

Severn Trent Water

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.

NRW

NRW does not object to the proposal. In our opinion the proposal is not likely to adversely affect any of the interests listed. We have the following advice for your information.

Flood Risk

The application site lies entirely within Zone C1 as defined by the Development Advice Map referred to under TAN 15 Development and Flood Risk (July 2004).

The planning application has not been supported by a Flood Consequence Assessment, however given the scale of the proposed development, and in the absence of a flood consequence assessment, we consider the risk to be acceptable.

The applicant is therefore advised to visit the following Natural Resources Wales webpages:

- • What to do before a flood - <http://www.naturalresources.wales/flooding/what-to-do-before-a-flood/?lang=en>
- • Flood warnings <https://naturalresources.wales/flooding/sign-up-to-receive-flood-warnings/?lang=en>

Our comments above only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Advice for the Developer

We would advise the applicant to review and update their management plan to reflect the flood risk or introduce a management plan which includes flood risk if they do not already have one. Should they require flood level information for this or for insurance purposes, this can be provided by Natural Resources Wales’ Data Distribution service. See here for more information <http://naturalresourceswales.gov.uk/evidence-and-data/access-our-data/?lang=en> or email datadistribution@naturalresourceswales.gov.uk.

Pollution Prevention

During the works, the developer should take precautions to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please check “Working at construction and Demolition Sites, Pollution Prevention Guidance”: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Representations

Following the display of a site notice on 18/07/2018 no public representations have been received.

Planning History

Principal Planning Constraints

Flood Zone C1

Principal Planning Policies

National Policies

Planning Policy Wales (Edition 9, November 2016)

Technical Advice Note 12 – Design (2016)

Technical Advice Note 15 – Development and Flood Risk (2004)

Technical Advice Note 18 – Transport (2007)

Local Policies

Powys Local Development Plan (2018):

DM5 – Development and Flood Risk

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

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

The Local Development Plan supports the improvement of access to existing community facilities such as community centres and given that the application proposes improved access arrangements and disabled wc facilities/baby change area, it is considered that the principle of development complies with the objectives of the Powys LDP (2018), specifically policies C1 and DM13 criterion 7, subject to the following material considerations.

Design

With respect to design, specific reference is made to LDP policy DM13 which indicates that development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Taking into account the design, size, location and proposed materials, the proposed extension is considered to complement the existing building and the surrounding area in terms of siting, appearance, scale, height, massing and design detailing. In addition, the proposed extension seeks to improve access to users of the community centre and as such is inclusive to all, making full provision for people with disabilities. Therefore, it is considered that the proposal complies with the relevant criteria of LDP Policy DM13.

Highway access and parking

Part 10 of LDP Policy DM13 requires development proposals to meet all highway access requirements, vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development.

Given that the extension would not directly lead to an increase in the number of traffic movements, does not propose alterations to the existing means of access and would not result in the loss of any existing vehicular parking spaces, it is considered that compliance with Part 10 of LDP Policy DM13 would be achieved.

Amenities enjoyed by occupiers of neighbouring properties

Part 11 of LDP Policy DM13 requires protection of the amenities enjoyed by occupants or users of nearby or proposed properties. The extension would be constructed on the north eastern corner of the village hall in the direction of residential properties. Given that the nearest residential property is located in excess of 30 metres and that the extension would not protrude any further than the existing single storey section of the existing building in terms of width or height, it is considered that the amenities enjoyed by users of nearby properties would not be unacceptably affected by the proposal in compliance with Part 11 of LDP Policy DM13.

Flood risk

LDP Policy DM5 requires development proposals to be located away from tidal or fluvial flood plains unless it can be demonstrated that the site is justified in line with national guidance and an appropriate detailed technical assessment has been undertaken to ensure that the development is designed to reduce/avoid the threat and alleviate the consequences of flooding.

The site lies entirely within Flood Zone C1 as defined by the Development Advice Map referred to by TAN 15. The planning application has not been supported by a Flood Consequence Assessment however Natural Resources Wales (NRW) consider the risk to be acceptable and have issued advice for the developer which is recommended to be attached to any consent granted. In consideration of the advice from NRW and that the development is of a minor nature and in connection with a non-residential public use, it is concluded that the proposal would adequately avoid the threat of the consequences of flooding in compliance with LDP Policy DM5.

Pollution prevention

NRW have also advised that the developer should take precautions to prevent contamination of surface water drains and local watercourses and it is recommended that this advice should be attached to any consent granted.

RECOMMENDATION

In light of the above it is considered that the proposed development complies with relevant planning policy and the recommendation is one of conditional consent.

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 13/06/2018 (drawing no's: MFD01.1.3.02, MFD01.1.3.03, MFD01.1.3.04, MFD01.1.3.05).

Reasons

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

Informative Notes

Advice for the Developer from NRW

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