

**Application Number:** DM/2019/00440

**Proposal:** Two outdoor classrooms and a polytunnel.

**Address:** The Dell Primary School, Welsh Street, Chepstow, NP16 5UQ

**Applicant:** Mr Steve King

**Plans:** Location Plan OS Site Location Plan - , Site Layout Proposed Location - Outdoor Classroom 1 - , Site Layout Proposed Location - Outdoor Classroom 2 - , Elevations - Proposed Elevation Side - , Elevations - Proposed Elevation Front - , Elevations - Proposed Floor plan - , Elevations - Proposed Polytunnel - Elevation - , Floor Plans - Proposed Polytunnel - Plan - ,

## **RECOMMENDATION: APPROVE**

Case Officer: Mrs. Helen Hinton  
Date Valid: 27.03.2019

**This application is presented to Planning Committee as the application involves development within the grounds of a primary school.**

### **1.0 APPLICATION DETAILS**

1.1 The application seeks full planning permission for the development of two outdoor classroom buildings and a polytunnel at the Dell Primary School, Welsh Street, Chepstow.

1.2 Each outdoor classroom building would measure 7.3m wide, 3.65m deep (including roof overhang) with a pitched roof with a maximum height of 3m. The buildings would be finished with stained timber elevations and a corrugated panel sheeted roof. The front elevation of each building would contain two sets of outward opening double doors.

1.3 Building one would be positioned in the northern part of the site adjacent to the boundary, to the north-west of an existing de-mountable building. Building two would be positioned in the southern part of the site, adjacent to the boundary, to the west of an existing caravan and enclosed garden area.

1.4 The proposed polytunnel would measure 2m wide, 3m deep with a curved roof design with a maximum height of 2m. The poly tunnel would be positioned in the southern part of the site, adjacent to the boundary, to the east of the caravan, enclosed garden area and proposed outdoor classroom.

1.5 Schedule 2, Part 32 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended), grants schools permitted development rights for;  
"The erection on the site of any school, college, university or hospital of any building required for use as part of or for a purpose incidental to the use of, the school, college, university or hospital as such, as the case may be."

The above is subject to a number of restrictions and conditions. In this instance it is considered that the buildings and structure proposed require planning permission as:

- (c) The cumulative total cubic content of buildings erected on a particular site (other than the original school buildings) would exceed 250 cubic metres; and
- (d) The buildings erected would be within 20 metres of the boundary of the site.

Site Appraisal

1.6 The application site forms part of school grounds associated with The Dell Primary School, Chepstow. The school site as a whole has an area of 1.7 ha and is located within the northern part of Chepstow, immediately adjacent to the B4293 (Welsh Street), to the west of the Chepstow Castle, a Scheduled Ancient Monument, and to the north-west of the town centre.

1.7 The main school building is located centrally within the site with a number of demountable class room buildings to the north, hard surface playgrounds provided to the north-west and south and a large playing field to the east. There are a number of small timber sheds and outbuildings located around the grounds. The boundaries of the site are defined by a combination of stone walls and metal mesh fencing.

1.8 The school site as whole is located within the settlement development limits and the Conservation Area of Chepstow. The land immediately adjacent to the northern boundary of the site forms part of the Pierce, Alcove and Piercefield Woods Site of Special Scientific Interest and is also protected by a Tree Preservation Order.

## **2.0 RELEVANT PLANNING HISTORY (if any)**

<b>Reference Number</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
DC/2003/00790	Siting Of Single Demountable Building.	Approved	31.07.2003
DC/2003/00789	Siting Of Double Demountable Building.	Approved	31.07.2003
DC/2012/00944	Erection of 3 6m Flagpoles.	Approved	21.02.2013
DC/2003/00466	Siting Of Single Demountable Building.	Refused	18.07.2003
DC/2003/00467	Siting Of Double Demountable Building	Refused	18.07.2003
DC/2009/00270	1/ Control kiosk to be installed 2/ New vehicle access track through the Dell Primary School 3/ New fencing work along access track and security compound (Revised Scheme)	Approved	18.05.2009

DC/1994/00507	Proposed Siting Of Double Demountable Classroom.	Approved	17.06.1994
DC/1992/00009	Extension To Provide Two Classrooms Cloakroom And Hard Play Area.		13.03.1992
DC/2008/01383	1. A Welsh Water control kiosk to be installed (engineering operations/works below ground). 2. A new vehicle access track through the Dell Primary School grounds. 3. New fencing along access track and security compound.	Refused	11.02.2009

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

#### **Strategic Policies**

S5 LDP Community and Recreation Facilities  
S13 LDP Landscape, Green Infrastructure and the Natural Environment  
S15 LDP Minerals  
S17 LDP Place Making and Design

#### **Development Management Policies**

GI1 LDP Green Infrastructure  
NE1 LDP Nature Conservation and Development  
EP1 LDP Amenity and Environmental Protection  
DES1 LDP General Design Considerations  
DES2 LDP Areas of Amenity Importance  
HE1 LDP Development in Conservation Areas  
HE2 LDP Alterations to Unlisted Buildings in Conservation Areas  
CRF3 LDP Safeguarding Existing Recreational Facilities and Public Open Space  
M2 LDP Minerals Safeguarding Areas  
MV1 LDP Proposed Developments and Highway Considerations

### **4.1 NATIONAL PLANNING POLICY**

#### **Planning Policy Wales (PPW) Edition 10**

4.1.1 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

4.1.2 The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

### **5.0 REPRESENTATIONS**

#### **5.1 Consultation Replies**

**Chepstow Town Council:** response not yet received.

**Environmental Health** - No objections.

**Cadw** – response not yet received.

SEWBRc Search Results - No significant ecological record identified.

## 5.2 Neighbour Notification

The application has been advertised by the erection of a site notice. No objections or representations have been received.

## **6.1 EVALUATION**

### **6.2 Strategic & Spatial Choices**

#### Strategic Planning/ Development Plan context/ Principle of Development

6.1.2 The application seeks full planning to provide two outdoor classrooms and a polytunnel within the grounds of The Dell Primary School to be used for purposes associated and ancillary to the main school. Given the existing and established use of the site and the incidental nature of the development, the principle of developing structures that could be used to provide a varied educational environment is considered acceptable.

#### Good Design/ Place making

6.1.3 The developments proposed are considered to be of a size, scale, and design that are subservient and subordinate to the main school building. It is considered that the position of the buildings, adjacent to the northern and southern boundaries away from the principal access to the site and school building, together with the external materials of the proposed structures, would reinforce their ancillary and secondary nature and use. The application is therefore considered compliant with the requirements of policies S17 and DES1 of the LDP.

#### Impact on Amenity

6.1.4 Although the structures would be partially visible from the public highway to the west of the site, a minimum distance of 33m would be maintained between the closest proposed building and the public highway (Welsh Street) to the west. Given the distances proposed, the grouping of the structures with existing outbuildings and structures and the existing landscape screen that would be retained around the site as a whole, it is considered that the developments proposed would not have a detrimental impact on the character, appearance or amenity of the Conservation Area or wider area and is compliant with the requirements of policies S17, DES1 and HE1 of the LDP.

#### The Welsh Language

6.1.5 Although primarily an English medium education provider, Welsh is taught as a second language as part of the School's curriculum. It is considered that the developments proposed could broaden students' experience and exposure to the Welsh language by providing a varied learning environment to the benefit of the language's development in the County as a whole.

### **6.2 Active and Social Places**

#### Access / Highway Safety

6.2.1 Care has been taken to ensure that all parts of the developments proposed have been located away from the existing on site parking facilities and access to the public highway, in the interests of public safety. Although the proposed developments would be used to provide

alternative learning environments, the structures would not generate increased student places and would not therefore generate any increased off street parking demand or increased traffic movements to and from the site. Being mindful that the development would not affect existing on site parking provision, the application is therefore considered compliant with the requirements of Policy MV1 of the LDP.

### Recreational Spaces

6.2.2 The playing fields to the east of the main school building are allocated as an area of amenity importance in the LDP. As a result care has been taken to ensure that the developments have been sited close to the boundaries to ensure the structures do not have a detrimental impact on the usability of the school playing fields or compromise their role as a venue for formal and informal sport or general recreation, in compliance with the requirements of Policy DES2 of the LDP.

## **6.3 Distinctive & Natural Places**

### Landscape/ Visual Impact

6.3.1 Although the buildings would be partially visible from the public highway (Welsh Street, B4293) to the west of the site, a minimum distance of 33m would be maintained between the closest structure and the pavement. Given the size, scale, position, design and external finish of the structures proposed, it is considered that the developments would appear as ancillary and subservient structures associated with the school and in light of the landscaping that would be maintained around the northern, eastern and southern boundaries of the site, it is considered that the developments would not have a detrimental impact on the landscape or visual amenity of the area. The proposal is therefore considered compliant with the requirements of policies S17, DES1, EP1 and HE1 of the LDP.

### Historic Environment

6.3.2 The school site as whole is located within the Chepstow Conservation Area with the closest structure being positioned 111m to the west of Chepstow Castle which is a Scheduled Ancient Monument (SAM). As specified above, it is considered that the developments proposed would appear as ancillary and subservient structures associated with the school and would not have a detrimental impact on the distinctive qualities of the Conservation Area. Although the polytunnel would in theory be visible from the SAM, it is considered that the size and scale of the developments; distance maintained between the structure and the boundary of the SAM and the mature landscaping maintained between the school boundary and the SAM, would prevent the proposal from having a detrimental impact on the setting, appearance special qualities or amenity of the SAM. The application is therefore considered compliant with the requirements of Technical Advice Note 24: The Historic Environment

### Green Infrastructure and biodiversity

6.3.3 The belt of trees immediately adjacent to the northern boundary of the site form part of a Tree Preservation Order (TPO) and the Piercefield Woods Site of Special Scientific Interest. However, all these allocations are outside of the school boundary, with no trees affected or to be removed as part of the development. It is therefore considered that the proposal would not have a detrimental impact on the green infrastructure or biodiversity value of the site and its environs, and is compliant with the requirements of policies S13, GI1 and NE1 of the LDP.

## **6.4 Well-Being of Future Generations (Wales) Act 2015**

6.4.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable

development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **6.5 Conclusion**

6.5.1 The three structures proposed would be ancillary and incidental to the main school. It is considered that their size, scale, design and external materials, in conjunction with their position, would emphasise their visual subservience and would prevent the buildings from having a detrimental impact on the character, appearance or amenity of the wider area.

6.5.1 Although the structures would be partially visible from the SAM and are located in the Conservation Area, it is considered that the developments would not have a detrimental impact on the setting, appearance special qualities or amenity of the SAM or the wider Conservation Area.

6.5.2 Although located immediately adjacent to a TPO and a SSSI, it is considered that the proposal would not have a detrimental impact on the green infrastructure or biodiversity value of the site or adjacent designations. It is also considered that the proposal would not have a detrimental impact on the highway safety and free flow of traffic in the area.

6.5.3 On the basis of the above, the application is considered compliant with the relevant policies of the Monmouthshire County Council Local Development Plan and is recommended for approval subject to conditions.

## **7.0 RECOMMENDATION: APPROVE**

### Conditions:

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.