

DELEGATED REPORT

Application No: P/24/0177

Site Address: Bishop Hedley High School
Gwaunfarren Road
Penydarren
Merthyr Tydfil
CF47 9AN

Development: Non-material amendment to application P/23/0131 for the erection of a boundary fence.

Case Officer: David Cross

Application Expiry Date: 23rd September 2024

Consultation reply date expired:

APPLICATION SITE

This application relates to Bishop Hedley High School, which is surrounded by the residential areas of Penydarren and Galon-Uchaf. The school grounds is split into two distinct areas to the north and south that are separated by Gwaunfarren Road but are connected together by a pedestrian underpass. The site also includes a large area of green openspace to the north-west of Galon Uchaf Road, known as the 'Greenie', which lies adjacent to Galon Uchaf Park/sports field.

PROPOSED DEVELOPMENT

This application seeks permission for a non-material amendment to planning permission P/23/0131 which relates to the construction of a new school building and associated works. It is proposed that a temporary boundary fence be erected to the rear of Four Winds and The Jays on Gwaunfarren Road, on the land to the west of the former school building, to provide some screening of the temporary site offices and carpark while construction works are taking place.

The proposed timber fence measures 3m high and would run alongside and slightly off-set from rear garden boundaries of Four Wind and The Jays.

The fence is only required for the duration of the temporary compound, which is intended to be removed following the completion of the new school development, with the land to be reinstated as agreed under the planning permission.

PLANNING HISTORY

P/23/0131 - Demolition of existing school and construction of a new school Building within the existing site, including sports facilities and associated landscaping, access and engineering works, temporary staff car park, construction compound and classrooms during construction

Granted planning permission on 20.10.2023

P/12/0208 - Installation of solar photovoltaic modules to the flat and pitched roofs.

Granted planning permission on 20.09.2012

P/96/0208 - Demolition of existing sports hall and replacement with new one.

Granted planning permission on 26.07.1996

CONSULTATION

No consultation exercise was undertaken

PUBLICITY

No publicity exercise was undertaken

POLICY CONTEXT

National planning policy

The Future Wales – the National Plan 2040

Planning Policy Wales, Edition 11

Local planning policy

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

- Policy SW4 - Settlement Boundaries
- Policy SW9 - Planning Obligations
- Policy SW11 - Sustainable Design and Placemaking
- Policy SW12 - Improving the Transport Network
- Policy SW13 - Protecting and Improving Local Community Facilities
- Policy CW1 - Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW2 - Internationally and Nationally Protected Sites and Species
- Policy EnW4 - Environmental Protection
- Policy EnW9 - District Heating Area

Supplementary Planning Guidance (SPG):

- SPG 2 Planning Obligations, March 2012
- SPG 4 Sustainable Design, July 2013
- SPG 5 Nature and Development, May 2015

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

PLANNING CONSIDERATIONS

The main considerations of this application relate to whether the proposed changes to the approved development would constitute a non-material amendment. In this respect, consideration is given to the potential impact the changes would have on the character and appearance of the surrounding area.

The proposed fencing would be seen in the context of the temporary car parking area, which includes a number of temporary site offices, welfare facilities and fencing to provide a secured area. During the process of this being set up concerns were raised by the adjacent residents of the visual impact of the temporary site that had been set up and the potential overlooking concerns from people coming and going, including lorry drivers that would be in an elevated position within the vehicles.

Whilst such concerns were considered during the initial planning application for the new school and no such issues were raised at the time by residents, it has nonetheless been agreed to provide additional screening.

The temporary fencing, whilst generally considered to be quite high normally, would be seen in the wider context of the site offices and parking, where its visual impact has a minimal impact on the surrounding area. Additionally, it is only required on a temporary basis and once the carpark/site offices have been removed, the fencing would also be removed to avoid it visual intrusive. A condition can be imposed to ensure the fencing is removed at the same time as the temporary carpark is removed and the land reinstated.

The properties most effected by the proposal are those immediate adjacent to it (Four Wind and The Jays). The provision of the screen fencing has come about at the request of the residents and therefore is not deemed to cause any significant harm to their amenities.

The provision of additional fencing is deemed to have negligible impact on the wider school development. Nor have any third parties been prejudiced by the proposed amendment to the wider school development. Accordingly the temporary fencing is deemed to be acceptable and constitutes a non-material amendment to the development.

CONCLUSIONS

For the above reasons, the proposed development is acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITION:

1. The temporary fencing hereby approved as illustrated on the Landscape Fencing Plan (Dwg No. BCA-ATK-XX-XX-DR-LA-423012 P05) shall be removed and the land reinstated to its original condition within 3 months from the removal of the temporary carpark as required by Condition 22.

Reason - To ensure the new development is visual attractive in the interest of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED

p.p.



Director of Neighbourhood Services

DATE: 5th August 2024