

Application Number: 21/0675/LA

Date Received: 19.07.2021

Applicant: CCBC

Description and Location of Development: Erect a single storey classroom unit, covered walkway and make amendments to the existing staff car parking and surrounding areas - Glan-y-nant Learning Centre Hanbury Street Glan-y-nant Blackwood NP12 3XP

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: The application site is within the Glan-y-nant Learning Centre, Hanbury Street, Glan-y-Nant.

Site description: The site is currently used as an infant school, situated within the village of Glan-y-Nant, adjacent to an area of open space. The existing school is relatively small, constructed of stone with brick detailing, a slate roof and painted timber windows and doors. The site is bounded by a stone wall with railings, and has staff parking spaces within the site.

Development: The proposed development is for the construction of a single storey classroom unit to the rear of the existing school building, to include the construction of a covered walkway linking the proposed to the existing school building. The proposed unit would contain two classrooms, a resource area and toilet facilities. The front elevation would contain 6 windows and 4 rooflights, the side elevations would contain a single window and a large glazed section, including doorway, that extends up to the apex of the gable end, and the rear elevation would contain 5 windows, a doorway and a rooflight.

Dimensions: The proposed building would measure 18.46 metres in length, 8.1 metres deep and 2.97 metres to the eaves rising to 6.159 metres at the ridge. The link building would measure a maximum of 13.3 metres in length, 7 metres in width and 2.97 metres to the flat roof.

Materials: The walls would be finished in a mixture of cream coloured render, horizontal cedar cladding and natural stone cladding. The main roof would be artificial slate, and the roof of the link building would be a flat roof system. The windows and doors would be double glazed, powder coated aluminium frames.

Ancillary development, e.g. parking: The development would include the removal of sections of boundary wall, along the lane that joins Hanbury Street and Pengam Street, to increase staff and visitor parking at the site.

PLANNING HISTORY 2010 TO PRESENT None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The site is located within settlement limits.

Policies: SP2 (Development Strategy - Development in the Northern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW5 (Protection of the Water Environment), CW7 (Protection of Open Space), CW15 (General Locational Constraints) and advice contained within the Local Planning Authority's adopted Supplementary Planning Guidance LDP5: Car Parking Standards and LDP 6: Building Better Places to Live.

NATIONAL POLICY Future Wales: The National Plan 2040 (February 2021), (Planning Policy Wales Edition 11 (February 2021) and Technical Advice Note 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application site is located within an area of low risk, informative advice will be provided and any issues would be dealt with as part of the building regulations approval process.

CONSULTATION

Ecologist - No objection subject to conditions.

Transportation Engineering Manager - CCBC - No objection subject to conditions.

Head Of Public Protection - CCBC - No objection subject to conditions.

Senior Engineer (Land Drainage) - Concerns raised in relation to the lack of information relating to SuDS. A National SuDS Standards Compliance Statement is requested. A condition has been suggested if permission is minded to be granted.

Dwr Cymru - No objection but informative advice provided.

Parks And Open Spaces - No response received at time of writing report.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of neighbour letters and by the erection of a site notice.

Response: A total of 16 letters of objection were received.

Summary of observations: The letters of objection can be summarised by the following points:-

1. The school is not fit for purpose, and a more permanent solution should be sought elsewhere.
2. We do not want this unit in Glan-y-Nant, move this unit to Newbridge.
3. The development is a waste of money.
4. The park is the local children's only safe place to play.
5. The money should be spent on Tir-y-birth School, not this one.
6. Only three of the nearest properties to the school received a letter, a letter should have been sent to all residents of the village.
7. How will disruption be controlled? How will dust levels be controlled? What are the working hours?
8. Taxi's dropping the children off to school causes chaos with no regard to residents.
9. The plans show the boundary of the school moving to the rears of 49-53 Pengam Street. This would remove vehicular access to the rear of these properties.
10. Teachers already park outside of residents homes, some of the residents are elderly which is causing hardship.
11. The village suffers from parking issues.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, the proposal is unlikely to have a significant impact on biodiversity. However, Policy 9 of Future Wales - The National Plan 2040 states that action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature based approaches to site planning and the design of the built environment. In that regard biodiversity enhancements will be sought as part of this development.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: This application has been considered in accordance with national policy and guidance, local plan policy and supplementary planning guidance. The main issue for consideration in the determination of this planning application is whether the proposals are considered acceptable in terms of its scale and design, its impact upon the character of the surrounding area, any highway safety implications, ecological features and land drainage implications.

Policy CW2 of the Local Development Plan (LDP) considers amenity and in that regard development proposals should not have any unacceptable impacts in terms of neighbouring amenity. The proposed development is for the construction of a single storey classroom unit, to be located within the existing school grounds. The elevation facing the rear of the properties along Pengam Street are most likely to be impacted by increased overlooking, or loss of privacy. However, given the development is single storey and the existing boundary treatments are remaining, it is considered that the windows in the front elevation would not have a detrimental impact to the private amenity spaces of Pengam Street. Concerns were raised in relation to the plans showing that the rear accesses of 49-53 Pengam Street being removed and assimilated into the school site. The plans were amended, to show that the rear accesses of 49-53 Pengam Street are being retained, with no works proposed in that area.

Policy SP6 of the Local Development Plan (LDP) states that developments should have regard for the context of the built environment and should exhibit a high standard of design that reinforces attractive qualities of local distinctiveness. In terms of the design, the single storey classroom unit would not have a detrimental impact on the visual aesthetics of the area. The site currently has a school building, along with paraphernalia typical of a school use. The proposed classroom unit would sit to the rear of the school, and have a ridge line lower than the existing building. The overall footprint of the proposed unit is considerably smaller than that of the existing school building. The proposed building utilises a material palette that complements the existing school building, with the use of stone and slate, and elements of render and timber cladding. Given the above points, the proposed development is considered to comply with Policy SP6.

Policy CW3 of the LDP considers highway safety implications and states that development proposals should have regard for the safe, effective and efficient use of the transportation network. The development includes the removal of the boundary wall that runs along the lane joining Hanbury Street and Pengam Street and works within the site to increase the number of parking spaces within the site to 18 in total. No objection was received from the Transportation Engineering Manager subject to conditions relating to the use of the approved parking spaces, the material of the parking area and for the submission of a Construction Traffic Management Plan. A number of objections were received in relation to highway safety at the site, in which concerns were raised in

relation to the increased traffic caused by the development. It is considered that the removal of the boundary wall along the lane that joins Hanbury Street and Pengam Street, to allow additional staff parking, as well as altering the layout of the existing parking provision, will provide an adequate amount of staff and visitor parking within the site. Whilst it is noted that concerns were raised in relation to taxis and parents dropping pupils off at the school, it is not something that can be managed or taken into account through the planning process.

Policy CW5 of the LDP is in relation to the protection of the water environment. As the development exceeds 100 square metres, a Sustainable Drainage System (SuDS) will be required to manage on-site surface water. SuDS is dealt with through a separate application process under Schedule 3 of the Flood and Water Management Act 2010. The Senior Engineer (Land Drainage) has advised that they have concerns with the proposed development based on the details submitted, however has recommended a condition to be imposed to any consent requiring a Sustainable Drainage System. In that the proposed development would exceed the 100 square metres threshold of new development, the development would therefore require Sustainable Drainage Approval (SAB). This is a technical approval independent of the need to obtain planning consent and in planning terms it is unreasonable to impose conditions to permissions that are covered by separate legislation. Such matters will be brought to the attention of the developer, however they are aware of the Sustainable Drainage requirements.

Policy CW7 of the LDP is in relation to the protection of open space. The school is adjacent to an area of open space, which has play equipment and a multi-use court. The development requires a Sustainable Drainage System, which is proposed to utilise the adjacent open space. The existing play equipment and court would not be impacted, however the open area is proposed to site the sustainable drainage features. The features themselves will not reduce the amount of open space at the site. Concerns were raised in relation to the extent of the works within the open space, however the works within the open space do not decrease the amount of space available for recreation, nor does it impact the existing play equipment or fenced multi-use court.

On the basis of the above observations the proposals comply with policy CW2, CW3, CW5, CW7 and SP6 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2010 and is therefore considered acceptable in planning terms.

Comments from Consultees: No objections raised.

Comments from public: 16 letters of objection were received, the following responses are provided to the concerns raised:-

1. The school is not fit for purpose, and a more permanent solution should be sought elsewhere.
2. We do not want this unit in Glan-y-Nant, move this unit to Newbridge.
3. The development is a waste of money.

4. The park is the local children's only safe place to play.
5. The money should be spent on Tir-y-birth School, not this one.

- Points 1 -5 are not material planning considerations, and as such cannot be addressed through the planning process.

6. Only three of the nearest properties to the school received a letter, a letter should have been sent to all residents of the village.

- The application was advertised in accordance with the publicity requirements of planning legislation.

7. How will disruption be controlled? How will dust levels be controlled? What are the working hours?

- Conditions have been added to the decision to ensure appropriate management of noise and dust.

8. Taxi's dropping the children off to school causes chaos with no regard to residents.

9. The plans show the boundary of the school moving to the rears of 49-53 Pengam Street. This would remove vehicular access to the rear of these properties.

10. Teachers already park outside of residents homes, some of the residents are elderly which is causing hardship.

11. The village suffers from parking issues.

- Points 8 - 11 relate to highways issues, no objection was raised by the Transportation Engineering Manager and conditions to address highway safety concerns have been imposed to any permission granted.

Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

Future Wales - The National Plan 2040 was published on 24 February 2021 and forms part of the statutory development plan for the county borough. In addition to this Planning Policy Wales (PPW) has been amended to take account of Future Wales and PPW Edition 11 has also been published on 24th February 2021. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 11 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 11.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Dwg No. 4901 - LP-001 received on 02.08.2021;
Dwg No. 4901 - P-02 received on 02.08.2021;
Dwg No. 4901 - P04 Proposed Ground Floor Plan received on 23.06.2021;
Dwg No. 4901 - P06 Proposed Roof Plan received on 23.06.2021;
Dwg No. 4901 - P07 Elevations A B C and D received on 23.06.2021;
Dwg No. 4901 - P08 Section A-A and B-B received on 23.06.2021;
Dwg No. 4901 - P09 Dimension Setting Out Plan received on 23.06.2021;
Landscaping Planting Plan Sheet 1 of 2; and
Landscape Section Page 2 of 2.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the occupation of the development hereby approved, nesting sites for birds shall be provided as part of the approved development.
REASON: To provide additional roosting for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Policy 9 of Future Wales: The National Plan 2040 (2021), Planning Policy Wales Edition 11 (2021), Technical Advice Note 5: Nature Conservation and Planning (2009) and policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) Prior to the occupation of the development hereby approved, roosts and a means of access for bats shall be provided as part of the approved development.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Policy 9 of Future Wales: The National Plan 2040 (2021), Planning Policy Wales Edition 11 (2021), Technical Advice Note 5: Nature Conservation and Planning (2009) and policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans to the satisfaction of the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles. The parking scheme

shall not extend to the dropped kerbs, and bollards to be placed in the adopted footway, as detailed on drawing no: 4901 P02 Revision A.

REASON: To ensure that adequate parking facilities are provided within the curtilage of the site in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 06) Rainwater run-off associated with the parking area hereby approved shall not discharge into the highway surface-water drainage system.
REASON: To ensure adequate drainage of the site in accordance with Policy CW5 of the Caerphilly County Borough Local Development Plan up to 2021.
- 07) Notwithstanding the submitted plans, no works shall commence on site until after a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall provide details of the contractor's parking provision within the site, details of delivery movements in terms of size, duration and number of vehicles. All construction works shall thereafter be undertaken in accordance with the approved plan.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) The materials of the proposed parking area shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details, and retained as such in perpetuity.
REASON: To ensure loose stones or mud etc. are not carried on to the public highway in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW5, CW7 and SP6.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority.

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please find attached the comments of Dwr Cymru/ Welsh Water.

WARNING: SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: www.caerphilly.gov.uk/sab