



PLANNING & DEVELOPMENT COMMITTEE

27 JUNE 2019

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0437/08
(GH)
APPLICANT: Rhondda Cynon Taf County Borough Council
DEVELOPMENT: Demolition of existing single storey classroom. Building of a timber frame single storey, two classroom extension and link corridor to existing school.
LOCATION: **GELLI PRIMARY SCHOOL, YSTRAD ROAD, PENTRE, CF41 7PX**
DATE REGISTERED: 29/04/2019
ELECTORAL DIVISION: Ystrad

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS:

The application would provide improved teaching facilities for children attending Gelli Primary School. The new classroom block would be an attractive structure that would integrate well with the existing elevations of the school and, being well-screened from the closest dwellings, would have no impact on the amenity of neighbouring occupiers.

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 demolish an existing external classroom and construct a new two-classroom extension at Gelli Primary School, Ystrad Road, Pentre.

It is proposed to remove a demountable classroom which is currently located to the south-western corner of the school building and which does not currently benefit from a covered physical link with the school.

By way of replacement a new block containing two additional classrooms would be constructed to the rear of the school. This would be linked to the main building via an enclosed corridor link and would also incorporate separate toilet facilities. The elevations would be of face brickwork, whilst the roof would have an artificial slate tile finish.

In addition to the re-provision of classroom space, the application is reflective of other internal changes to the layout of the school, whereby the classrooms currently used for Years 5 and 6 would become a larger Early Years unit. Conversely, the existing nursery space would accommodate Year 1 pupils.

SITE APPRAISAL

The application property is a single storey all-through primary school, with early years provision, located to the north-east of the settlement of Gelli.

Access to the site, both pedestrian and vehicular, is directly from Ystrad Road which forms the northern boundary of the site. Set on ground lower than the highway, the site is distinguished by a round-topped metal fence, the panels of which have been painted yellow and blue.

The school site consists of the main school building and the demountable classroom which is proposed to be removed. The majority of the school grounds are surfaced with tarmac and provide separate play areas for the primary and nursery children.

Although there are a number of dwellings to the western side of the site, both located on Ystrad Road and Ty Isaf Road, the southern and eastern boundaries are tree lined and demarcated by the Taff Vale railway line and Rhondda River respectively.

PLANNING HISTORY

There are no recent or relevant applications on record associated with this site.

PUBLICITY

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

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation - no objection subject to a condition in respect of on-site parking.

Natural Resources Wales - no objection

Public Health and Protection - conditions are suggested in respect of noise, dust, waste and hours of operation. However, given the size of the development 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.

Countryside Ecologist - no objection.

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

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 curtilage of the school site, where the established land use includes primary and nursery education provision. Consequently it is considered that in principle the proposal is acceptable, subject to consideration of the material matters below.

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 classroom extension would be located towards the rear of the site and given the distance from the street scene and residential properties, would be unlikely to be visible from the public realm

The development would also result in the removal of a longstanding demountable structure. Although this appears in good external condition, the new classrooms would be permanent buildings benefitting from traditional construction materials. Since they

would be of similar design and height to the core school buildings, the development would likely result in an improvement to the appearance of the site itself.

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 extension would be sited over 50m metres from the nearest residential property at Ty Isaf Road and further still from other dwellings to the south and east.

The classroom would also be screened from the properties to the northern side of Ystrad Road by the extant school elevations.

Consequently it is considered that the provision of the new classroom would not cause harm to the amenity or privacy of the neighbouring occupiers, affect outlook or represent an incompatible land use.

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

Highways and accessibility

The Highways and Transportation Section has noted that the proposed additional classroom would increase the on-site car parking demand by 2 spaces for staff and 3 visitor spaces.

However, their view is that since the majority of pupils would be from the immediate catchment area and would most likely walk to school, a minimum of 2 additional off-street car parking spaces shall be provided. Accordingly, a condition has been recommended.

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

In addition to the improvements to the facilities and fabric of the school, it is considered that the proposal would have a beneficial impact on the character and appearance of the site, and would not be harmful to the 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 CONDITIONS BELOW:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved drawing numbers 5158_3336_B11, 5158_3336_B14, 5158_3336_B15, 5158_3336_B16 and 5158_3336_B17, and documents received by the Local Planning Authority on 24th April 2019, 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.

3. Prior to the beneficial use of the new classrooms an additional two parking spaces shall be provided on site, the details of which shall to be submitted to and approved in writing by the Local Planning Authority. These spaces not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. 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, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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