

NW

DELEGATED REPORT

Application No: P/20/0071

Site Address: Former Vaynor & Penderyn School Site And
Godre'r Coed Playing Field Site
Cefn Coed
Merthyr Tydfil

Development: Erection of sprinkler tank and pump, refuse compound, bin store and sun shade sail

Case Officer: Huw Roberts

Site Visit:

Application Expiry Date: 18th May 2020

Consultation reply date expired: 20th April 2020

APPLICATION SITE

The application comprises three small sections of the former Vaynor and Penderyn School site (to the north of the Pont-Y-Capel Road). The school and associated building/structures were demolished in 2012, the new Ysgol Y Graig School is currently being erected under planning permission P/18/0311. The parcels of land the subject of this application are:

- A flat triangular area of land, measuring approximately 108m², located in the south western corner of the site. This parcel of land abuts the rear elevation of 47 Pont Y Capel Road (a detached dwelling) and the rear garden (boundary wall) of 20 South Terrace (an end of terrace property).
- A square area of land, located close to the western elevation of the new school, measuring approximately 20m².
- A triangular area of land located in the permitted playground area towards the eastern boundary of the site. This parcel of land measures approximately 40m².

PROPOSED DEVELOPMENT

The application seeks to erect a sprinkler tank and associated pump housing on the triangular parcel of adjacent to the rear elevation of 44 Pont Y Capel Road. The circular sprinkler tank would have a maximum height of 3.8 metres (including safety railings) and attached (via pipes) to a square pump housing unit. This unit would have a maximum height of 2.7 metres. To the south of the tank and housing unit it is proposed to locate a small waste food refuse compound. All the above, would be enclosed in a 2m high timber fence enclosure with two sets of gates allowing access to these facilities.

An enclosed (with 2 metre high timber fencing) general waste/recycling compound is proposed on the square area of land to the west of the new school building.

It is proposed to erect a triangular 'shade sail' on the remaining parcel of land. This shade (measuring approximate 7m x 7m x 7m) would be supported by three poles which measure approximately 3.5m high.

PLANNING HISTORY

The most recent and relevant application is detailed below:

P/18/0111 – New Primary School- Approved 17.12.2018

CONSULTATION

Environmental Health Manager: No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties. As a result of the publicity exercise undertaken, no letters of objection/support were received.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant section is:

Section 6.7.14 states "Proposed development should be designed wherever possible to prevent adverse effects to amenity, health and the environment but as a minimum to limit or constrain any effects that do occur"

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 11 – Noise provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of businesses.

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

PLANNING CONSIDERATIONS

The principle of these developments is acceptable given that they are in connection with a new primary school which is currently being constructed. Therefore, the main issues to be considered in the assessment of this is the visual appearance of the proposals and their impact on the appearance of the area and their impact on the amenities of neighbouring residents.

When considering all proposals, the proposed sprinkler tank would undoubtedly have the greatest impact on neighbouring residents mainly in terms of its visual impact. However, it would be tucked away in a corner of the site where it would be somewhat masked by the rear elevation of no. 47 Pont Y Capel and the side/rear boundary wall of no. 20 South Terrace. The proposed 2 metre high fenced enclosure would also help hide the proposed developments in this area. It should also be noted that the structures would not be hard on the boundary with these properties but set into the school site by least 4 metres. There is a small first floor window in the rear elevation of 47 Pont Y Capel Road, however, the tank and pump house would have little impact on this window in terms of loss of light or overbearing impact. Likewise, the tank and pump house, given their height, siting and the presence of the boundary wall, would not have such an adverse overbearing impact or loss of light on 20 South Terrace to warrant the refusal of the application. Given that the sprinkler tank would only ever be used if a fire was detected in the school building, the impact in terms of noise and disturbance from the pump house would not be minimal. In this respect, it is noted that the Environmental Health Officer has raised no concerns. Likewise no objections have been received as a result of the neighbour notification exercise undertaken. As such this part of the proposal complies with policies SW11 and EnW4 of the LDP.

There would be no impact on neighbouring residents from the proposed general waste/recycling compound and its visual appearance would not have a significant detrimental impact on the wider school site. Likewise, the shade sail is considered visually acceptable and indeed a modern structure which is common place within many school site. Given its height, lightweight structure and distance away from neighbouring properties there will be no overbearing impact or loss of light. As such these proposals comply with policy SW11 of the LDP.

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 CONDITION

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:

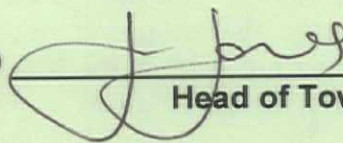
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Drawing No. YYG-ASL-XX-00-DR-L-9018

Drawing No. YYG-ASL-00-XX-DR-L-9010/P9

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

4/5/10