

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 19/0453/FUL

Grid Ref: E: 295029
N: 283895

Community Council: Llanidloes

Valid Date: 25.03.2019

Applicant: Llanidloes High School

Location: Trigfan (Caretakers Flat), Llanidloes High School, Llangurig Road, Llanidloes, Powys SY18 6EX

Proposal: Change of use from Residential (C3) to Educational (D1)

Application Type: Full Application

The reason for Committee determination

The Applicant is Powys County Council and therefore the application is required to be determined before Members of the Planning Committee.

Consultee Responses

Consultee	Received
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<u>Hafren Dyfrdwy</u>	1st Apr 2019
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Thank you for the opportunity to comment on this planning application. Please find our response noted below:

With Reference to the above planning application the company's observations regarding sewerage are as follows:

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.

PCC - Highways

27th Mar 2019

Does not wish to comment on this application.

Wales & West Utilities

27th Mar 2019

Wales & West Utilities have been made aware of a planning application on 27.03.2019, advising us of the proposals at: Llangurig Road, Llanidloes, Powys, SY18 6EX.

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works.

Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

Councillor Morgan

27th Mar 2019

I strongly support this application. It makes common sense.

Representations

Following the display of a site notice for the period of 21 days, no public representations were received at the time of writing this report.

Planning History

App Ref	Description	Decision	Date
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None

Principal Planning Constraints

None

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
	Planning Policy Wales (Edition 10, December 2018)		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN12	Design		National Policy
TAN18	Transport		National Policy
DM2	The Natural Environment		Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting		Local Development Plan 2011-2026
DM11	Protection of Existing Community Facilities and Services		Local Development Plan 2011-2026
DM13	Design and Resources		Local Development Plan 2011-2026
SP5	Settlement Hierarchy		Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets		Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure		Local Development Plan 2011-2026
C1	Community Facilities and Indoor Recreation Facilities		Local Development Plan 2011-2026

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

Site Location and Description

The application site is located within the Town Council area of Llanidloes. This application involves an existing building located within the grounds of Llanidloes High School. The ground floor area of the building is currently used as the canteen for the School and the first floor area was previously used as a caretaker's flat. The application site is surrounded by existing school buildings, playing fields and Llanidloes Primary School.

Consent is sought for the change of use from a Residential (C3) caretaker's flat to Educational class rooms (D1). The caretakers flat was last used for residential purposes in approximately 2005 and has been vacant ever since.

Principle of Development

The Powys LDP supports the provision of community facilities such as schools where the facilities should be appropriate in scale and nature to their location. Policy C1 states that development proposals for community or indoor recreation facilities will be permitted where:

1. *Proposals are within or adjoining a settlement identified in the strategic settlement hierarchy;*
2. *No suitable facility exists nearby which could appropriately accommodate the proposed use; and*
3. *The appropriateness and feasibility of multi-use has been considered.*

The application site is located within the settlement development boundary of Llanidloes which is defined as a town within the Powys Local Development Plan. This change of use application involves utilising the first floor area of an existing building within the school grounds for educational class rooms.

It is therefore considered that the principle of development complies with the Powys LDP (2018) subject to the following:

Design

With respect to design specific reference is made to LDP policy DM13 (Part 1). This policy indicates that development proposals will only be permitted where the development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.

The proposed development does not seek to alter the external appearance of the building. All alterations are internal and only include the first floor area.

In light of the above, it is therefore considered that the proposed development fundamentally complies with relevant planning policy.

Amenities enjoyed by occupiers of neighbouring properties

In considering the amenities enjoyed by the occupiers of neighbouring properties consideration has been given to the Powys Residential Design Guide (October 2004) and to LDP policy DM13 (criterion 11).

The proposed change of use will not impact upon any neighbouring properties given that the existing building is located within the grounds of Llanidloes High School and is surrounded by other High School Buildings and Llanidloes Primary School.

Having carefully considered the proposed development, it is considered that the scheme fundamentally complies with the above LDP policies and the Powys Residential Design Guide.

Highways

A safe access, parking and visibility splays are a fundamental requirement of any development (LDP: DM13, Criterion 10).

The application does not seek alterations to the existing means of access to the property and the proposal would not affect the existing parking area in terms of reducing the number of parking spaces to an unacceptable level. The local Highway Authority has been consulted on the proposed development and noted that it did not wish to comment on the application.

In light of the above it is therefore considered that the proposed development fundamentally complies with relevant planning policy.

RECOMMENDATION – Conditional Consent

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

Conditions

- 1 The development shall begin no later than five years from the date of this decision.
- 2 The development shall be carried out in accordance with the following approved plans and documents; Location Plan, 871/201, 871/S02, 871/S03, 871/D01, 871/D02.

Reasons

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

Case Officer: Luke Jones, Planning Officer
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