

DELEGATED REPORT

Application No: P/20/0017

Site Address: Trelewis Primary School
High Street
Trelewis
Treharris
CF46 6AH

Development: New classroom building with an associated sheltered walkway to the existing school

Case Officer: Caroline Pulley

Site Visit: 5th February 2020

Application Expiry Date: 16th March 2020

Consultation reply date expired: 26th March 2020

APPLICATION SITE

Trelewis Primary School is situated on the opposite side of the railway line to the main residential area of Trelewis and is accessed by car via a lane located off Ebenezer Close. This proposal specifically relates to a relatively flat area of land within the school grounds, which currently forms part of a playing field.

PROPOSED DEVELOPMENT

Full planning permission is sought for the siting of a new classroom building to the east of the existing school.

The classroom building is proposed to be located along the edge of the existing playground. It would form a single storey structure with dimensions of 29m in width (including a 2.3m wide roof canopy to each side of the building), 8.5m in depth and a maximum of 4.8m in height. The building would be orientated to face north-west (onto the side of the existing school) and would include two classrooms, a cleaning room, three toilet cubicles, a small plant room and a w.c. The external walls are to be finished predominately with horizontal untreated timber cladding but would include an element of anthracite grey Trespa cladding within the front and rear elevations. The roof is proposed to be covered with fibre cement tiles and is to include an array of solar panels to the rear and four skylight windows to the front. The windows and doors are to be made from powder coated aluminium. The rainwater goods are also to be aluminium, coloured to RAL 7016.

It is proposed that the classroom would be connected to the north eastern elevation of the existing school building by two freestanding canopies (one located to the front of the proposed classroom building and another positioned alongside the north-eastern elevation of the existing school building). The canopy positioned to the front of the classroom

building would be constructed from timber. It would measure 29m wide, 2.3m deep and 3m in height. The other canopy would be constructed from galvanised steel and would sit just below the eaves of the front canopy. It would extend along the north-eastern elevation of the school building, measuring 33m in length, 1.8m wide and 2.5m in height.

The application is accompanied by the following reports:

- A Coal Mining Risk Assessment;
- Site Investigations Report
- Preliminary Ecological Appraisal (PEA)
- Details of the route proposed for construction vehicles

PLANNING HISTORY

P/99/0202	Single storey extension to provide new classroom Approved – 02.07.99
P/97/0132	Extension to existing classroom Approved 30.05.97

CONSULTATION

Engineering and Traffic Group Leader:	Raises an objection to the scheme.
Landscape Architect:	No objection subject to a management plan and detailed specification for the green roof being provided.
Rights of Way Officer:	No response.
Environmental Health Manager:	No response.
Bedlinog Community Council:	No objection.
The Coal Authority:	No objection.
Welsh Water:	No objection.
Network Rail:	No response.
Ecologist:	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site.

Two letters of objection were received following this publicity exercise. The main concern relates to the impact of the proposed classroom extension on surface water drainage/flooding. Reference has also been made to the narrowness of the highway

leading to the school and the level of on-street parking and also the speed of traffic travelling along the main highway.

~~Members were advised of the objections received to this application however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Chief Officer of Planning and Neighbourhood Services.~~

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 sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

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

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):

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

Supplementary Planning Guidance (SPG) Note No. 5 – Nature and Development

PLANNING CONSIDERATIONS

The application site is located within settlement limits and within the curtilage of the existing school. Therefore, the principle of erecting a new classroom building on the site is acceptable.

The main issues to be considered when determining this application are therefore:

- The impact of the development on the character and appearance of the existing side and the wider area;
- The impact of the development on the amenity of neighbouring residents; and
- The highway/pedestrian safety implications of the development.

The proposed building would be sited in close proximity to the existing school buildings. It would not look out of place in terms of its siting and being a single storey structure it would have a limited impact on the area. Also, the natural timber finish proposed for the cladding of the external walls would further help to soften the visual mass and bulk of the building and the associated walkway which is proposed to the front of the building. Overall, the proposed classroom building and canopies would have an acceptable impact on the visual amenities of the area and is in accordance with Policy SW11 of the LDP.

Regard has also been had to the potential impact of the proposed building and structures on surrounding residents. The siting and height of the classroom building and canopies are such that the proposal would not result in any significant overbearing impact or loss of light to neighbouring properties. Likewise, by virtue of the fact that the classroom building and walkways are positioned some 60m from the boundary of the nearest residential dwelling, there would be no adverse overlooking arising from the proposed scheme. Thus the impact of the proposed development would be minimal. Consequently, the proposal is acceptable in this regard.

In terms of highway safety, the classroom building would be accessed through both the school building and school grounds utilising the existing access arrangements. However, it is noted that in order to reach the classroom building, children would utilise the dedicated walkway proposed as part of this application. While the provision of two additional classrooms is likely to result in an increased number of pupils attending the school, the site is located in a highly sustainable location, which is easily accessible on foot. Also, vehicular access to the site is restricted by a gated access. Therefore, while pupil numbers would increase and there may be some increase in traffic movements around the school in peak periods, the proposal would not result in significant harm to the free flow of traffic on the adjoining roads. Indeed, the position of the school is such that it encourages parents/children/teachers to use modes of transport other than car. Accordingly, the proposed classroom building and walkway is acceptable from a parking and highway safety perspective.

Notwithstanding the above, it should be acknowledged the Engineering and Traffic Group Leader has advised that limited information has been provided to assess the temporary access route that is proposed for the construction traffic during the period of the construction works. While this is noted, the construction of the temporary access road does not require planning permission as the authority can undertake these works under permitted development. As such, in this instance, it is not considered that the concerns/queries raised by the Engineering and Traffic Group Leader in relation to the temporary vehicular access route justify the refusal of the application.

Other matters

The Coal Authority has confirmed that the development site falls within a high risk area for coal mining activities. Accordingly, a Coal Mining Risk Assessment (CMRA) has been provided as part of this application. This report has been supplemented by a Site Investigations Report, which concludes that the site is safe and suitable for development. Accordingly, the Coal Authority has not raised any objection to the scheme nor have they suggested any pre-commencement conditions.

Ecology

The application is accompanied by a Preliminary Ecological Appraisal. This has been reviewed by the Council's Ecologist who has raised no objection to the scheme, subject to the suggested ecological enhancements being controlled by way of a condition.

Drainage

The concerns raised by residents regarding surface water drainage have been acknowledged. On the 7th January 2019, new legislation came into force in Wales, which requires developers to comply with mandatory national standards for Sustainable Drainage (SuDs). This requires the developer to submit a separate application to the SuDS Approval body (SAB) for the proposed drainage of the site. As such, surface water drainage would be suitably controlled by other legislation. Moreover, the existing school building already benefits from a foul and surface water drainage system and whilst it is acknowledged that this may need to be adapted, drainage legislation would ensure that the most sustainable form of drainage is utilised. It should also be noted that Welsh Water has not raised any objections to the scheme.

Finally, 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:

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:

Proposed site layout P03 received on 20.01.2020
Proposed Canopy 1 (Timber) P10 received on 20.01.2020
Proposed Elevations P06 received on 20.01.2020
Proposed Ground Floor Plan P04 received on 20.01.2020
Proposed Canopy 2 (Galvanised Steel) P11 received on 20.01.2020
Proposed Roof and Landscaping Plan P05 received on 20.01.2020
Proposed Sections P07 received on 20.01.2020

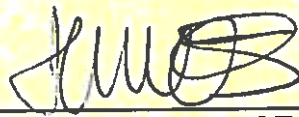
Preliminary Ecological Appraisal Report WWE20062 PEA Rev A carried out by Wildwood Ecology and the applicant's email dated 28.07.2020 confirming specification of the proposed bat box

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

3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

30/7/20