



PLANNING & DEVELOPMENT COMMITTEE

7 MARCH 2019

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/1393/08
(GH)

APPLICANT: Rhondda Cynon Taf - Corporate Maintenance

DEVELOPMENT: Single storey, 7 bay, demountable building to form a nursery classroom for 30 pupils, with pupil toilet facilities. New pedestrian access route protected by padlocked and removable bollards to allow for emergency vehicle access to nursery. Increased car parking at bus drop off and collection to allow for three taxis and 12 additional cars.

LOCATION: YSGOL LLANHARI, ADDISON AVENUE,
LLANHARRY, PONTYCLUN, CF72 9XE

DATE REGISTERED: 18/12/2018

ELECTORAL DIVISION: Llanharry

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS:

The application would provide improved, purpose-built childcare facilities for children attending Ysgol Llanhari. The nursery would be visually acceptable, well-screened by the existing elevations of the school and would not affect the amenity of the nearest neighbouring occupiers. In addition the proposed changes to the car parking area would improve pedestrian safety and increase parking capacity.

REASON APPLICATION REPORTED TO COMMITTEE

The application has been submitted by the Council, on land within its ownership, and where the Council's interest is of more than a minor nature.

APPLICATION DETAILS

Full planning consent is sought to construct a single storey demountable nursery classroom, provide additional on-site parking and create an internal pedestrian access, at Ysgol Llanhari, Addison Avenue, Llanharry.

It is proposed to erect the nursery at the westernmost part of the school grounds, adjacent to the red ash sports pitch. This would comprise of seven pre-constructed bays to a width of 23.6m and a depth of 12.2m.

The main entrance would be in the north-eastern corner of the building, with further exits and a canopy to an adjoining play area. The unit would have an internal play area of 205m², and would be serviced by other rooms including toilet and kitchen facilities, an office and a play area.

The Council's Estates section has advised that the new nursery would replace the existing on-site facilities, provide additional services, and would cater for a greater number of children.

SITE APPRAISAL

The application property, Ysgol Gyfun Llanhari, is a large comprehensive school situated towards the western side of Llanharry.

The site is accessed via a mini-roundabout from Addison Avenue, which also serves the residential properties at Blackthorn Court. To the north and west the boundary of the school is adjacent to open countryside and a farm, whilst the southern limit of the site is demarcated by the M4.

The school site consists of a mixture of flat roof buildings and a variety of demountable classroom structures. To the rear of the site is a large red ash sports pitch and grassed play areas, and the site is well screened by a combination of fencing and mature planting.

PLANNING HISTORY

The most recent or relevant applications on record with this site are:

14/1680	Variation of Condition 4 of planning approval 13/0332/10 to open from 8am until 6pm for 42 weeks of the year.	Refuse 09/04/15
14/1020	Application for removal or variation of condition 4 of planning approval 13/0332/10 to extend opening hours.	Refuse 16/10/14
13/0529	It is proposed to install a "Food cube" catering unit in the grounds of the school, to encourage the pupils to eat at the school rather than leaving the school at lunchtime	Grant 23/07/13
13/0332	Change of use of Caretakers house to Cylch Meithrin (nursery) and external alterations.	Grant 08/07/13

13/5226	Garage conversion and change of use to Nursery.	Permission Required 03/04/13
11/0991	Installation of 2 no. demountable double mobile classrooms as part of the reconfiguration of the school accommodation.	Grant 16/09/11

PUBLICITY

The application has been advertised by direct notification to twenty-five neighbouring properties and notices were erected on site.

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation - no objection.

Public Health and Protection - conditions are suggested in respect of noise, dust, waste and hours of operation. However, given the limited construction and context of the site, it is considered that these matters can be best dealt with by an informative note to any consent.

Western Power Distribution - any new connection of service diversion will require consent from WPD.

Wales and West Utilities - WWU has provided a plan and list of general conditions for the benefit of the applicant.

Drainage - a condition for the submission of drainage details is suggested.

Dwr Cymru/Welsh Water - conditions and an informative note are requested in respect of surface water drainage and sewer location.

No other consultation responses have been received within the statutory period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Llanharry

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW10 - supports development proposals which are not detrimental to public health or the environment

Supplementary Planning Guidance

- Design and Placemaking
- Access, Circulation and Parking Requirements

National Guidance

In the determination of planning applications, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018, and the document aims to incorporate the objectives of the Well-being of Future generations Act into Town & Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking, of PPW10 and is also consistent with the following inasmuch as they relate to the development

Chapter 1 (Managing New Development)

Chapter 2 (Maximising Well-Being and Sustainable Places through Placemaking)

Chapter 4 (Active and Social Places)

Other policy guidance considered:

PPW Technical Advice Note 12 - Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application site lies within settlement limits and within the grounds of the former school site, where the established land use includes nursery provision. Consequently, it is considered that in principle the proposal is acceptable as an interim and short-term means of providing nursery accommodation.

However, this would be subject to consideration of the material matters below and a suitably worded condition restricting the period of consent to a maximum of three years, since the form of development would not be appropriate as a permanent solution.

Impact on the character and appearance of the area

Noting the scale of the proposal, compared to the size of the site and the existing building, the development is considered to be acceptable.

The single storey nursery would be located towards the rear of the site and given the distance from the street scene and residential properties, the demountable building would probably not be visible from the public realm

Furthermore, compared to the size of the school, the nursery building would be small and therefore not prominent in the context of the school grounds, and would not result in a detrimental impact upon the character of the immediate area.

Lastly, the alterations to the car parking would be accomplished within the boundary of the existing car park and drop off area, and since construction work would be minimal, it is unlikely that the changes would be detrimental to the appearance of the site.

The application is therefore considered acceptable in this regard.

Impact on neighbouring occupiers

Whilst the application site is located in an area which is generally residential in character, the demountable would be sited over 110 metres from the nearest residential property at the rear of the school grounds and, as noted above, well-screened.

Consequently it is considered that the addition of the demountable classroom unit to the existing school site would not cause harm to the amenity or privacy of the neighbouring occupiers or represent an incompatible land use.

Furthermore, the relocation of the nursery from its current position in the former Caretaker's House close to dwellings at Addison Avenue, will resolve existing issues in respect of noise, which have previously restricted its opening times.

Therefore, and in the absence of any neighbour representations or objections, the application is considered to be acceptable in this regard.

Highways and accessibility

The proposed development is located entirely within the grounds of Ysgol Llanhari. Access to the nursery would be achieved by upgrading an existing unmetalled footpath within the grounds of the school. The upgraded footpath would also act as an access for emergency vehicles should they be required. At other times vehicular access would be prevented by means of removable bollards.

The proposal will not require the creation of a new access to the public highway and would incorporate the provision of an additional twelve parking spaces and three taxi bays. The additional parking would be in accordance with the Council's adopted SPG.

With the above points in mind, the proposed development is not envisaged to result in undue detriment to highway safety or the free flow of traffic on the public highway. As such no highway objection is raised.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

It is considered the proposal would not have a significant impact on the character and appearance of the locality or upon the residential amenity of the closest neighbouring properties. The application is therefore considered to comply with Policies AW5, AW6 and AW10 of the Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. The demountable building hereby approved shall be removed from the site on or before three years of the date of this decision.

Reason: To define and limit the extent of the permission and to protect the visual amenity of the site and surrounding area in accordance with Policy AW5 of the Rhondda Cynon Taff Local Development Plan.

2. The development hereby approved shall be carried out in accordance with the approved drawing numbers 10640-1-001 and 5256-3330-B03, and documents received by the Local Planning Authority on 18th December 2018, unless otherwise to be approved and superseded by details required

by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

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