

Rhif y Cais: **19LPA1030/CC** Application Number

Ymgeisydd Applicant

St Mary's Primary School

**Cais llawn i osod ystafell addysg symudol yn / Full application for the siting of a mobile classroom
at**

Ysgol Santes Fair/St Mary's School, Ffordd Longford Road, Caergybi/Holyhead



Planning Committee: 07/12/2016

Report of Head of Regulation and Economic Development Service (AL)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Local Authority.

1. Proposal and Site

The application lies at St Mary's Primary School, Longford Road, Holyhead.

The proposal entails construction of a new mobile classroom within the school grounds.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of impact on adjoining properties and their amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales (9th Edition)

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Arwel Roberts – No response received at the time of writing this report.

Councillor Raymond Jones -No response received at the time of writing this report.

Councillor R. Llewelyn Jones – No response received at the time of writing this report

Town Council – No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 02/12/2016. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

19C742: Alterations and extensions at St. Mary's School, approved 03/03/2000.

19C742A Erection of new portacabin for the use of after school club at St. Mary's School, approved 04/03/2004.

6. Main Planning Considerations

The proposed entails the erection of a new mobile classroom within the grounds of St Mary's School in Holyhead.

The proposed building will be of single storey within the existing school grounds. The walls will consist of insulated timber composite with plastic outer cladding, the roof will be of insulated plywood with weatherproof membrane finish, UPV windows with timber doors. A new timber ramp with hand rail will also be constructed to provide access. The proposed materials for the proposal are considered acceptable. It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions. Providing no additional adverse comments are received following publicity.

8. Recommendation

To **permit** the development subject to conditions.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 02/02/2016 under planning application reference 19C1175.

Drawing number	Date Received	Plan Description
PBSS1624	04/11/2016	Floorplan and elevations
01	04/11/2016	Location and block plan
-	04/11/2016	Foundation plan

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.