

DELEGATED REPORT

Application No:	P/22/0173
Site Address:	Caedraw Primary School Caedraw Road Merthyr Tydfil CF47 8HA
Development:	Demolition of existing metal sheet classroom and erection of new classroom
Case Officer:	Rebecca Owens
Site Visit:	4th July 2022
Application Expiry Date:	29th September 2022
Consultation reply date expired:	28th July 2022

APPLICATION SITE

The application relates to a parcel of land forming part of grounds of a primary school. It is located adjacent to the north eastern elevation of the school building and contains a metal sheet structure being utilised as a classroom. The site is located within the settlement boundary and town centre boundary. However, the immediate vicinity is mainly residential with the school grounds surrounded by flats, another school and church.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish the existing metal sheet classroom and replace it with a new classroom. This would be located in the same position but would occupy a larger footprint of 11.7m in width by 4.15m in depth. However, the flat roof would overhang the classroom structure by 0.5m to the front and north western side and by 1.85m to the south eastern side. This roof would be flat with a height of 3.1m (the same as the roof of the main building). The classroom would feature four windows in its front elevation and double doors with glazed side panels in each of the side elevations. Adjacent to the south eastern side elevation of the extension (and under the wider roof overhang) a new ramp is proposed to provide level access to the doorway. The elations of the classroom would be finished with painted render and timber cladding although details of the cladding have not been specified.

PLANNING HISTORY

The relevant planning history is summarised below:

P/06/0520	Erection of single storey extension, alterations to entrance and other minor alterations to building Granted planning permission on 24 November 2006
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- P/04/0644 Two classrooms, single storey extension with accessible toilet/on site parking
Granted planning permission subject to conditions on 17 August 2005
- P/04/0252 Infill extension (to provide computer suite and enlargement to staff room)
Granted planning permission on 8 July 2004
- P/99/0175 Single storey extension to provide new classroom
Granted planning permission subject to conditions 2 July 1999

CONSULTATION

The following bodies were consulted and their responses are presented below:

Planning Division's Policy Group Leader	No objection
Planning Division's Ecologist	No objection subject to conditions
Environmental Health Manager	No objection subject to conditions
Natural Resources Wales	No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

The following Technical Advice Notes are also relevant:

- TAN 12: Design
- TAN 15: Development and Flood Risk
- TAN 24: Historic Environment

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4: Settlement boundaries
- SW11: Sustainable design and Placemaking
- SW13: Protecting and Improving Local Community Facilities
- CW1: Historic Environment

- EnW1: Nature Conservation and Ecosystem Resilience
- EnW2: Internationally and Nationally Protected Sites and Species
- EnW4: Environmental Protection
- EcW3: Retail Hierarchy – Supporting Retailing Provision
- EcW5: Town and Local Centre Development

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

Principle

The application relates to an existing school building within the settlement boundary and as such, the principle of development is acceptable subject to compliance with other relevant policies and material planning considerations. In this respect it is noted that Policy SW13 aims to protect and improve local community facilities. The replacement of the existing classroom to provide a larger and modern facility for the school would be beneficial and would support this Policy.

It is also noted that the site lies within the town centre boundary and as such Policies EcW3 and EcW5 would be relevant. These policies support proposals for new development and enhanced retail, leisure and other complimentary provision in the town centre where they improve its vitality and viability. Whilst the proposal would not necessarily have any impact in terms of the vitality and viability of the town centre, it is noted that the development relates to the replacement of an existing classroom with an established school and as such is deemed to be acceptable in respect to these policies.

Design and Visual Amenity

The proposal would replace an existing metal sheet classroom with a new larger classroom facility. The existing structure is not considered to represent a sympathetic extension to the main school building and in fact, largely due to its material finish, has the appearance of a temporary structure/outbuilding and is quite incongruous within the north eastern elevation. It is considered that the proposed classroom would be a more sensitive addition which unlike the existing classroom would be in keeping with the character of the main school building. As such, the proposal would improve the character and appearance of the school and in turn the visual amenities of the surrounding area. It would therefore comply with Policy SW11 of the LDP

It is also noted that the site is located within Urban Character Area 1(Town Centre: High Street and Pontmorlais). However, given the above considerations, the proposal would not have any adverse impact and thus would accord with Policy CW1.

Residential Amenity

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect, no concerns are raised. The classroom would be sited a sufficient distance from the nearest residential properties and the proposed use would fall in line with the remainder of the school. As such, there would be no adverse impact and the proposal would therefore again accord with Policy SW11 of the

LDP. It is also noted that no representations were received following the publicity exercise.

Ecology

An ecological report was submitted with the application and this has been considered by the Planning Division's Ecologist. The report concluded that there was low potential for roosting bats in the building which would be affected by the proposal and as such an emergence survey was undertaken. Whilst this identified bats roosting within the main building, the areas which would be affected by the proposal would not impact upon these roosts. The report was found to be acceptable and no objections on ecological grounds have been raised by the Ecologist subject to the measures outlined within the report being adhered to. This can be dealt with via suitably worded conditions.

Flood Risk

The application site is located within a C2 Flood Zone of the Development Advice Maps (DAM) as contained within TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 (Rivers). It is recognised that a school is classed a highly vulnerable development which should not be permitted within C2 Flood Zones. However, this application is not for a new school as this already exists and is simply for the replacement of an existing classroom extension. As such, there would be no change in terms of risk and in fact there may be an improvement in that there is an opportunity for flood proofing measures to be introduced. As such, in this instance it is considered that the proposal is acceptable and it is also noted that NRW have not raised any objections to proposal subject to the developer being made aware of the potential risks and advised to install flood-proofing measures as part of the development.

Conclusion

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

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 Title: Proposed Plan, Drawing Number: 2216 - 003 A, Received on 29 June 2022

Drawing Title: Proposed Elevations, Drawing Number: 2216 - 004 A, Received on 29 June 2022

Caedraw Primary School, 7 Caedraw Road, Merthyr Tydfil. Bat Survey. Be Ecological Ltd. Issue 1, Version A. August 2022. Received on 4 August 2022.

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

3. Before the classroom facility hereby approved is brought into use, details of 1 no. bat box and 1 no. sparrow terrace and their exact siting shall be submitted to and approved in writing by the local planning authority. The bat and bird boxes shall be erected in accordance with the approved details within 1 month of the approved classroom facility being brought into use.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Prior to the construction of the classroom hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the elevations shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The applicant is advised that application site is located within a C2 Flood Zone of the Development Advice Maps (DAM) as contained within TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 (Rivers). As such, it is advised that flood-proofing measures are installed as part of the development. In areas at risk of flooding Natural Resources Wales (NRW) recommend that consideration is given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. Further advice and guidance can be found at the NRW website, within the leaflet "Prepare your Property for Flooding" and the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood resistance of Domestic and Small Business Properties'.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 18/08/22