

Does not wish to comment on the application

Wales & West Utilities

No comments received by Development Management at the time of writing this report.

Severn Trent

Correspondence received 4th July 2018

Thank you for the opportunity to comment on this planning application. Please find our response noted below:

With Reference to the above planning application the company's observations regarding sewerage are as follows:

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

To help us provide an efficient response please could you send all responses to APPlanning@hdcymru.co.uk rather than to named individuals, including the STW ref within the email/subject.

PCC - Built Heritage

Correspondence received 16th July 2018

1.0 Recommendation

1.1 No objections

Reason: It is considered that the proposal is in accordance with the policies and Guidance in PPW and Tan 24 including setting of historic assets with its annexes and the adopted Powys Local Development Plan

2.0 Background to Recommendation

2.1 Designations

Cadw ID 17282 Brynllwarch Hall School included on the statutory list on 12/09/1996

Adjoining site

Scheduled Ancient Monument MG050 The Moat Mound and Bailey

Listed Building Cadw ID 7564 The Moat included on the statutory list on 10/03/1953

2.2 Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990
Planning Policy Wales 9th edition 2016
Conservation Principles published by Cadw
TAN24
Managing Change to Listed Buildings in Wales – Annexe to TAN 24
Conservation Areas in Wales – Annexe to TAN 24
Setting of Historic Assets in Wales – Annexe to TAN24
Heritage Impact Assessments – Annexe to TAN24
Historic Environment Records

Local Development Plan

Strategic Policy SP7
DM13 Design and Resources Local Development Plan Themes and Objectives;
Theme 4 – Guardianship of natural, built and historic assets
LDP Objective 13 – Landscape and the Historic Environment

3.0 Comments

3.1 I note the proximity to the Scheduled Ancient Monument however as Cadw are the consultee in respect of setting of Scheduled Ancient Monuments I shall comment on the setting of listed buildings only.

3.2 The school is sited in a woodland overlooking a precipitous slope to views to the NNW. The building is large in an Italianate style with the principal rooms appearing to face the NNW as the open belvedere atop a semi-circular bay faces NNW.

3.3 The proposal is for the erection of a demountable building to the SE of the principal building directly to the south of a modern single storey school building. It is noted that the demountable building is proposed for 2 years as a temporary measure while long terms plans are proposed.

3.4 The proposal is for the erection of a building of a temporary nature being plastisol coated steel wall cladding, with steel profiles composite sheeted roof. Buildings of these materials are not readily encouraged in the grounds of listed buildings. However in this instance the demountable is for a temporary period of around 2 years only, and I note that building of a similar character have been installed at the school.

3.5 The school is very well screened by mature trees and the large school building is not readily visible from the public roads, it is considered that the siting and size of the proposed demountable building will result in that building being not visible from public vantage points and including the formal driveway to the school. As such it is not considered that the proposed demountable would be visible from outside the site and as such would not be considered to have an impact on the setting of The Moat. Its location within the school grounds away from the formal frontage and at the more “service end” of the listed building, would mean that the proposed demountable is well sited within the site.

3.6 I have taken into account the guidance in section 16 and 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, Conservation Principles, section 6.5.11 of

PPW, TAN24 and its annexes, and given the siting of the proposed building away from the formal frontage of the listed building and the lack of visibility of the proposed demountable building I would have no objections to the proposal on the grounds of the setting of listed buildings.

CADW

No comments received by Development Management at the time of writing this report.

CPAT

Correspondence received 10th July 2018

Thank you for the consultation on this application.

I can confirm that there are no archaeological implications for the proposed development at this location.

Environmental Health

Correspondence received 18th July 2018

Foul drainage

The proposal is to connect the foul drainage to the existing septic tank. Please can the applicant/agent confirm that the capacity of the existing septic tank and drainage field is sufficient to handle the increased sewage load from the new development?

Correspondence received 19th July 2018

Given that the development does not represent an increase in loading on the foul drainage system, I have no objection to the application.

Representations

A public site notice was erected at the site on the 6th of July 2018. No third party representations have been received by Development Management at the time of writing this report.

Principal Planning Policies

National planning policy

Planning Policy Wales (9th Edition, 2016)

Technical Advice Note (TAN) 5: Nature conservation and planning (2009)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 23: Economic Development (2014)

Technical Advice Note (TAN) 24: The Historic Environment (2017)

Local planning policies

Powys Local Development Plan

SP7 – Safeguarding of Strategic Resources and Assets

DM13 – Design and Resources

T1 – Travel, Traffic and Transport Infrastructure

C1 – Community Facilities and Indoor Recreation Facilities

RDG=Powys Residential Design Guide NAW=National Assembly for Wales TAN= Technical Advice Note
LDP=Powys Local Development Plan, MIPPS=Ministerial Interim Planning Policy Statement

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Planning (Listed Buildings and Conservation Areas) Act 1990 – Section 16 & 66

Officer Appraisal

Section 38 (6) of the Planning and Compulsory Purchase Act 2004

Members are advised to consider this application in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that, if regard is to be had to the development plan for the purpose 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.

Principle of Development

Policy C1 of the Powys Local Development Plan supports the provision of community facilities which includes schools, libraries, community centres, leisure centres etc. The proposal must take into account any nearby facilities which could appropriately accommodate the proposed use and be in close proximity to a settlement identified in the strategic settlement hierarchy.

The proposed site is located adjacent to an existing residential school facility close to the large village of Kerry. The proposed building is to provide additional classroom space which is not available within the main building. There are no other suitable facilities within close proximity to the school and due to the nature of the school it is important that students and staff be accommodated within the grounds of the existing school building. Officers consider that the proposed building and its siting is considered to be acceptable.

In light of the above, it is considered that the proposed development fundamentally complies with policy C1 of the Powys Local Development Plan.

Scale, Design and Appearance

Policy DM13 of the Powys Local Development Plan seeks to ensure that development is designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detail. Developments should not have an unacceptable detrimental impact upon the amenities enjoyed by the occupants or users of nearby properties by means of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

The proposed classroom unit is to have two classrooms, four W/C's and a cloakroom within the unit itself. The building is to measure 19.2 metres in length, 8.5 metres in width and 3.2 metres in height. The building is to have walls clad in plastisol coated steel external wall cladding, the roof is to have a composite roof sheeting with steel outer facing, windows are to be double glazed white UPVC units and the doors are to be of steel construction with powder coated finish. The roof and wall cladding is to be Albatross in colour. The proposed fascia boards are to be profiles plastic coated steel merlin in colour. All rainwater goods are to be of PVC construction and white in colour. Officers consider that the proposed building is sited as such that the proposal would not have any unacceptable adverse impact upon the setting of the listed building or upon the character and appearance of the surrounding area. The proposed building is considered to be of a scale, height, mass and design that is considered to be acceptable given the buildings temporary nature.

In light of the above observations, it is considered that the proposed extension is in accordance with planning policy DM13 of the Powys Local Development Plan.

Highways Safety and Movement

Policy T1 of the Powys Local Development Plan 2018 states that development proposals should incorporate safe and efficient means of access to and from the site for all transport users, manage any impact upon the network and mitigate adverse impacts.

As part of this application process the highways authority have been consulted however they did not wish to comment on the application. Officers consider that the proposed development would not result in any unacceptable adverse impact upon highway safety as a result of the proposal.

In light of the highways officer's comments, officers consider that the proposed development is in accordance with planning policy, particularly policy T1 of the LDP, Technical Advice Note 18 and Planning Policy Wales.

Built Heritage

Policy SP7 of the Powys Local Development Plan states proposals must not have an unacceptable adverse impact on the resources or asset and its operation. Strategic resources and assets in Powys include historic environment designations such as scheduled ancient monuments and listed buildings. This policy seeks to safeguard these important assets from unacceptable development for the future well-being of the county.

Brynllwarch residential school is a grade II listed building and as part of this application process the councils Built Heritage Officer has been consulted on the potential impact upon the setting of this listed building. No objections have been received from the built heritage who confirms that the proposed development would not have an unacceptable impact upon the setting of the listed building given its siting and materials.

In light of the above, it is considered that the proposed development complies with policy SP7 of the Powys Local Development Plan.

Foul Drainage

The proposed classroom unit is to accommodate two classrooms four W/C's and a cloakroom. The proposed toilets are to be connected to the existing foul sewerage system that supports the existing school. As part of this application process Environmental Health have been consulted who initially asked for further details regarding the use of the system proposed however seeing as there would be no increased load upon the existing septic tank system environmental health officers have raised no objections to the proposal.

RECOMMENDATION

At the time of writing this report the publicity period for the application had not expired. This publicity period expires the day after the Planning Committee meeting. Given the safeguarding issues that have been highlighted by the education department, the Planning Department has agreed to take the application to the Planning Committee prior to the end of the publicity period. This is however on the basis that delegation is given to the Professional Lead for Development Management to conditionally approve the application subject to full consideration of any representations received during the aforementioned publicity period and the application being referred back to the next Planning Committee meeting if any correspondence of objection is received prior to determination.

Recommendation: That delegated authority is given to the Professional Lead for Development Management to conditionally approve the application subject to the full consideration of any representations received during the statutory publicity period and subject to the condition that the application is referred back to the next Planning Committee meeting if any correspondence of objection is received prior to determination of the application.

Conditions:

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as received on 12th June 2018 (drawing no's: 9876-2-001B) and amended plans received (drawing no's: P6100/42/Site Location Plan/A, P6100/42/Site/A).

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.

Case Officer: Bryn Pryce- Planning Officer
Tel: 01597 82 7126 E-mail:bryn.pryce@powys.gov.uk