

Officer Appraisal

Site Location and Description

Welshpool High School is located in the east of Welshpool and accessed off Salop Road. The existing sports pitches the subject of the application are located to the north east and north west of the existing school buildings. The application seeks confirmation that the following proposed works would be lawful for planning purposes and would not require planning permission:

- Refurbishment works to two main MUGA (Multi Use Games Area) areas. MUGA 1 extends to approximately 4265 square metres and MUGA 2 extends to approximately 2210 square metres. New retaining walls would be constructed using blue engineering brick facings up to a maximum height of 1.3m depending on the topography of the ground and new Rebound fencing would be installed to the perimeter of sports areas (together with the installation of associated surface water drainage works);
- Installation of new central access porous tarmacadam ramp/stepped route between MUGAs extending to approximately 138 square metres;
- Installation of double cricket practice nets and new long jump/triple jump facilities including access footways and 2.4m high fence enclosures;
- Grass playing field improvement works inclusive of stripping topsoil, minor re-grading of sub-soil to level off general grass areas and improve turfed sports areas, re-seeding and establishment of grass including for required irrigation during establishment;
- There will be no floodlighting installed as part of the proposed development works (existing floodlighting columns to be removed).

Consideration

Under Part 12 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 the following development, works and operations by Local Authorities are permitted development, not requiring the submission of a planning application:

DEVELOPMENT BY LOCAL AUTHORITIES

Class A

A. Permitted development

The erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, and similar structures or works required in connection with the operation of any public service administered by them.

The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Given that the proposed works, operations and structures would not exceed 4 metres in height, it is concluded that the proposal benefits from permitted development rights and as such does not require the submission of a planning application.

RECOMMENDATION

In light of the above, the proposal complies with Part 12 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995. Therefore, it is recommended that a Certificate of Lawfulness is granted under Section 192 of The Town and Country Planning Act 1990 for the proposed works as specified in the application.

Case Officer: Kate Bowen, Planning Officer
Tel: 01938 551268 E-mail: kate.bowen@powys.gov.uk