



## **PLANNING & DEVELOPMENT COMMITTEE**

**21 FEBRUARY 2019**

### **REPORT OF THE SERVICE DIRECTOR, PLANNING**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below

**APPLICATION NO:** 18/1396/08  
(GH)  
**APPLICANT:** Corporate Maintenance, Rhondda Cynon Taf County Borough Council  
**DEVELOPMENT:** Single story demountable nursery  
**LOCATION:** YNYSWEN INFANTS SCHOOL. YNYSWEN ROAD, YNYSWEN, TREHERBERT, TREORCHY, CF42 6EB  
**DATE REGISTERED:** 18/12/2018  
**ELECTORAL DIVISION:** Treorchy

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**RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:**

#### **REASONS:**

The application would provide improved, purpose-built childcare facilities for children attending Ysgol Gynradd Gymraeg Ynyswen. By virtue of its location, it the nursery would be visually acceptable and compatible with neighbouring land uses. In addition the site already benefits from adjacent off-street parking provision.

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#### **REASON APPLICATION REPORTED TO COMMITTEE**

The application has been submitted by, or on behalf of the Council or involving land owned by the Council, 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 unit at the former Ynyswen Infants School, Ynyswen Road, Ynyswen.

It is proposed to erect the structure within the southern corner of the site to a width of 12.2m and a depth of 13.5m. The nursery would have a main access on the north-west facing side via a ramp and handrail or steps, over which a freestanding canopy

would provide weather protection. Further fire exit and playground accesses would be installed to the side elevations.

The unit would have an internal play area of 150m<sup>2</sup>, and would be serviced by other rooms including toilet and kitchen facilities, and an office.

The applicant has advised that there is currently childcare provision at Ysgol Gynradd Gymraeg Ynyswen and that the purpose of the proposal is to move this childcare settings to new, purpose built facilities that can cater for more children and increase the services they offer to parents.

Consequently the existing demountable, currently located within the school, would be removed as part of the project and the area returned to play yard

## **SITE APPRAISAL**

The application property is the former Ynyswen Infants School located just off Ynyswen Road and to the south of the Rhondda River.

Although the School has been closed since 2014, the main Victorian building is extant and the demountable unit is proposed to be located at the rear of the site once occupied by a single storey classroom block.

To the north-west facing front of the site, where the pedestrian and vehicular entrance is located, the adjacent highway is subject to one way traffic and also serves a clinic and Ysgol Gynradd Gymraeg Ynyswen.

Other than those mentioned above, the nearest other properties to the site are along the A4061 to the north, and consist mostly of two storey dwellings. Conversely, there are commercial units further to the south-east and south-west at the Ynyswen Industrial Estate.

## **PLANNING HISTORY**

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

## **PUBLICITY**

The application has been advertised by direct notification to two 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.

Natural Resources Wales - no objection.

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 Ynyswen

**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

### **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 5<sup>th</sup> 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 School building, the development is considered to be acceptable.

The single storey nursery would be located towards the rear of the property and adjacent to the Welsh School, where the demountable building would not be visually intrusive or particularly visible from the public realm, and could be accessed directly from both the School and the car park.

As such, it is not considered that the temporary nursery structure would form an overly prominent feature within the context of the school grounds or result in a detrimental impact upon the character of the immediate area. It would also be smaller than the single storey structure that previously occupied this part of the site.

The application is therefore considered acceptable in this regard.

## **Impact on neighbouring occupiers**

The land uses at adjoining sites comprise a mix of education and health care provision, and industrial units to the south-east and south-west.

Although there are residential properties to the north, they are located on the opposite side of the Rhondda River, are mostly screened by the extant former School building, and are at least 50m away.

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

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 the former Ynyswen Infants School.

The Highways and Transportation Section has noted some concern that the location of the proposed nursery classroom could conflict with the existing car parking area, and has suggested that the submitted plans lack sufficient detail to determine whether this is the case. Nevertheless, in lieu of raising highway objection, the Section suggests that the issue could be addressed via a suitably worded planning condition.

The Council's adopted SPG for Access, Parking and Circulation stipulates that the parking requirement for the development is 1 space per 2 full time staff. Although no additional parking would be provided, considering that Ynyswen Infants School is currently vacant and that the site parking requirement would only raise by 2 spaces at the most, the concern is not significant enough to warrant highway objection.

## **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, cause detriment to amenity of the neighbouring occupiers, or be harmful to highway safety. 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 unless an application for its retention is submitted to and approved by the Local Planning Authority prior to that date.

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 5271-3340-B01, 5271-3340-B04 and 5271-3340-B05; 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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