

## OFFICER REPORT

**Application Number:** 18/P/0781/FUL

**Received Date:** 23rd November 2018

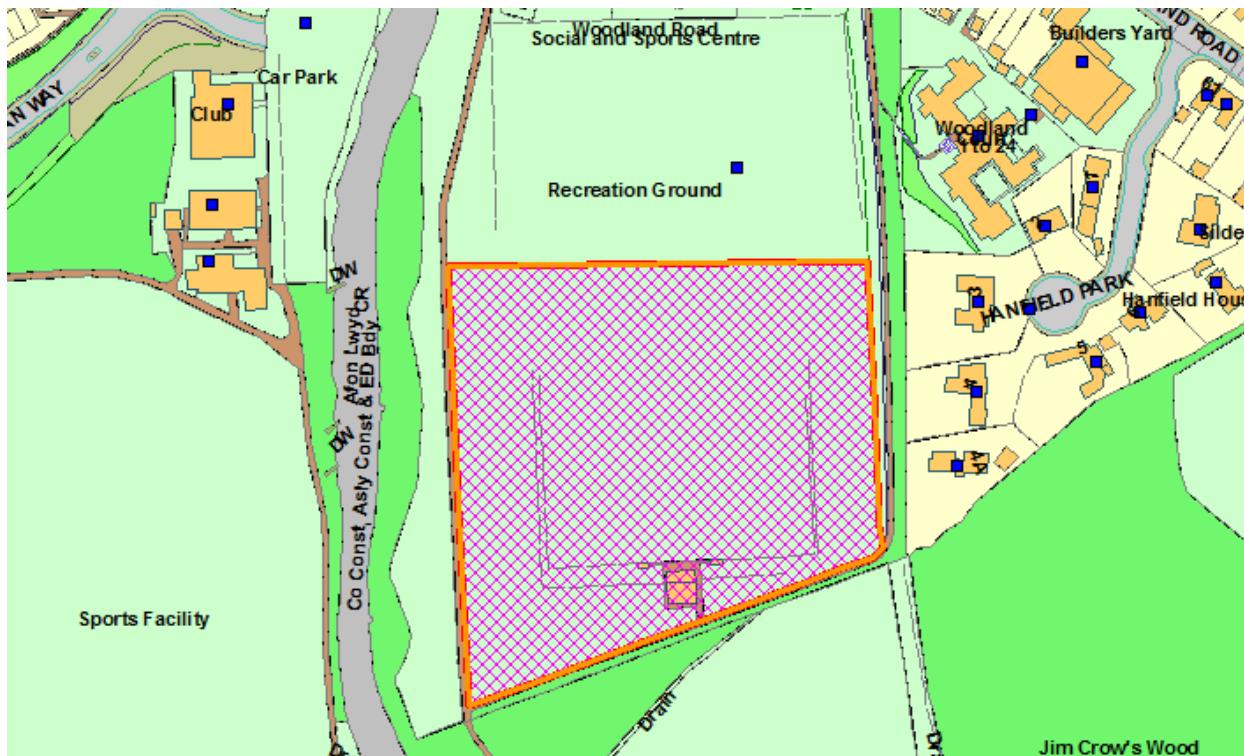
**Proposal:** Extension of existing building to facilitate more seating and storage area

**Site Address:** Football Pitch Woodland Road Croesyceiliog Cwmbran

**Ward:** Croesyceiliog South

**Applicant:** Croesyceiliog AFC

**Agent:** Mr Lloyd Pugh



### **BACKGROUND**

This application is being reported to committee at the request of the Ward Member. The application was the subject of a site visit by the Committee's Site Inspection Panel on the 2<sup>nd</sup> April, notes of that meeting are attached to the agenda.

### **DESCRIPTION OF SITE**

The application site relates to the existing football pitch and facilities of Croesyceiliog AFC located on the south side of Woodland Rd, Croesyceiliog. The site currently houses football stands and storage facilities.

The site is bordered by a public footpath with the Afon Lwyd running to the east.

### **DESCRIPTION OF DEVELOPMENT**

The application seeks permission to expand the existing facilities to accommodate additional seating and storage.

The proposed development would see the introduction of a 10.5m wide extension to either side of the existing structure resulting in a total length of 32M and a total width of 11.5m with a maximum height of 4m. This is an increase in length of approximately 97%.

The proposed materials for the roof and elevation treatments have been selected to match the existing structure. The elevation facing the sports pitch are proposed with openings covered by roller shutters.

### **PLANNING POLICY:**

LDP Policy BW1 - provides a detailed Borough wide General Policy on Development Proposals with criterion covering 'Amenity and Design', the 'Natural Environment', the 'Built Environment', 'Utilities Provision' and 'Design and Transport', against which all planning applications will be determined in conjunction with other relevant policies of the Local Development Plan.

LDP Policy CF5 states that development will be permitted on allotments, areas of formal and informal recreation space, children's play areas and amenity open space subject to six criteria and provides local standards for allotments in Blaenavon (1.65ha), North Pontypool (11.23ha), South Pontypool 4.97ha), Cwmbran (12.52ha) and Ponthir (0.65ha).

### **CONSULTATION RESPONSES:**

Ward Members

The Ward Councillor has a number of reservations and current concerns around this application:

- Proposed development is intended to 'tidy up' the site which now covers a main building with a changing area with showers and some spectator seating, and a couple of external stores. The new building is considerably larger with additional changing, showers, storage and a meeting
- As the usage period from the application is only shown as a Saturday afternoon on the application form, I am surprised that such an amount of space is required, particularly as the Woodland Road Sports and Social Centre can provide meeting room provision for small fee.
- The proposed site size also appears at variance with the car parking provision of 5 spaces plus one disabled space. Car parking is not adequately considered in this application and I have two major concerns: one - currently the club is considered locally to create a hazardous situation for pedestrians and cyclists by some of its members in their cars using the path/cycleway to access the Football Changing Rooms. Two - car parking on Saturday

afternoons and most evenings during the week for users of the Woodland Road Sports and Social Centre is inadequate. Cars also use the car park (Oasis Club, and sports fields) on the other side of the Afon Llwyd river, but on a busy evening and at weekends when sports activities are taking place the approach road is dangerously parked nose to tail and residential areas may also be affected by the overflow from the Centre

- Noted that shutters are to be fitted to the rear of the building which appears to be that facing the pitches. Given the problems which were created when shutters were fitted on the existing building, I am surprised that the type does not appear to have been specified.
- At this stage I am unaware of the views of the Council's Estates department concerning the application, but as the field is leased on a peppercorn rental, it may well be that the development would be over and above what was expected.

#### Community Council

Members considered planning application reference: 18/P/0781/FUL which raised concerns about the scale of the build, that meeting rooms would be developed although there are rooms available at Woodland Road Sports & Social Centre the use of organisations, and that there should be no vehicle access on the footpath leading to the football pitch other than emergency vehicles with a speed limit of 5mph. The wishes of members were to oppose the application based on the build, that Woodland Road Sports and Social Centre was purpose built to accommodate the needs of all sports clubs within Croesyceiliog & Llanyrafon with facilities and committee rooms provided and concerns for parking arrangements on a non-public highway which was designed for pedestrians, cyclists and emergency vehicles only. Members also advised that if the council granted permission, Croesyceiliog & Llanyrafon Community Council would expect conditions in place relating to the operating hours of the new build, the uses of the new build and a restriction on vehicular access to the new build

#### Dwr Cymru/Welsh Water Treharris

The proposed development site is crossed by a 225mm and 375mm public combined sewers, please see copy of attached indicative public sewer record. No operational development is to take place within 3 metres either side of the centreline of the sewers. We request that prior to

commencing any operational development the locations of these assets are determined. If development is likely to fall within the 3 metres either side of the sewers please contact us, the applicant would either have to alter design proposals or it may be possible to divert these assets under Section 185 of the Water Industry Act 1991

The applicant is indicating that surface water will be disposed of into the public sewerage system, due to the proximity of the river Afon Lwyd to the site we would not accept any surface water into the public sewerage system.

We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

**Conditions** No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

#### Advisory Notes

The proposed development site is crossed by public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within a specified easement zone either side of the centreline of the public sewers. The applicant is advised to contact Welsh Water to discuss.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water

Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Asset Management

I refer to the attached consultation letter, I can confirm that TCBC own the land and lease the area to Croesy AFC. I can confirm that Asset Management fully support this application, the tenant has already submitted a Landlords request in order to undertake the works which is currently being considered, this will be approved subject to the approval of this planning application.

Highways And Transportation

The Councils Highways Officer has confirmed verbally that they have no objection to the proposal.

## **PUBLICITY**

Article 12 site notice.  
Neighbour consultations.

## **REPRESENTATIONS RECEIVED**

One objection relating to; scale, current use and requirement, visual impact, un-sympathetic within the park land setting, issues relating to access and parking.

## **ASSESSMENT AND CONCLUSION**

The application site is located within the urban boundary as identified in the Torfaen Local Development Plan and relates to a sports/recreational facility. Therefore, the application will be determined in accordance with policies BW1 that provides a detailed borough wide general policy on development proposals subject to the proposal also meeting the requirements of LDP Policy CF5 (Protection of Allotments and Recreation & Amenity Open Space).

The main considerations when determining the application are impact upon Residential Amenity, Character of the area and Scale of the development;

#### Visual Appearance/Design/Character/Scale: (LDP Policy BW1)

The development site is located at the northern end of Cwmbran Park and relates to an existing sporting facility, the development is considered to be of an appropriate scale and nature. The proposed development is considered to adopt a standard design for a viewing/sports stand and would be a continuation of the existing design/use, therefore it is not considered to have an unacceptable visual impact. The external finish of the stand has been proposed to match the existing structure and is considered acceptable. To the rear of the development site is a boundary with the adjacent school grounds therefore, although the development would be significantly larger than the existing structure it is not considered to have an unacceptable visual impact on the character of the park by causing a division or separation. The proposed development would result in an enlargement of the existing building from 11M to 32M length however would not result in the height of the structure being increased. The length has been proposed to this extent to accommodate the required number of seating required by the Welsh FA. The additional space created behind the seating is proposed to be used as storage and a meeting room. The internal storage would replace various unauthorised storage containers on the site, this is considered to be a visual improvement to the situation currently on site.

The proposed meeting room would be used primarily by the junior teams and their parents/guardians, it is a requirement of the Welsh FA for junior teams to be run by the club. A suggestion has been made that the club could use existing facilities at Woodland Road Social Club, the use of the existing facilities falls outside of the application site and it the Local Planning Authority would not be able to enforce the use of these facilities. Furthermore the club has advised that the Woodland Road Club is sited too far away from the sports pitches to meet the requirements of the Welsh FA. A Condition restricting the use in association with the football activities of the club is attached to the recommendation.

#### Residential amenity: (LDP Policy BW1)

It is not considered that the use of the site will not be significantly intensified as a result of the grant of planning consent therefore the impact upon neighbouring residents is not likely to be detrimental .

#### Objections:

Objections relating to scale, and impact within the park have been addressed within the earlier sections of this report.

The applicant(s) have advised that the proposed facilities are necessary to meet the requirements of the Welsh FA or are as a result of the requirements to be eligible for promotion, therefore the point raised in relation to the clubs current division is not considered to be relevant.

=Restricted vehicular access and parking arrangements form part of the lease agreement between the club and The Council's Asset Management department. Access to the site is controlled by a retractable bollard therefore it is not considered to be appropriate to condition the access/number of vehicles accessing the site. The lease agreement allows for up to 3 cars to access the site. The Highway Officer does not object to the development.

Use of existing facilities – The Local Planning Authority would not be able to force the Club to use of existing facilities that maybe available in the vicinity, the distance between the sports pitches and the Woodland Road Club does not meet the requirement of the FA. The meeting rooms have been proposed to provide facilities for the junior teams and their parents/guardians that are associated with the club.

The proposal is considered to be an acceptable addition to the existing facilities and is not

considered to detract from the amenity of the area and It is considered that the proposal does not conflict with the relevant development Plan policies.

**RECOMMENDATION:** Approve with Conditions

**CONDITIONS:**

- 1 Unless otherwise specified by another condition of this Notice, the development shall be carried out in accordance with the following approved plans and documents:  
PROPOSED ELEVATIONS, PROPOSED FLOOR PLANS

Reason: To ensure the development is carried out in accordance with the approved details. Any material alteration to the approved details may have an impact that has not been assessed.

- 2 The development shall begin not later than five years from the date of this permission.

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

- 3 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

- 4 The use of the extended building shall be limited solely to activities in association with sporting function of the applicants.

Reason .In the interests of amenity

**INFORMATIVES:**

- 1 The proposed development site is crossed by public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within a specified easement zone either side of the centreline of the public sewers. The applicant is advised to contact Welsh Water to discuss.

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- 2 Torfaen Local Development Plan covers Torfaen County Borough. The following policy/policies is/are relevant to the consideration of this application: BW1, CF5, EET6

Mr Adam Foote

<b>Appendices</b>	None
<b>Background Papers</b>	<p><b>Note: Members of the public are entitled, under the Local Government Act 1972, to inspect background papers to reports. The following is a list of the background papers used in the production of this report.</b></p> <p>Planning Application File: 18/P/0781/FUL</p>

**For a copy of the background papers or for further information about this report, please telephone: Richard Lewis, Head of Development Management (Tel. 01633 647628)**