

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No:	P/2017/1083	Grid Ref:	304552.43 251819.55
Community Council:	Llanelwedd	Valid Date:	Officer: 27/09/2017 Thomas Goodman
Applicant:	Powys County Council		
Location:	Ysgol Gynradd, Wirfoddell A Reolir, Llanelwedd, Disserseth, Builth Wells, Powys, LD2 3TY		
Proposal:	Full: Installation of refurbished mobile classroom and associated works		
Application Type:	Application for Full Planning Permission		

The reason for the update

The application was deferred at Planning Committee on the 7th December 2017. This report should be read in conjunction with the original report.

Officer Appraisal

Following the deferral of the application at Committee on the 7th December 2017 additional information has been received from the applicant and is appended to this report.

Whilst the information provided details a critical incident and emergency evacuation plan the details provided detail that a safe emergency access in line with table A 1.15 of Technical Advice Note 15 would not be currently available. The emergency access would therefore have flood depths and velocities of the flood water would that would exceed that deemed acceptable in TAN15.

Recommendation

It is therefore considered that the proposed development would result in highly vulnerable development within a flood zone, contrary to policy SP14 and Technical Advice Note 15 – Development and Flood Risk. This policy objection in addition concerns regarding the flooding depth at the property access, is considered to justify the refusal of the proposed development. The recommendation is therefore one of refusal.

Conditions

1. The proposal will lead to an increase in highly vulnerable development within Zone C2 as defined by the development advice maps referred to under TAN15 Development and Flood Risk (2004). The development is contrary to policy SP14 of the Powys Unitary Development Plan (2010), Technical Advice Note 15 (TAN 15) Development and Flood Risk (2004) and Planning Policy Wales (2016).

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