

DELEGATED REPORT

Application No: P/21/0128

Site Address: Cyfarthfa Park Primary Infant School
Norman Terrace
Merthyr Tydfil
CF47 8SD

Development: Alteration of existing covered play area to provide a classroom

Case Officer: Caroline Pulley

Site Visit: 10th May 2021

Application Expiry Date: 4th June 2021

Consultation reply date expired: 8th June 2021

APPLICATION SITE

The application site relates to Cyfarthfa Park Primary Infants School located along Norman Terrace. Specifically, this application site comprises a lean-to extension on the rear elevation of the school that backs onto a rear access lane. This building is located adjacent to the nursery classroom and can be accessed from inside the school and from Dane Street through an enclosed yard area. The elevation of the play area which faces onto the yard is enclosed by weld mesh fencing and a small gate. The elevation which faces onto the rear access lane is enclosed but features three high level windows.

PROPOSED DEVELOPMENT

This application seeks full planning permission to alter an existing covered play area to provide a play room off the existing nursery classroom. Currently, wire mesh fencing and a gate enclose the western elevation of the play area. This proposal seeks to replace the fencing and gate with a powder coated aluminium screen comprising an entrance door and four high level windows. No changes are proposed to the elevation (south-west) which faces onto the rear access lane.

PLANNING HISTORY

P/06/0649	Erection of single storey extension	Approved 17.01.07
-----------	-------------------------------------	-------------------

CONSULTATION

Head of Engineering: 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 two site notices were displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy CW1 - Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 5 - Nature and Conservation

PLANNING CONSIDERATIONS

The main considerations in the determination of this application relate to the visual impact of the proposed works and the possible impact on neighbouring occupiers

In terms of visual amenity, the proposal would involve replacing an existing weld mesh fence and gate with a powder coated aluminium screen. No extensions are proposed to the footprint of the existing extension and overall, the alterations are deemed to be of a relatively minor nature. Such works would not have a harmful impact on the character and appearance of the school or the wider area in general.

Consideration has also been given to the impact of the development on the amenities of those living in the properties along Cromwell Street positioned to the rear of the school. In this respect, it is not considered that the development would have any significant impact. As mentioned earlier, there are no alterations proposed to the elevation which faces the neighbouring properties. The windows sited along the rear elevation (facing neighbouring properties) are also positioned at a high level. Notwithstanding this, the way in which the classroom would be used would not be dissimilar to the existing use as a covered play area. As such, in terms of noise and disturbance, the proposal would not result in an impact, which is materially different to the present situation whereby the area is utilised by children for outside play. Taking this into account, the proposal is acceptable in terms of its impact on neighbouring amenity.

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:

Drawing no. 02(P) received on 18.05.2021

Drawing no. 04(P) received on 18.05.2021

Drawing no. 06(P) received on 09.04.2021

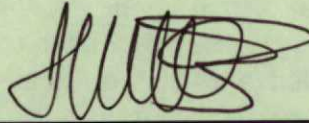
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

9/6/21