

DELEGATED REPORT

Application No:	P/23/0100
Site Address:	Greenfield School Duffryn Road Pentrebach Merthyr Tydfil CF48 4BJ
Development:	Construct Portacabin to provide classrooms, associated facilities and playground
Case Officer:	Marlene Ferreira
Site Visit:	27th April 2023
Application Expiry Date:	19th June 2023
Consultation reply date expired:	18th May 2023

APPLICATION SITE

This application relates to Greenfield School, which is located off Dyffryn Road in the predominately residential area of Pentrebach. The application site specifically relates to a grassed area located approximately 16 metres north of the school building. This area is located approximately 22 metres east of Duffryn Road.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a detached classroom building to the north of the existing school.

The classroom building is proposed to be located along the edge of an existing grassed area. It would form a single storey structure with a maximum width of 14.2 metres, a maximum depth of 11.95 metres and a maximum height of 3.5 metres. The building would be orientated so that its main entrance (and access path) would face north-east onto Duffryn Road. It would include 2 classrooms, a small lobby area, a kitchenette/staff room, WC and a store room. The external walls are to be finished Plasticol-coated galvanised steel cladding (colour goosewing grey) and the roof is to be covered in profiled plasticol-coated galvanised steel. The windows are to be made from white uPVC and the doors are to be faced in steel. The proposal also seeks to install three air conditioning units to the external elevations of the building (one to the front east elevation, one to the south and one to the northern elevation, all near to ground floor level).

Externally, the classrooms would be served by an enclosed play area to its western side, measuring approximately 15 metre wide and 7m deep (comprising a tarmac and artificial grass area). This play area and the classroom's entrance would be enclosed by 1.8m high weld mesh fencing (colour green).

PLANNING HISTORY

There is an extensive planning history relating to the existing school building and its grounds. The most recent applications are listed below:

P/21/0148 – Erect classroom cabin – Approved: 17th November 2021

P/16/0051 – Erection of 1.8m high boundary fence – Approved: 6th April 2016

CONSULTATION

Head of Engineering and Highways	No objection.
Planning Division's Ecology Officer	No objection.
Environmental Health Manager	No objection.
Natural Resources Wales	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 a site notice was displayed within the vicinity of the site. No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Planning Policy

- The Future Wales – the National Plan 2040

This document 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)

PPW 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.

- Technical Advice Notes (TANs) – The most relevant TAN's 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 Planning Policy

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

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG):

- SPG Note No. 4 – Sustainable Design

- SPG Note No. 5 – Nature and Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal would be acceptable in principle in this location, and whether, in terms of its siting, design and scale, it would form an acceptable proposal with regards to its impact upon the character and appearance of the area, residential amenity, ecology and highway safety.

Principle of Development

The application site is located within the settlement limits and the curtilage of the existing school. Therefore, the principle of erecting a new classroom building on the site is acceptable and accords with LDP Policy SW4.

Character and Appearance

The proposed building would be sited in close proximity to the existing school buildings and the portacabin classroom (recently granted). As such, its siting, scale and design would fit in relatively well with the existing development and it would have a limited impact on the character and appearance of the area. Moreover, the finish proposed for the cladding of the external walls would further help to soften the visual impact of the building. Overall, it is considered that the proposed classroom building, associated fencing, air conditioning units and playground areas are considered acceptable and would not have an adverse visual impact on the character and appearance of the area. Thus, it accords with LDP Policy SW11.

Residential Amenity

Regard has been given to the potential impact the proposed building and associated works could have on surrounding residents. In this instance, due to the siting of the proposed building and associated development over 30 metres away from the nearest

residential properties, there would be no adverse impact in terms of overbearing, loss of light or loss of privacy. It should also be noted that the Council's Environmental Health Manager has not raised any objections to the proposal, including the specification and siting of the air conditioning units. As such, the relationship between the proposed development and the nearby surrounding residents is acceptable and accords with LDP Policies SW11 and EnW4.

Ecology

The proposed development has been considered by the Council's Ecologist and no concerns have been raised. The proposed development therefore accord with LDP Policy EnW1. However, enhancement works in line with the Environment (Wales) Act 2016 have been submitted with the application, which includes the provision of a wildflower area and a bug hotel. The Council's Ecologist has considered this information and found it to be acceptable.

Highway Safety

In terms of highway safety, the classroom building would be accessed through both the school building and school grounds utilising the existing access arrangements apart from the small dedicated walkway to the lobby area, proposed as part of this application. While the provision of an additional classroom 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. 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. In this regards, the Head of Engineering and Highways has not raised any objections to the application. The proposal therefore accords with Policy SW11 of the LDP.

CONCLUSION

The proposed development, for the reasons discussed above, is acceptable and should therefore be approved.

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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:**

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 24th April 2023;
- Drawing no: 04(P) received 24th April 2023;
- Drawing no: 06P received 24th April 2023;
- Drawing no: 07P received 24th April 2023;
- Drawing no: 08P received 24th April 2023;
- Drawing no: 09P received 24th April 2023;
- Drawing no. 011P received 16th June 2023
- Drawing no: LA/01/040 - D, received: 24th April 2023;
- Insect Bee House/Bug Hotel, received: 24th April 2023.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

PP.

DATE: 27.06.2023