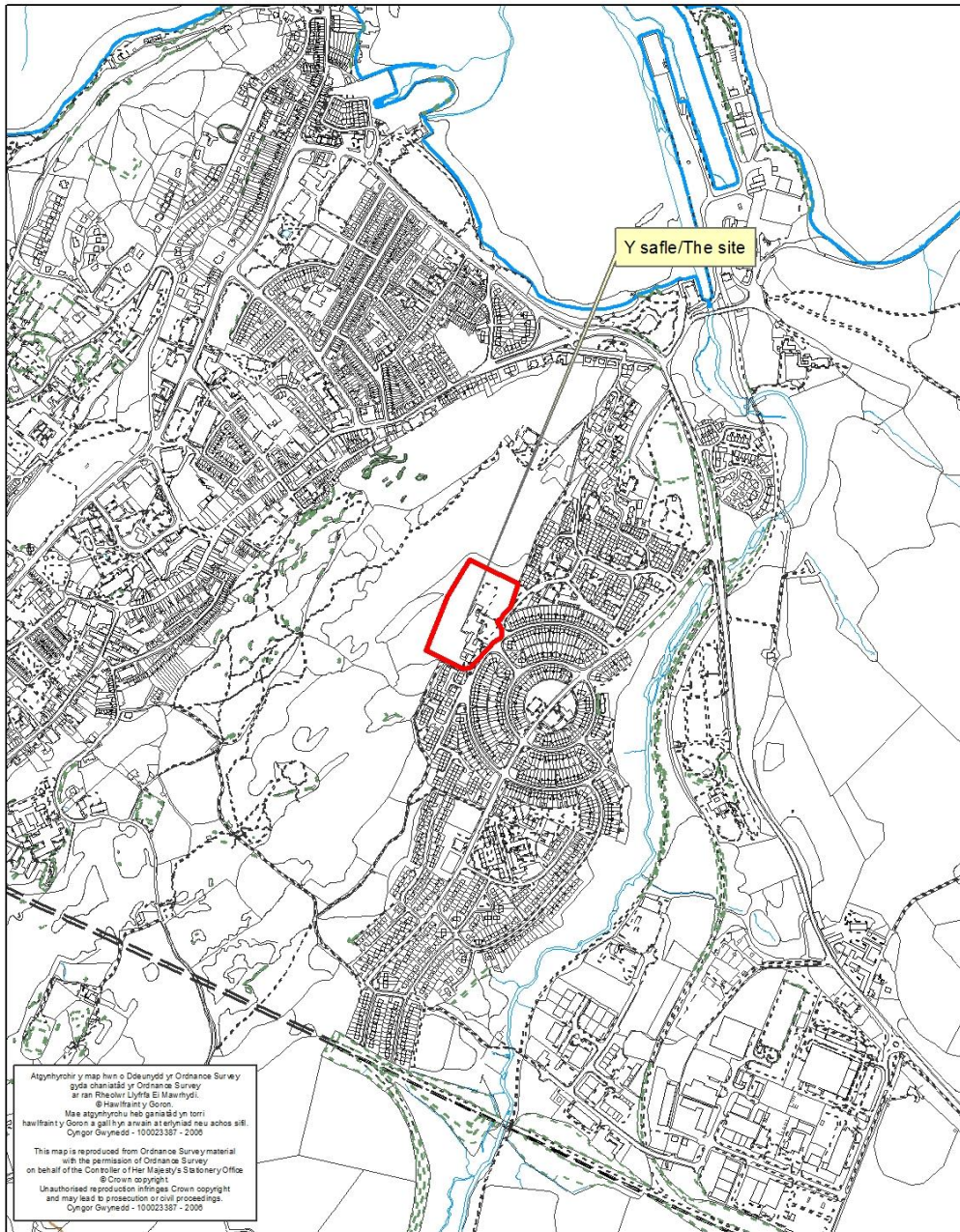




Rhif y Cais / Application Number : C16/0155/11/R3

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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Number: 6

Application Number: C16/0155/11/R3
Date Registered: 19/02/2016
Application Type: Full - Planning
Community: Bangor
Ward: Marchog

Proposal: DEMOLITION OF EXISTING SCHOOL BUILDING AND CONSTRUCTION OF A NEW SCHOOL BUILDING TOGETHER WITH ASSOCIATED WORKS
Location: YSGOL GLAN CEGIN, MAESGEIRCHEN, BANGOR, LL571ST

Summary of the Recommendation:

POWER TO ACT TO APPROVE THE APPLICATION

1. Description:

1.1 This is a full application to construct a new school on the land of the existing school and then demolish the existing school once the new school has opened. The plan also includes substantial landscaping work, provision of new playgrounds, accesses and new parking provision.

1.2 The site is located on the Maesgeirchen estate which is within the development boundaries of Bangor. The new school would provide space for 210 children and 30 nursery spaces. The new school is located to the north of the site on the existing playing yard. Due to the steep nature of the land, the building would be on two levels in order to make the best use of the land and current levels. The building has a modern design and has a mixture of sloped and flat roofs. It is proposed to use a mixture of metal cladding and natural slates on the external walls.

1.3 The following documents have been submitted as part of the application:

- Design and Access Statement
- Ecological Survey
- BREEAM Assessment
- Community and Language Statement and Assessment
- Flood consequence assessment and drainage strategy
- Trees Survey and impact assessment
- Sustainable Strategy
- Geological and geotechnical investigation report

1.5 This proposal has already been screened and it was confirmed that no Environmental Impact Assessment was required for the proposal.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning

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considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impact in the form of an environmental assessment or assessments of other impacts.

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B20 - SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 - BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

POLICY B23 - AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B25 - BUILDING MATERIALS

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING SCHEMES

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B32 – INCREASING SURFACE WATER

Refuse proposals that do not include appropriate flood minimisation or mitigation measures that will reduce the volume and rate at which surface water reaches and flows into rivers and other water courses.

POLICY C1 - LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

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POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES

Proposals that give priority to re-using previously developed land or buildings that are located within or near development boundaries will be permitted provided the site or building and the proposed use are appropriate.

POLICY C7 – BUILDING IN A SUSTAINABLE MANNER

Proposals for new developments or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 - SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH37 – EDUCATIONAL, HEALTH AND COMMUNITY FACILITIES

Development proposals for new educational, health or community facilities or extensions to existing facilities will be approved provided they conform to a series of criteria relating to the location of the proposal, its accessibility using different modes of travel, together with highway considerations, the design of any new school and the effect on an identified town centre.

Supplementary Planning Guidance: Planning and the Welsh Language

Supplementary Planning Guidance: Planning for Sustainable Building

Gwynedd Design Guidance

2.3 National Policies:

Planning Policy Wales, Edition 8, 2016

TAN 5: Planning and Nature Conservation 2009

TAN 12: Design 2014

TAN 20: Planning and the Welsh Language 2013

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3. Relevant Planning History:

The application in question has no relevant history. The planning history relates to the buildings / existing use of the site as a school.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: No objection.
I recommend standard conditions regarding provision of accesses and diverting the public footpath, and I also recommend re-surfacing the highway in front of the school as it is assumed that civil engineering activities would deteriorate its surface during the construction period. The civil work of constructing accesses and relocating the mound, along with a heavy flow of vehicles during the work, is likely to weaken the road and I recommend re-surfacing along the road from its junction with Ffordd y Castell up to Plas Mabon flats. I also recommend that the gradient of the public footpath in front of the service area is not as steep as the gradient of this parking space.

Natural Resources Wales: No objection and standard advice.

Welsh Water: No objection, requires a condition – to submit a detailed drainage plan prior to work commencing on site.

Public Protection: Not received

Biodiversity: Not received

Trees Unit: No objection

Footpaths Unit: The Countryside and Access Department is eager to ensure that public footpath number 12 in Bangor is protected during and at the end of this development. As it has been referred to in the application, part of this Footpath under section 257 of the Town and Country Planning Act will need to be diverted and therefore, the applicant must submit confirmation that he can meet the relevant costs of doing so before we are able to support this application.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period will end after providing this report (but before the date of the committee), and observations had been received at the time of writing the report objecting on the following grounds:

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- Surface water matters, land lower than the School, the application requires a good land drainage plan to prevent water from exiting the site.
- Height and proximity of the building to a dwelling.
- Causes shadowing and loss of light.
- A request for the building to be moved away from houses.
- Noise, dust and disturbance during the construction period.
- Request a condition, no construction work on the site before 8am and after 5pm and no work at all on weekends.
- Need to ensure that no damage is caused to estate roads by construction traffic.
- New access is close to an existing car park that is already busy. Do not want to see more traffic on the hill.
- New access is close to a bus stop and traffic changes are likely to have a detrimental impact.
- Proximity of bin storage area to a residential dwelling and a concern about odours.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy C1 of the UDP encourages development within town and village development boundaries while policy C3 supports reusing previously used sites. This development would meet the objectives of these policies.
- 5.2 Policy CH37 of the UDP supports new educational facilities subject to meeting specific criteria. This development meets with those criteria for the following reasons:
1. All construction work is located within an existing development boundary on previously developed land.
 2. The site is accessible without the use of a car – it is within walking distance for residents.
 3. Changes within the site would improve safety and improve an arrangement in terms of transportation by providing separate accesses for staff/public parking and a pull-in/turning space for larger vehicles that would serve the site (delivering goods, collecting refuse, maintenance vehicles) which are entirely within the site.
 4. The development would not undermine a defined town centre.
- 5.3 It is considered that the principle of the development complies with policies C1, C3 and CH37 of the UDP and that the proposal is an opportunity to improve the existing sub-standard provision.

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Sustainability matters

- 5.4 A preliminary BREEAM standards assessment indicated that the development meets an excellent standard for green buildings with a score of 75.52. It has the potential to reach an excellent level (70 credits) if all aspects of the proposed environmental schemes are realised.
- 5.5 Therefore, the development accords with policy C7 of the UDP which involves protecting environmental standards along with the Supplementary Planning Guidance: Planning for Sustainable Building.

Visual and Residential Amenities

- 5.6 Policies B22, B23, B25 and B27 of the UDP are relevant and relate to promoting building design, safeguarding the amenities of the locality, landscaping and safeguarding the visual character by ensuring that building materials must be of a high standard that complement the character and appearance of the local area.
- 5.7 The site is located in a residential area that has a scattered mixture of community facilities throughout the estate. It is recognised that the existing school building has reached the end of its lifespan and there is no design / architectural reason to justify preserving the building. The design of the new school building is modern and it is proposed to use a mixture of metal cladding and natural slates on the external walls and therefore, it is considered that it would offer an improvement to the existing site and be in-keeping and acceptable for the location. When considering the proposed size, design and materials, it is believed that the proposal is unlikely to have any substantial harm on the visual amenities of the local area.
- 5.8 During the statutory advertising period, one letter was received objecting to the proposal. Policy B23 stresses the requirement to assess the impact of the proposal on the amenities of nearby residents. The policy states that proposals which would cause significant harm to the amenities of the local neighbourhood should be refused. The new school is located along the northern boundary of the site and therefore, it must be recognised that there would be a different impact on nearby residential dwellings than what currently exists. However, the two-storey part of the building is located close to the northern boundary of the site, the building has been set back from the front boundary of the site and the residential dwellings are now further forward. Observations relating to shadowing and loss of light are acknowledged but given the existing land levels, the location of the new school and sun's path, it is not considered that the location of the new school would be likely to have a substantial detrimental impact on the residential amenities of Llys Owain houses. It is not considered that it would create an oppressive feature either.
- 5.9 Matters relating to implementing a planning consent are usually beyond planning considerations. However, it is recognised that there would be a period of extraordinary disturbance during the construction period, but that in

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itself is insufficient to refuse the application. The planning system should not duplicate other regulations that are managed by e.g. Natural Resources Wales, Building Control, Environmental Health, which are in place to ensure safety and that development will not have a detrimental impact on the environment. Observations regarding the location of the bin storage area are acknowledged but the bins would be kept in a fit-for-purpose building with space for 8 large bins with lids. With appropriate control, the storage should not have a detrimental impact on residential amenities.

- 5.10 It is therefore considered that the proposal complies with the requirements of policies B22, B23, B25 and B27 of the UDP.

Transport and Access Matters

- 5.13 The proposal means that the plan will provide separate accesses for staff/public parking and a pull-in/turning space for larger vehicles that would serve the site (delivering goods, collecting refuse, maintenance vehicles etc.) which are entirely within the site. Subject to conditions, the Transportation Unit did not have an objection to the setting of the proposal, accesses and parking provision. The Transportation Unit and the objection that was received have raised a concern regarding the condition of roads that lead to the site during the construction period. However, it is possible to manage this through an 'Extraordinary Traffic Agreement' under Section 59 of the Highways Act 1980, which is beyond the planning system. Should the application be approved, it would be possible to apply a note to the judgement to highlight the need for this in order to safeguard the condition of the local roads network during the demolition/construction period. Therefore, it is considered that the proposal complies with the requirements of policies CH33 and CH36 above. The application has also given full consideration to providing appropriate access for the widest possible range of individuals in accordance with policy CH30.

Surface Water Matters

- 5.14 Policy B32 refuses proposals that do not include flood minimisation measures or appropriate mitigating measures which will lead to a reduction in the volume and scale of surface water reaching and flowing into rivers and other water courses.
- 5.15 As a part of the application, a flood consequence assessment and drainage strategy were submitted which refer to the method of dealing with surface water. The application site is not in a flood risk zone and no objection has been received from Natural Resources Wales or Welsh Water. A consultation was held with the Drainage Unit which is part of Gwynedd Consultancy but no response had been received at the time of writing the report.
- 5.16 The drainage strategy recognises that impervious surfaces would increase on the site compared with the current situation. Soakaway tests have been undertaken on site which confirm that infiltration will be unsuitable to dispose surface water. The site currently disposes of surface water via surface water

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sewers that join into Afon Cegin. The statement recognises that the capacity of existing drains that serve the site limits flow that already exits the site. It is proposed to manage flow and install an attenuation storage underground within the development in order to reduce maximum flow from the site by approximately 30% and this should offer an improvement to the existing situation and also respond to the objection received.

- 5.17 Subject to a condition to agree on a detailed land drainage plan, it is considered that the proposal can comply with Policy CH32 of the GUDP.

Linguistic and Community Matters

- 5.18 A Language Impact Assessment and Statement were submitted with the application. It concludes that, by adopting specific recommendations, opportunities exist for the development to sustain and enhance the Welsh language. Policy A2 of the UDP aims to protect the social, linguistic and cultural fabric of communities, and it is considered that by providing quality resources for community use, the development can make an important contribution to the community and therefore contribute towards protecting and strengthening the community's social, linguistic and cultural fabric. The response of the Joint Planning Policy Unit is awaited on the assessment and it is hoped that it will have arrived by the date of the Committee.

Biodiversity Matters

- 5.19 Policy B20 of the UDP safeguards species and their habitats that are internationally important and refuses proposals which are likely to cause unacceptable disturbance or harm to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of such sites. Policy B27 relates to landscaping plans. An ecological and trees report for the proposal has been received. An amended planting strategy was received that proposed to use more indigenous plants and trees as part of the landscaping plan. Natural Resources Wales did not have an objection to the application and a response is awaited from the Biodiversity Unit and it is hoped that this will have been received by the date of the Committee. Subject to favourable observations from the Biodiversity Unit, it is considered that the proposal, with conditions if required, can comply with the requirements of policy B20 and policy B27 of the UDP.

6. Conclusions:

- 6.1 Having considered the observations received, all the policies and relevant planning matters, it is not believed that the development would have a significant negative impact on the area's residential and visual amenities, road safety or biodiversity and in the context of national policies, it is not believed that the proposal is contrary to these relevant policies.

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7. Recommendation:

7.1 To approve the application subject to the receipt of favourable observations from the Joint Planning Policy Unit and the Biodiversity Unit and to the following conditions:

1. Time
2. In accordance with the plans
3. Transport conditions
4. Biodiversity conditions (if required)
5. Submit a detailed land drainage plan
6. Demolish existing school, restore land and complete landscaping work within a reasonable period (to be agreed)
7. Submit detailed plans of the bin storage area
8. Working hours during the construction period