

DELEGATED REPORT

Application No: P/22/0201

Site Address: Troedyrhiw Junior School
Archer Street
Troedyrhiw
Merthyr Tydfil
CF48 4JQ

Development: Siting of 3 shipping containers for the Big Bocs Bwyd project

Case Officer: Rebecca Owens

Application Expiry Date: 29th September 2022

Consultation reply date expired: 1st September 2022

APPLICATION SITE

The application relates to a junior school located within the settlement of Troedyrhiw in an area characterised by a mixture of uses including residential, retail and commercial. It is located within the settlement boundary and a C2 Flood Zone.

PROPOSED DEVELOPMENT

Full planning permission is sought to site three storage containers within the school grounds to be used for the Big Bocs Bwyd project. These would be located to the south of the school building, adjacent to the eastern boundary. There would be two larger storage container and one smaller container. The larger containers would be 2.438m in width by 6.096m in depth and with a height of 2.591m. The smaller container would be 2.438m in width by 3.048m in depth and with a height of 2.591m. The storage containers would be corten steel and blue in colour. Each would have double doors in their western facing elevations.

PLANNING HISTORY

The relevant planning history is summarised below:

P/08/0330 Erection of sun/rain play shade
 Granted planning permission on 2 September 2008

CONSULTATION

The following bodies were consulted and their responses are presented below:

Coal Authority	No objection
Natural Resources Wales	No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

The following Technical Advice Notes are also relevant:

- TAN 12: Design
- TAN 15: Development and Flood Risk

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4: Settlement boundaries
- SW11: Sustainable design and Placemaking
- SW13: Protecting and Improving Local Community Facilities

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

Principle

The application relates to an existing school building within the settlement boundary and as such, the principle of development is acceptable subject to compliance with other relevant policies and material planning considerations. In this respect it is noted that Policy SW13 aims to protect and improve local community facilities. The siting of the containers to support the Big Bocs Bwyd project would be beneficial to both the school and wider community and as such the proposal would support this Policy.

Design and Visual Amenity

It is recognised that storage containers such as those proposed are unattractive structures that can adversely impact on visual amenity. For this reason, planning applications for

such developments are generally resisted, particularly outside of their typical industrial type settings. However, it is recognised that these containers are needed for the Big Bocs Bwyd Project which aims to provide food at 'pay as you feel prices' to local families and children, while also educating pupils. Furthermore, similar containers have been installed in other schools within the county borough council area for this same project. The containers would be discretely located in a position adjacent to the school boundary but not overtly obvious from surrounding streets. In addition, they would be just 0.38m higher than the boundary railings and set within the site by at least 0.85m, and while they would be visible from within the school site they would be less prominent from public view outside of the school. Having regard to the requirement for these containers and their discrete siting it is considered that in this instance, they would not have a sufficiently harmful impact on the character and visual amenities of the school, or indeed the wider area, to warrant the refusal of the application on these grounds. It is therefore not considered that they would contravene Policy SW11 of the LDP.

Residential Amenity

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect, no concerns are raised. The storage containers are modestly sized and would be sited a sufficient distance from the nearest residential property. In addition, their use would be in conjunction with the existing school. As such, there would be no adverse impact and the proposal would therefore again accord with Policy SW11 of the LDP. It is also noted that no representations were received following the publicity exercise.

Flood Risk

The application site is located within a C2 Flood Zone of the Development Advice Maps (DAM) as contained within TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 3 (Rivers). It is recognised that a school is classed a highly vulnerable development which should not be permitted within C2 Flood Zones. However, this application is not for a new school as this already exists and is simply for the siting of storage containers within its curtilage. As such, there would be no change in terms of risk. As such, in this instance it is considered that the proposal is acceptable and it is also noted that NRW have not raised any objections to the proposal subject to the developer being made aware of the potential risks and advised to install flood-proofing measures as part of the development. This can be dealt with via a suitably worded informative.

Land Stability

Part of the application site is located within an area defined as being at high risk from coal mining activities. However, the part of the site where the development is proposed falls outside of this area and in addition, the structures proposed would not require any substantial foundations for earthworks. As such, the Coal Authority is satisfied that a Coal Mining Risk Assessment would not be required and do not object to the development.

Conclusion

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 and having regard to the above considerations the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

CONDITIONS/REASONS:

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 Title: Proposed Shipping Container - Large, Drawing Number: 01(P),
Received on 4 August 2022

Drawing Title: Proposed Shipping Container - Small, Drawing Number: 02(P),
Received on 4 August 2022

Drawing Title: Proposed Location Plan 1, Drawing Number: 03(P), Received on 4 August 2022

Drawing Title: Proposed Location Plan 2, Drawing Number: 04(P), Received on 4 August 2022

Drawing Title: Proposed Location Plan 2, Drawing Number: 05(P), Received on 4 August 2022

Drawing Title: Existing and Proposed Front and Side Elevations, Drawing Number: 06(P), Received on 4 August 2022

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

INFORMATIVES

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/coalauthority

2. The applicant is advised that application site is located within a C2 Flood Zone of the Development Advice Maps (DAM) as contained within TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and

falls into Flood Zone 3 (Rivers). As such, it is advised that flood-proofing measures are installed as part of the development. In areas at risk of flooding Natural Resources Wales (NRW) recommend that consideration is given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. Further advice and guidance can be found at the NRW website, within the leaflet "Prepare your Property for Flooding" and the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood resistance of Domestic and Small Business Properties'.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

16/9/22

