



PLANNING STATEMENT

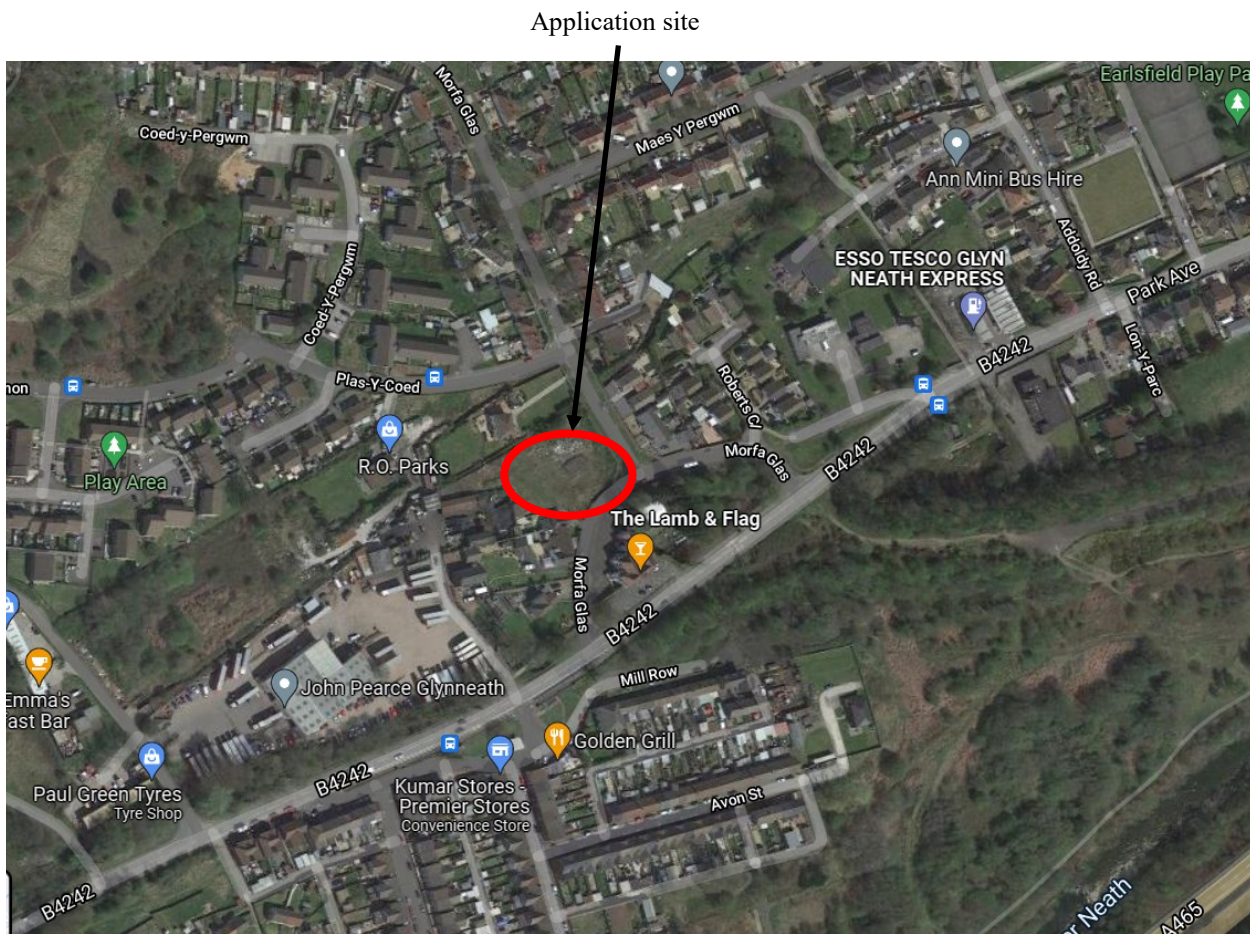


1.0 Background

- 1.1 Full planning permission is sought for the creation of a storage yard at Maesyffynon Care Home, Glynneath. The area will be fenced off and used as a storage yard (Class B8).

2.0 Site Location

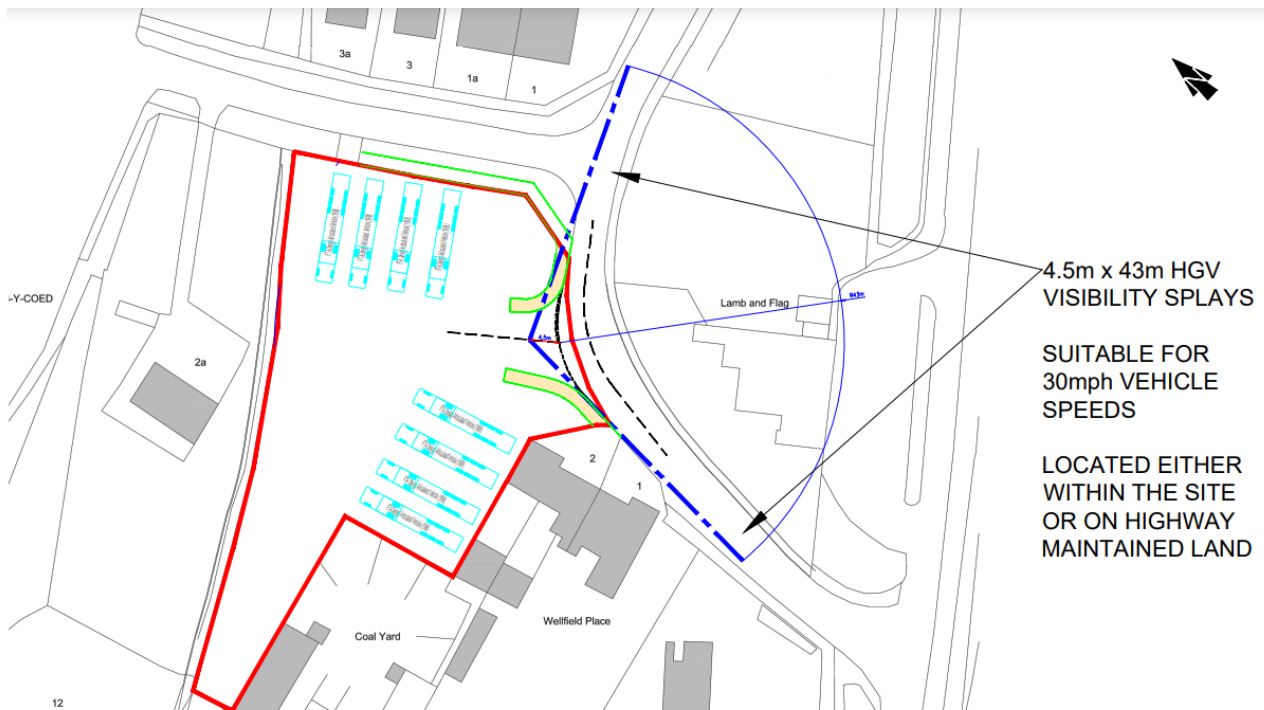
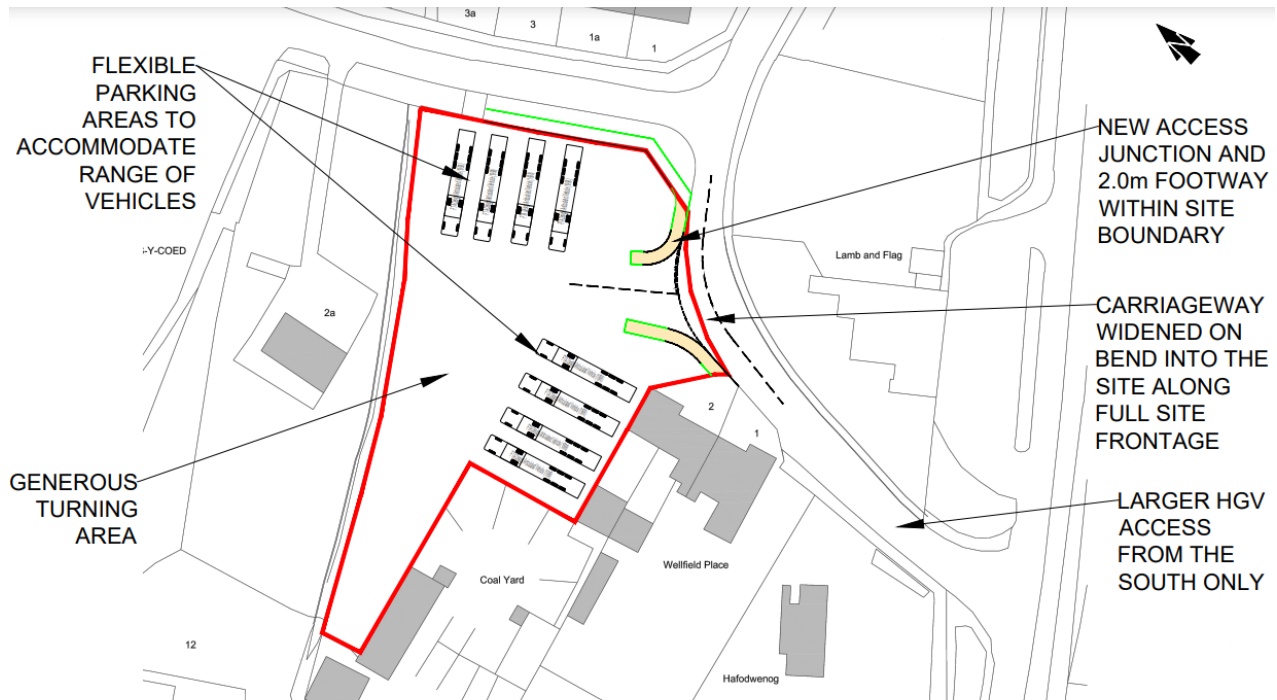
- 2.1 The site is located in Glynneath and was previously a nursing home. The nursing home unfortunately had a fire and the building was requested to be demolished by the Council. The building will be flanked by residential properties.



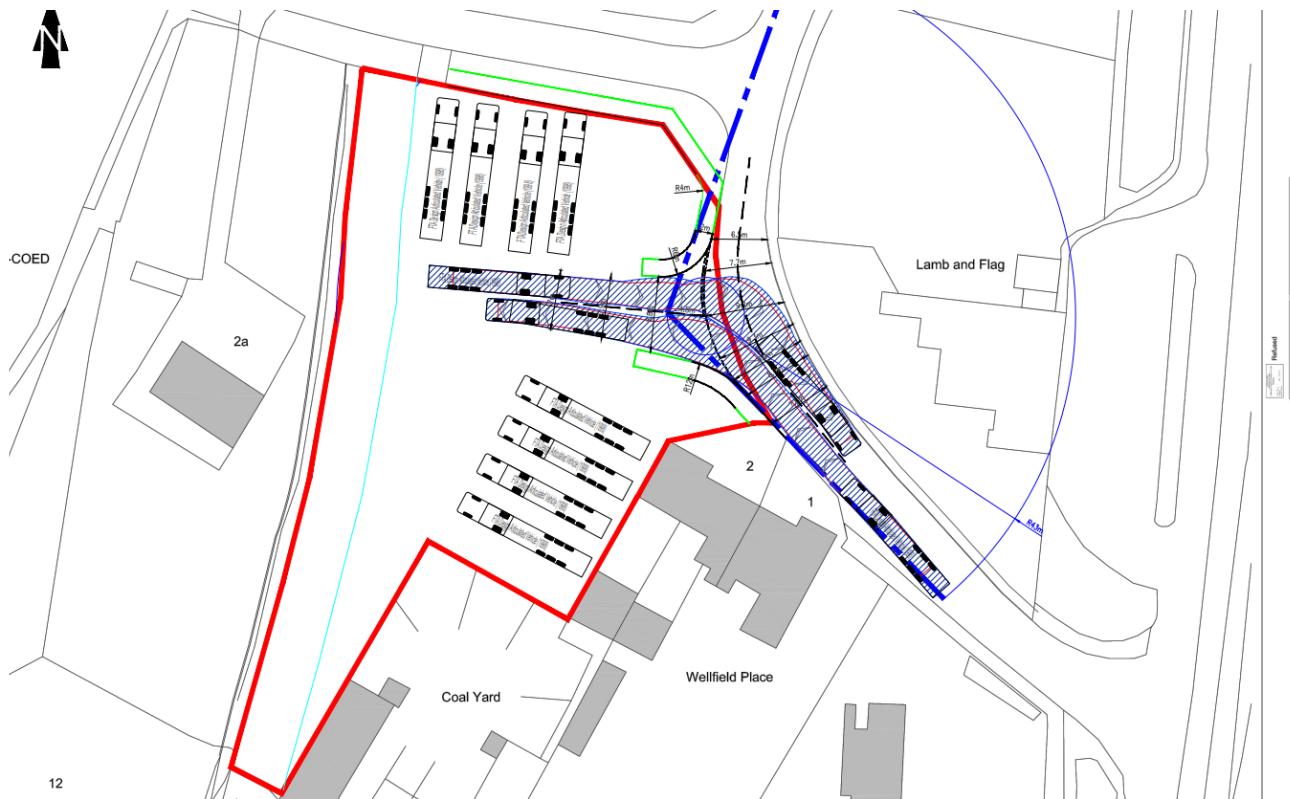
- 2.2 The proposed yard will be enclosed by the existing boundaries which hug the site.
- 2.3 The proposed yard will provide an area for turning and parking of lorries. The scheme will utilise the existing hard standings on the site. Areas will be repaired with a permeable finish.

3.0 Proposed Plans

3.1 As discussed, the proposal will result in the creation of a storage area for vehicles:



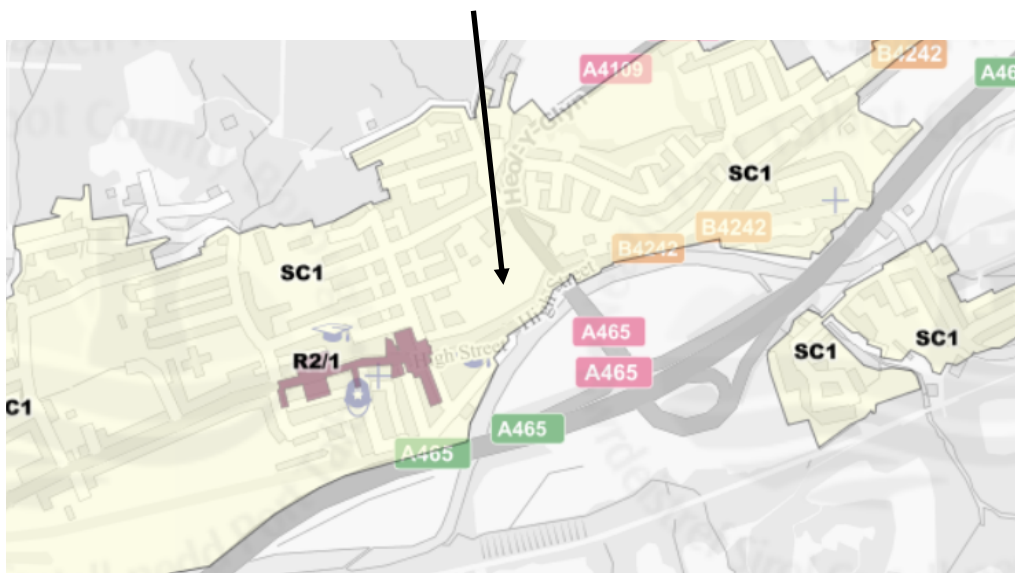
3.2 The existing boundaries to the site will be utilised to secure the site.



4.0 Policy Context

4.1 The application site is identified as being located within the defined settlement limits of Glynneath under the provisions of the NPT LDP 'Proposals Map':

Application Site



4.2 Of most relevance to the consideration of an application such as this are:

Policy SC 1 Settlement Limits

Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle. Outside settlement limits, development will only be permitted under the following circumstances:

1. It constitutes a sustainable small scale employment use adjacent to a settlement limit; or
2. It constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only; or
3. It constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or
4. It constitutes the appropriate replacement of an existing dwelling; or
5. It is an affordable housing exception site; or
6. It is an appropriate rural enterprise dwelling; or
7. It is an appropriate 'One Planet Development'; or
8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location; or
9. It is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or
10. It is associated with either agriculture, forestry, minerals or energy generation; or
11. It relates to the appropriate provision of accommodation for Gypsies / Travellers; or
12. It constitutes the provision of open space and small scale ancillary facilities adjoining the settlement limit.

Where development is permitted outside settlement limits, any new buildings must be located adjacent to existing buildings or settlements wherever possible and be of an appropriate scale and form

Policy SP 11 Employment Growth

Existing employment uses will be supported and safeguarded and new and expanding employment developments will be encouraged through the following measures:

1. 96 hectares of land for employment and business purposes will be allocated for development within the Plan period in the Coastal Corridor Strategy Area to meet economic development and employment needs;
2. Additional employment provision will be made within the Strategic Regeneration Areas as part of mixed use, sustainable development in these locations;
3. Existing employment areas will be safeguarded for employment uses;
4. Premises in existing appropriate lawful employment use will be safeguarded for employment purposes;
5. Employment uses will be encouraged in principle within settlement limits;
6. In the Valleys Strategy Area, a flexible approach will be taken to employment proposals and 'live-work' units within or immediately adjacent to settlement limits.

5.0 Main Issues

5.1 The main issues for consideration during the determination of application such as this relates to:

- The principle of this form of development at this location.
- Economic benefits of this proposal.
- The resultant impact of the development upon the visual amenities of the area.
- The impact of the use on residential amenity.
- The impact of the development on highway safety.

5.2 There are no residential properties within close proximity to the application site and as such residential amenity is not considered further during this planning statement. Careful having regard for the provisions of the Development Plan and the relevant SPGs.

6.0 Principle of Development

6.1 As previously discussed, the site is a former nursing home which is situated within the defined settlement limits of Glynneath where development and economic uses such as what is proposed are acceptable in principle.

6.2 The site would be defined as previously developed land under the provisions of Planning Policy Wales. Planning Policy Wales encourages the use of previously developed (also referred to as brownfield) land and should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.

- 6.3 The site is a parcel of land which is flanked on the north by a residential property, the west by a coal depot and the south and east by Morfa Glas. The area clearly has a mixed character and was recently in employment use. Planning Policy Wales and Local Plan Policies support the expansion of employment initiatives in locations such as this and therefore the proposal is considered acceptable in principle.

7.0 Economic Perspective

- 7.1 The proposal will help provide vehicle storage space within a highly sustainable location and find an alternative use for this brownfield use and create an employment use for a local business. The proposal will provide much needed storage facilities which will help sustain and create jobs which will be a valuable boost to the Local Economy.

8.0 Visual Amenity

- 8.1 The proposed storage yard will be sited on a former nursing home site and will utilise the existing hard standings to create a storage area for lorries. The site is surrounded by dense foliage which will mitigate the visual impact of the development from the wider area. The proposed use would have an acceptable impact on the visual amenities of the area.
- 8.2 The new yard will not be readily visible from the street-scene or wider vantage points. The proposed building will be read against the surrounding built form and will not therefore be prominent or domineering when viewed from within the site. The proposed storage use will respond to the adjacent coal depot and lorry storage facility and therefore the development will not have an unacceptable impact upon the visual amenities of the area.

9.0 Residential Amenity

- 9.1 The proposal will raise no issues relating to overbearing, overshadowing or overlooking. The proposed storage area will be relatively small and will not give rise to significant vehicle movements. Therefore it is not felt the proposal would give rise to a detrimental impact on noise and disturbance.

10.0 Highway Safety

- 10.1 The proposed storage yard will be sited on the site of the former Nursing Home which was demolished due to a fire. The proposal will find an alternative use for this brownfields site which is located in a sustainable location. The application is accompanied by comprehensive highway drawing and tracking which demonstrates that access and egress can be undertaken in a safe manner and would not therefore have a detrimental impact on highway safety.

11.0 Conclusion

- 11.1 In conclusion the proposal will introduce a modest storage yard within a sustainable location which will have an acceptable impact on the visual amenities of the area, residential amenity and highway safety. Furthermore the proposal will help sustain local jobs and increase employment opportunities for the local community. As such it is hoped you see fit to support this proposal.