

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No:	P/2017/0230	Grid Ref:	312302 326164
Community Council:	Llanrhaeadr Ym Mochnant	Valid Date:	Officer: 21/03/2017 Kate Bowen
Applicant:	Mr Keith Sandell, Dolawel, Waterfall Street, Llanrhaeadr-ym-Mochnant, Oswestry, SY10 0JS		
Location:	Former British Legion Hall, Waterfall Street, Llanrhaeadr, Powys, SY10 0JS		
Proposal:	Full: Conversion of community hall (Use Class D1) to residential use (Use Class C3) including alterations		
Application Type:	Application for Full Planning Permission		

Reason for update

To provide Members with further clarification with regards to the C2 flood zone.

Officer Appraisal

The application seeks full planning permission for the conversion of the British Legion Hall to a single residential dwelling. Technical Advice Note 15: Development and Flood Risk (2004) states that highly vulnerable development should not be permitted within a C2 flood zone. Residential dwellings are defined within TAN15 as being highly vulnerable development.

However, the existing use of a British Legion Hall is classified as a public building within TAN15 and these are also defined as highly vulnerable development. As such, the conversion of the building to a single dwelling would not increase the levels of highly vulnerable development within the C2 flood zone. Amended plans were also received detailing flood prevention measures that were suggested by Natural Resources Wales.

Conclusion

In light of the fact that the proposed development does not increase the amount of highly vulnerable development in the flood zone, flood prevention measures are included and Natural Resources Wales have not objected the application is considered to be acceptable, subject to the conditions outline in the original report.