

DELEGATED REPORT

Application No:	P/22/0076
Site Address:	Edwardsville Junior School Cardiff Road Treharris CF46 5NE
Development:	Change of use of existing bungalow into a classroom facility and provision of new external door, ramp and canopy
Case Officer:	Rebecca Owens
Application Expiry Date:	23rd May 2022
Consultation reply date expired:	5th May 2022

APPLICATION SITE

The application relates to a caretakers bungalow sited within the ground of Edwardsville Primary School, which is located in a mainly residential area within the settlement boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought to change the use of a caretakers bungalow to form part of the school building providing a classroom facility and associated facilities (including a nurture space, kitchen, sensory room and counselling room). The only external change to the bungalow itself would be the insertion of a new powder coated aluminium external door into the western elevation, which would provide access onto a proposed ramp which would be erected adjacent to this elevation. The concrete ramp (including landing) would be 1.5 m in width by 3.1m in depth and would be a maximum height of 0.25m. It would feature powder coated aluminium handrails reaching a maximum height of 1.15m above the ground level.

In addition, a canopy is proposed off the western elevation which would cover the access ramp. This would comprise of a powder coated steelwork frame with UV Opaque multiwall roof cladding. The canopy would be 7.86m in depth (almost the full span of the western elevation) but as the western elevation is stepped, the canopy would have a width of between 5.6m (to the rear) and 3.8m (to the front). The canopy would have a mono-pitched roof but again due to the step in the elevation, the ridge height would vary from between 2.741m and 2.94m.

PLANNING HISTORY

There is no relevant planning history, which needs to be taken into consideration when determining this application.

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 enhancements
Environmental Health Manager	No objection subject to conditions

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, four 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)

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
- EnW1: Nature Conservation and Ecosystem Resilience
- EnW4: Environmental Protection

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.

There are no specific policies contained within the adopted Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016 - 2031 pertaining to this type of application. National Planning Policy in relation to advertisements is contained within Technical Advice Note 7 – Outdoor Advertisement Control (1996).

PLANNING CONSIDERATIONS

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 conversion of the bungalow into additional facilities for the school would be beneficial and would support this Policy.

As noted above, the proposal would bring a former residential unit within the grounds of an existing school under the same use providing a classroom and associated facilities. This would be the most suitable alternative use. External alterations are proposed in the form of a new external door, access ramp and canopy. These are considered to be of an acceptable design and scale and are features commonly found within school grounds. As such, they would not appear incongruous, would have only a minimal visual impact and would not harm the character or appearance of the wider school. The proposal would therefore accord with Policy SW11 of the LDP

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 bungalow is sited well within the site and the proposed use would fall in line with the remainder of the school. In addition, the canopy and ramp would be at such a distance into the site that they would have no physical impact on any of the neighbouring properties. 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.

No objections have been received from the Planning Division's Ecologist subject to there being enhancements in the form of bat boxes. These can be satisfactorily secured by means of a condition on any planning permission granted.

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: Existing and proposed side elevation, Drawing Number: 01(P),
Received on 7 April March 2022

Drawing Title: Proposed front and rear elevation, Drawing Number: 02A(P),
Received on 8 April 2022

Drawing Title: Proposed plan of bungalow, Drawing Number: 04(P), Received on 7
April 2022

Drawing Title: Proposed plan of canopy and ramp, Drawing Number: 04A(P),
Received on 7 April 2022

Drawing Title: Proposed plan of school, Drawing Number: 06(P), Received on 7
April 2022

Drawing Title: Proposed block plan, Drawing Number: 09(P), Received on 7 April
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 2 no.
bat boxes and their siting shall be submitted to and approved in writing by the local
planning authority. The bat 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.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require
a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an
offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or
destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting,
Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at
<https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are
using the site as a roost is found, work should cease and NRW should be contacted
immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the
works within the law.

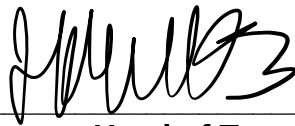
2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. The bat boxes required by condition 3 shall be installed on trees within the grounds, erected at a height of at least 3m and should face south or west. There should be free flight access to the entrance of the boxes (i.e., no branches etc impeding access).

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

23/5/22