

DELEGATED REPORT

Application No: P/20/0068

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

Development: Non material amendment to planning permission P/18/0311 to add window ventilation louvres, alter main entrance lobby, increase timber cladding to two first floor windows, change design of brise soleil fins and introduce small plant enclosure on roof

Case Officer: Huw Roberts

Site Visit:

Application Expiry Date: 14th May 2020

Consultation reply date expired:

APPLICATION DETAILS

This application seeks non-material amendments to planning permission P/18/0311 which was granted in December 2018 for a new primary school, internal access road, car park and a Multi-Use Games Area (MUGA). The proposed non-material amendments include:

- Introduction of ventilation louvres.
- Changes to main entrance lobby.
- Increase the amount of timber cladding to two first floor windows.
- Change in design of Brise Soleil Fins
- Introduction of small plant enclosure on roof.

The existing planning permission has been the subject of a previous application for a non-material amendment (P/19/0185).

PUBLICITY & CONSULTATION

This is an application under Section 96a of the Town and Country Planning Act 1990 and the existing provisions relating to statutory consultation and publicity for planning applications do not therefore apply.

Welsh Government guidance on such applications, is that it is not expected that consultation or publicity will be necessary in the majority of cases.

POLICY CONTEXT

The Local Development Plan has changed since the determination of the previous application. However, the policies within adopted Replacement Merthyr Tydfil Local Development Plan (RLDP) are not significantly different to those in the previous LDP. The national planning policies identified during the consideration of the existing planning permission remain relevant in the assessment and determination of this non-material amendment application.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues:

The main issue in determining this application is whether or not the proposed changes (combined with other permitted non-material amendments) constitute non-material amendments to the development approved under application reference P/18/0311.

Introduction of ventilation louvres.

Additional louvres are proposed to the top of all windows to comply with regulations brought in following the original permission. They will ensure the ventilation scheme complies with the regulations. They will have little impact on the overall design of the building.

Changes to main entrance lobby

The size of the entrance has increased minimally. The design is still consistent with that originally permitted. There will be negligible impact on the design of the school building.

Increase the amount of timber cladding to two first floor windows.

The amount of timber cladding has increased in the first floor north eastern corner of the building. Although, a reduction in the fenestration is regrettable. It is required to prevent

the south facing classroom from overheating. The change will have little impact on the overall design of the building.

Change in design of Brise Soleil fins

The change results in the spacing between the fins and their length being altered to ensure structural performance is maintained. The change will have little impact on the overall design of the building.

Introduction of small plant enclosure on roof.

This is required to enclosure kitchen ventilation. It is partially obscured by the parapet and will have an insignificant impact in design terms

Other Considerations:

The following have been taken into account in considering the application and in reaching the recommendation set out below.

1. Conditions on the existing permission

There are no conditions on the existing planning permission that would prevent the proposed changes.

2. Previous Non-material Amendments

The existing planning permission has not been subject to a previous non-material amendment application, however, the changes proposed under this application are still considered to be of a non-material nature.

3. Previous Publicity / Consultation Responses

There were 10 letters of objection received as a result of the consultation exercise undertaken in respect of application P/18/0311. However, the effect of the proposed changes would not be of a scale to cause an impact different to that caused by the original approved scheme and as such they would not disadvantage any third party.

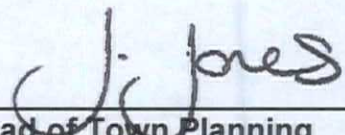
Conclusion

Taking into account the assessment and any other considerations identified above, it has been concluded that the proposals are considered acceptable as a non-material amendment to the existing planning permission and would not conflict with national or Local Development Plan policies.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/3/20