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02/2016/0526

Scale: 1:2500

Printed on: 25/8/2016 at 15:56 PM



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SITE PLAN

All dimensions to be checked by the
 Planned dimensions to be used in all cases to be used.
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Rev	Rev	Description	By	CHK
001	1	FOR PLANNING		

18 OLD HALL STREET
 LONDON
 W1P 3AA
 TEL: 020 7461 1234
 FAX: 020 7461 1235
 EMAIL: info@brockcarmichael.com
 BROCK CARMICHAEL ARCHITECTS

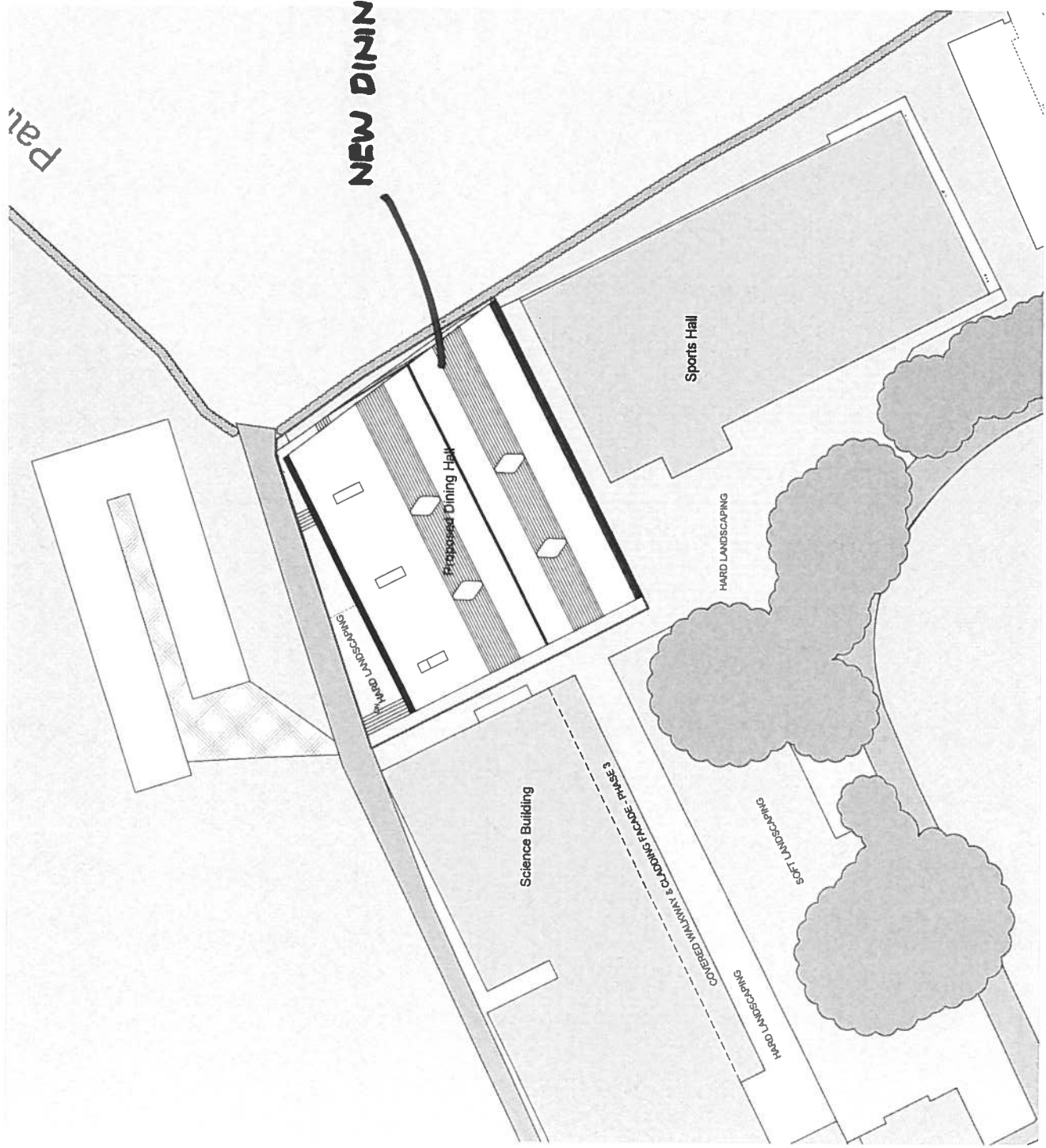


PLANNING

Check: Return Sheet
 Job No: Return Sheet Drawing
 Drawing No: 15.076 | 1.001.002 | 001

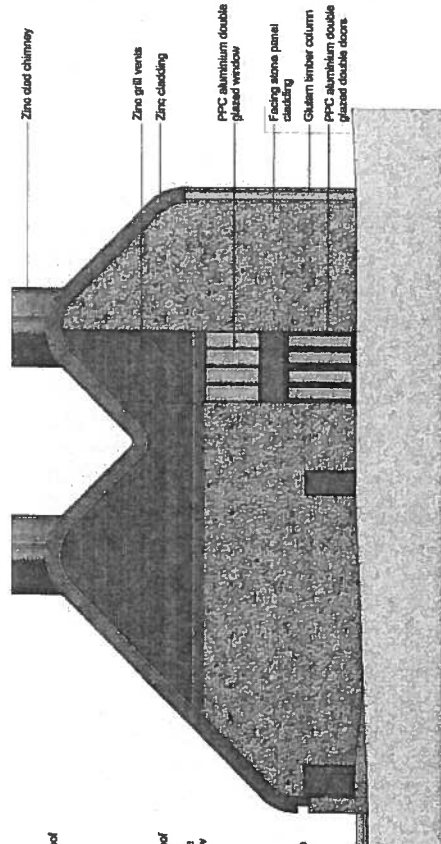


NEW DINING HALL

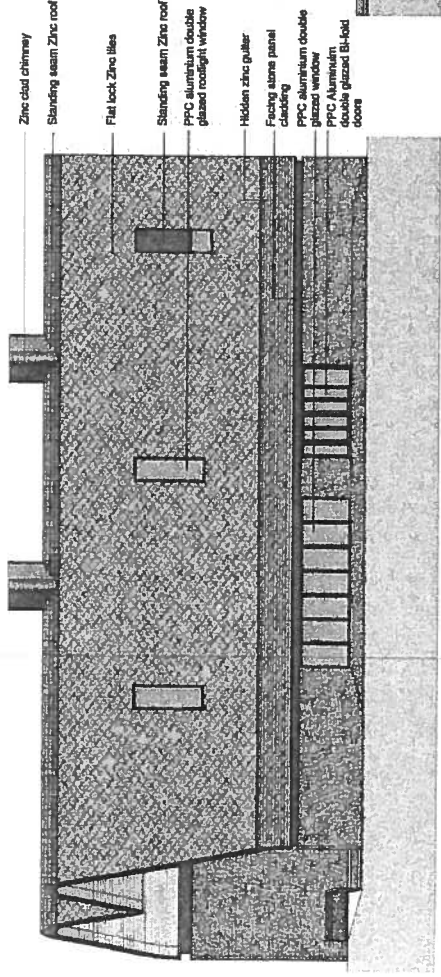


6.1 Proposals - Building Elevations

ELEVATION PLANS

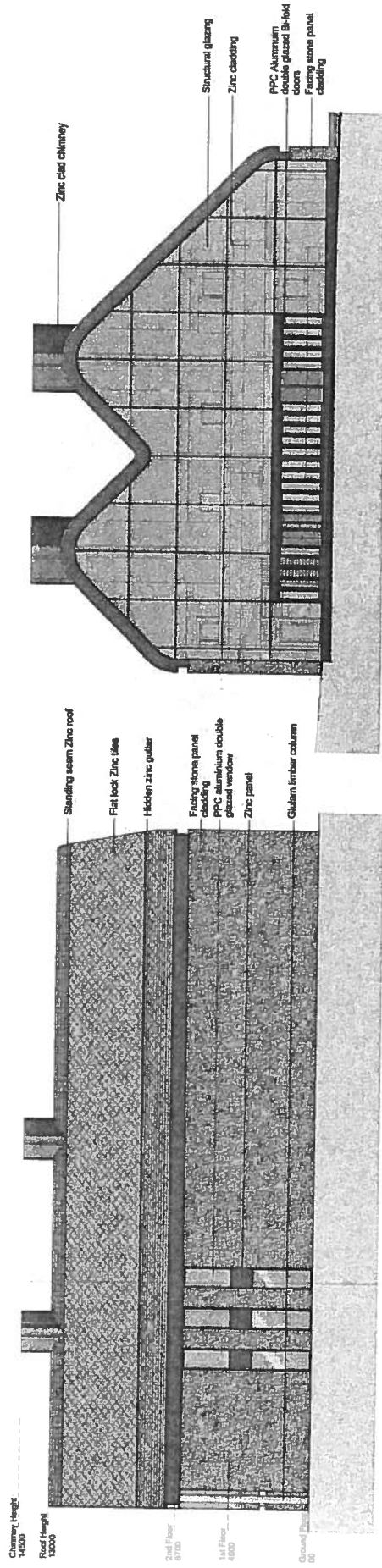


(05) 004 Proposed Elevations - West



(05) 002 Proposed Elevations - North

6.1 Proposals - Building Elevations



(05) 001 Proposed Elevations - South

(05) 003 Proposed Elevation - East

GROUND FLOOR PLAN

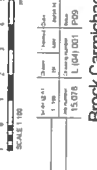
All dimensions to be checked with site.
 Figures in parentheses to be used for preference to be noted.
 Dimensions are given in feet and inches for any dimension not shown to be in feet and inches and rounded to the nearest 1/8".
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Date	Rev.	Description	By
15/03/18	001	Dimensions added	LJH
21/03/18	002	Updated layout to accommodate entrance in VAC provision, back entrance, made back of house accessible, updated furniture, updated signage for driveway	BNV
22/03/18	003	Added ends top to site streets	JDN
18/04/18	004	Adjusted access layout, updated entrance, made back of house accessible, updated furniture, updated signage through CI store, updated furniture.	LJH
06/04/18	005	Updated Design	BK
12/04/18	006	Updated Design	BK
04/05/18	007	Updated Design - Back of House area updated/CI updated	BK
06/05/18	008	Updated Design - Back of House area updated/CI updated	BK
16/05/18	009	For Planning	BK
18/05/18	010	For Planning	BK

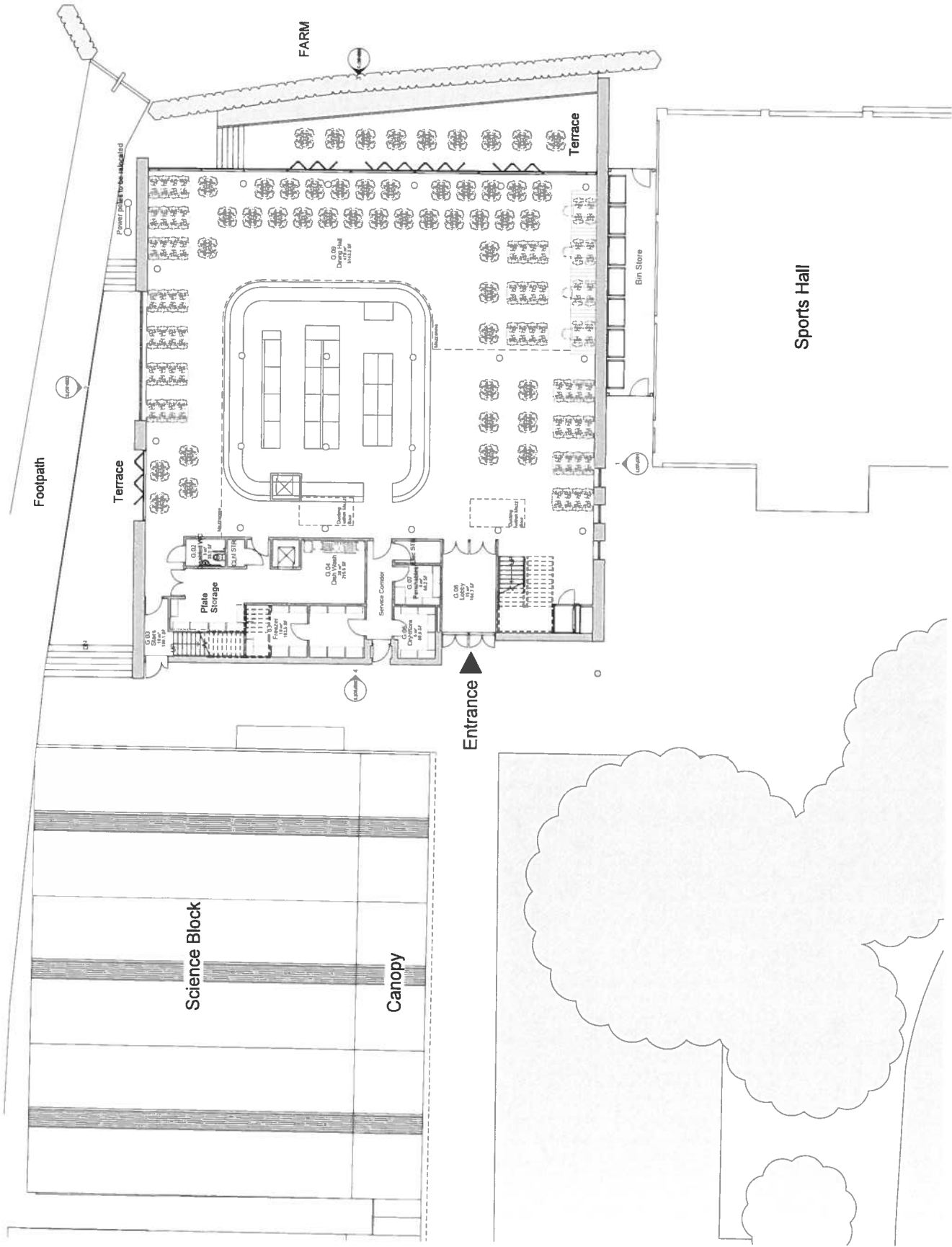
Schedule
 General Room 04/002
 Plant Room 11/002
 Total 100/002
 Based on 000 Covers



PLANNING

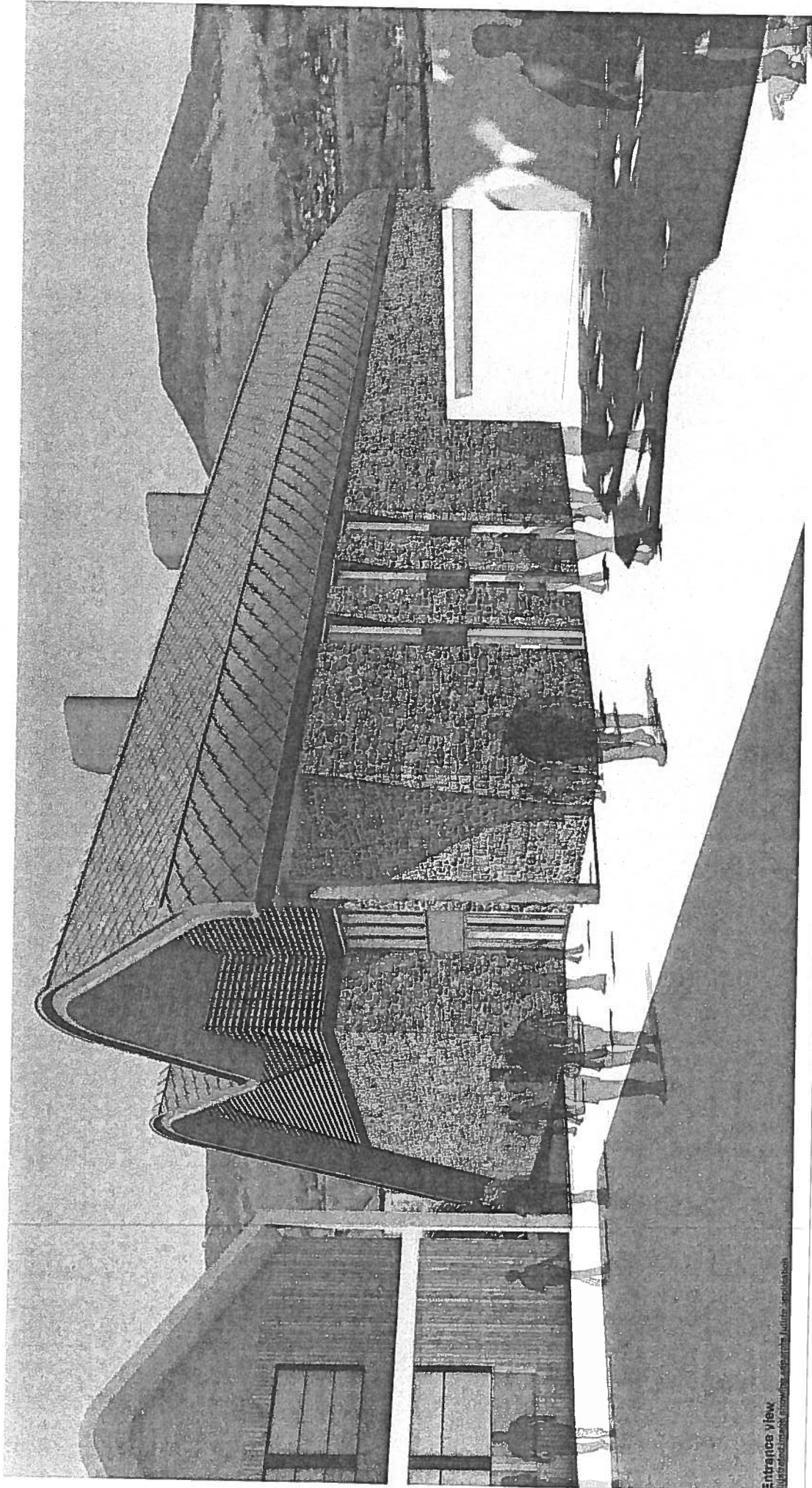


Client: Brock Carmichael Architects
 Architect: Brock Carmichael Architects
 Drawing No: 04/001 001 009



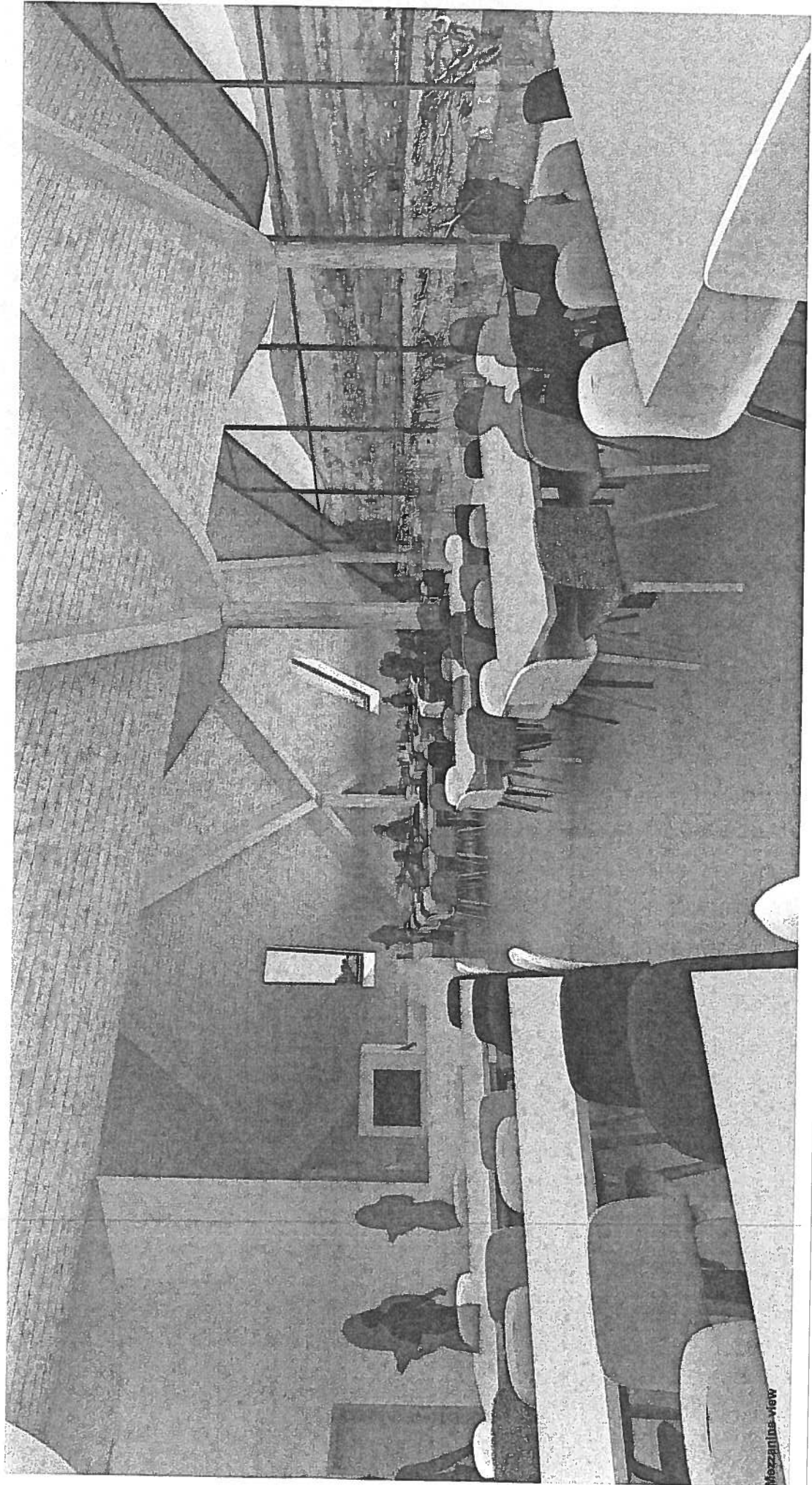
(04) 001 Ground Floor
 1:100

6.4 Proposals - Perspectives



Entrances view
Illustration: Brock Carmichael Architects Ltd. Application

Brock Carmichael Architects



Mezzanine view

EXISTING BUILDING

18 D'OYLE STREET
 L18 000
 TEL: 01 454 4111
 FAX: 01 454 4112
 EMAIL: info@brockcarmichael.com

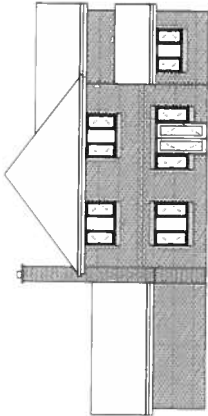
Brock Carmichael ARCHITECTS

PLANNING

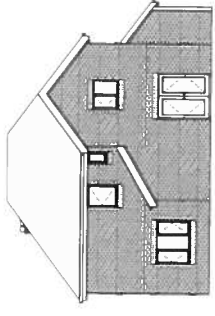
Client: RTI Trade Services
 Job No: RTI Trade Services - Market Hall
 Drawing No: 18.018 - Market Hall - 1st Floor Plan

All dimensions to be checked on site.
 Physical dimensions to be used in preference to issued.
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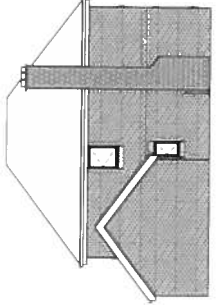
Revisions	Date	By	Description



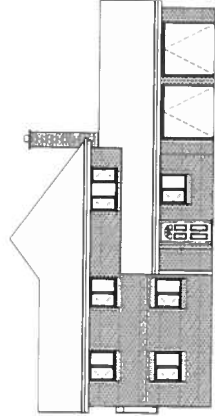
North Elevation
1 : 100



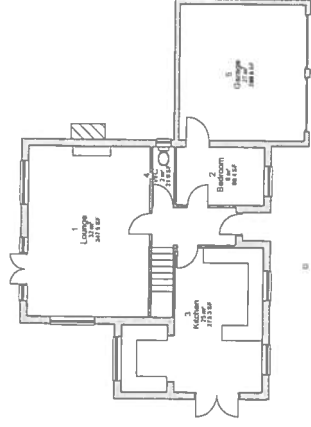
West Elevation
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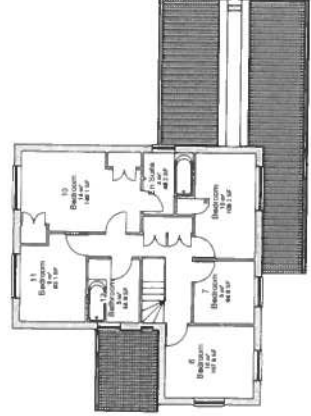
East Elevation
1 : 100



South Elevation
1 : 100



01 - Ground Floor Plan
1 : 100



02 - First Floor Plan
1 : 100

WARD : WD28 - Ruthin

WARD MEMBERS: Councillor Robina Lynn Feeley
Councillor Huw Hilditch-Roberts (c)
Councillor David Ian Smith

APPLICATION NO: 02/2016/0526/PF

PROPOSAL: Demolition of 2 storey detached house and linked single storey garage and erection of two storey Dining Hall with plant space within the roof void, to replace existing 2 storey detached dwellinghouse.

LOCATION: Ruthin School Mold Road Ruthin

APPLICANT: Mr Toby Belfield

CONSTRAINTS: PROW
PUBLICITY Site Notice – Yes
UNDERTAKEN: Press Notice – Yes
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant – 4 or more individual objections

CONSULTATION RESPONSES: (responses to original consultation)

RUTHIN TOWN COUNCIL
"No objection"

WELSH WATER/ DWR CYMRU
No objection, subject to standard notes to applicant.

NATURAL RESOURCES WALES
No objections to the proposals.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES
Archaeologist
No objection.

Conservation Officer
No objection.

Head of Highways and Infrastructure
- Highways Officer
No objections.

Public Protection Officer
No objection.

RESPONSE TO PUBLICITY:

In objection
Representations received from:
Marion Hughes, 6 Wern Uchaf, Ruthin
Mr Robin Wilson, Llys Deri, Bryn Goodman, Ruthin

Kelvin Clayton, Springfield, 8 Wern Uchaf, Ruthin
David Jones, Hafan Deg, Wern Uchaf, Ruthin LL15 1NJ

Summary of planning based representations in objection:
Visual impact of the development- proposal not in keeping with surroundings.
Amenity impacts of dining hall- overlooking of neighbours from terrace, potential for noise and disturbance.

EXPIRY DATE OF APPLICATION: 27/07/2016

REASONS FOR DELAY IN DECISION (where applicable):

- Amended plans required
- Timing of receipt of representations

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes the erection of a dining hall building at Ruthin School. To facilitate the development an existing boarding house known as Wimbledon House and its garage would be demolished. The building would be sited on the footprint of Wimbledon House which is located on the north eastern boundary of the site.
- 1.1.1 The dining hall building would be a three storey structure although the second floor would primarily be used for plant storage. It would measure approximately 26 metres by 26 metres, with an overall height of 13 metres.
- 1.1.2 It would have a curved double pitched roof. It would be finished in clad stone with glulam timber columns and a zinc roof. The eastern elevation would be mainly glazed and the ground floor would open out to a terrace area. There would also be a terrace off the northern elevation.
- 1.1.3 The details are shown on the plans at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The building is proposed in the north eastern corner of the school site, bounded to the north by the playing fields, and open agricultural land to the east.
- 1.2.2 The Ruthin School complex is comprised of a number of buildings of differing ages and designs, located in an 'L' shape along the periphery of the sports pitches which front Mold Road.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Ruthin.
- 1.3.2 The main school building is Grade II Listed.

1.4 Relevant planning history

- 1.4.1 There have been several applications relating to the school site, however none are of direct relevance to Wimbledon House or this specific area of the complex.
- 1.4.2 The most significant recent development on the site was the erection of a new boarding house to the south of the application site and sports hall. This is a two storey structure finished in brick with a slate roof.

1.5 Developments/changes since the original submission

1.5.1 Additional protected species information was sought from the Applicant on the advice of NRW, and additional details including a bat emergence survey and lighting plan were submitted in support of the application.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 None of direct relevance to this area of the site.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)
Policy RD1 – Sustainable development and good standard design
Policy VOE 5 - Conservation of natural resources

SPG – Nature Conservation and Species Protection,

Government Policy / Guidance
Planning Policy Wales Edition 8

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8, (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology

4.2 Other matters

4.3 In relation to the main planning considerations:

- 4.3.1 Principle
Local Development Plan Policy RD 1 Sustainable development and good standard design steers development towards sites within development boundaries.

The dining hall would be located on a site that lies within the development boundary as defined in the Local Development Plan.

Having regard to the above it is considered that the proposals are acceptable in principle. The detailed impacts of this application to develop within the site are considered below.

4.3.2 Visual amenity

PPW paragraph 4.11.9 states that the visual appearance and scale of development and its relationship to its surroundings and context are material planning considerations when assessing planning applications. Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings.

There are no objections to the detailing of the development from the Town Council or consultation bodies. Concerns have however been raised by neighbours over the visual appearance of the building, on grounds that the building would not be in keeping with the area.

A three storey building is proposed which would be of a similar scale to the adjacent main school building. It would replace Wimbledon House, a 1970's dwelling house. The part of the listed building nearest to the dining hall is the science block which is a two storey flat roof extension to the original listed building. Plans show the existing landscaping and trees to the south of the dining hall to be retained and protected during construction works.

In noting the basis of concerns from private individuals, whilst a modern design is proposed, having regard to the siting, scale, massing and materials of the proposed development in relation to the existing buildings, the site and surroundings, it is considered that this is not an inappropriate approach, and the proposals would have not have an unacceptable impact in this context. It would be difficult to argue a case for a more traditional design approach on this part of the site as there has been such a mix of development styles adopted over the years owing to the piecemeal development of the site. Furthermore given the quality of the design and materials it is considered that it would not appear alien in its surroundings or harmful to the setting of the Listed Building or the character of the general area. It is concluded therefore that the proposals comply with the requirements of the policies listed above, and would not have an unacceptable impact on visual amenity.

4.3.3 Residential amenity

Paragraph 3.1.7 of PPW states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. It is also advised that the Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties. Test vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

Concerns have been raised by neighbours over the amenity impacts of the development. Public Protection Officers have considered the development and raise no objection in relation to potential for noise or air quality disturbance.

The dining hall building would be sited on the north eastern end of the site. There is over 110 metres distance to the dwelling to the east of the site at Caer Groes and over 140 metres to the boundaries to the nearest dwellings to the north west of the dining hall at Wern Uchaf.

Having regard to the detailing and siting of the proposed development in relation to the existing site and neighbouring properties, it is considered that the proposals would not have an unacceptable impact on residential amenity. The proposals are therefore considered to comply with the policies and guidance listed above.

1.1.1 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated

sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Surveys have been undertaken and submitted to support the application. The surveys cover Bats and Birds. There are no objections expressed by NRW over the impact on ecological interests from the proposals.

On the basis of the comments of NRW in relation to protected species, it is not considered that there are any significant ecological issues of concern in this instance, subject to the inclusion of relevant conditions.

5. SUMMARY AND CONCLUSIONS:

5.1 In conclusion, the proposal is considered acceptable under the relevant policies and is therefore recommended for grant.

RECOMMENDATION: GRANT- for the following reasons:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Existing Elevations & Floor Plan (Wimbledon House - For Demolition) (Dwg. No. L (00) 001) received 31 May 2016
 - (ii) Proposed Elevations (Dwg. No. L(05) 001) received 31 May 2016
 - (iii) Proposed Ground Floor Plan (Dwg. No. L(04) 001) received 31 May 2016
 - (iv) Proposed First & Second Floor Plans (Dwg. No. L(04) 002) received 31 May 2016
 - (v) Tree Protection Plan (Dwg. No. L (02) 003) received 31 May 2016
 - (vi) Roof Plan (Dwg. No. L(04) 003) received 31 May 2016
 - (vii) Section AA Plan (Dwg. No. L(06) 001) received 31 May 2016
 - (viii) Existing Site Plan (Dwg. No. L(02) 001) received 31 May 2016
 - (ix) Proposed site Plan (Dwg. No. L(02) 002) received 31 May 2016
 - (x) Location Plan (Dwg. No. L(01) 001) received 1 June 2016
 - (xi) Existing & Proposed Visual Drawing (Dwg. No. L(09)001 received 12 July 2016
 - (xii) External Lighting Assessment received 12 July 2016
 - (xiii) Letter from Applicant received 12 July 2016
 - (xiv) Ecological Assessment received 12 July 2016
3. Notwithstanding the approved plans, no development shall be permitted to commence until the formal approval of the Local Planning Authority has been obtained to the external materials to be used on the walls and roof, and boundary wall and mortar details. The development shall be carried out strictly in accordance with the approved details.
4. The use of the premises shall not be permitted to commence until the written approval of the local planning authority has been obtained to details of the equipment to be used for the treatment and extraction of fumes and smells resulting from the preparation and cooking of food, and the approved equipment has been installed. Following its installation, the equipment shall be operated whenever preparation and/or cooking of food is taking place.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of visual amenity.
4. In the interests of the amenities of occupiers of property in the vicinity of the site.

NOTES TO APPLICANT:

Welsh Water Note

To secure a supply of mains water it will be necessary for a service pipe to be laid by, or at the expense of, the developer. Where any part of the service pipe is to be laid in a street only Dwr Cymru Welsh Water may undertake that portion of the work.

The developer will need to discuss the provision of a water supply and should contact the Distribution Manager, Allt y Ffynnon, Alltami Road, Mold, Flintshire CH7 6HD.

Footpath Note

You are advised that a public right of way lies adjacent to the development. The right of way must not be disrupted during the duration of building works.

Public Protection Note

You are advised to access Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems document which is available at <https://www.gov.uk/government/publications/guidance-on-the-control-of-odour-and-noise-from-commercial-kitchen-exhaust>