms, by removing the industrial use.
26. The site can accommodate off-street parking and turning facilities. The plans indicate in the region of 31 parking spaces for the 20 dwellings proposed. Again, as the application is in outline, the parking provision would not be agreed at this stage.

## CONCLUSION

27. It has been evidenced that the proposal will provide a sustainable form of development in an accessible location. The proposals would result in the removal of a '*bad neighbour*' use and the recycling of previously developed (brownfied) land. It is considered that there would be improvements to the amenity of residents nearby. The proposal takes full account of the existing LP and Government planning guidance. The Applicant would therefore invite the LPA to support the proposal.