

DELEGATED REPORT

Application No: P/20/0064

Site Address: Guest Memorial Bowls Club
Garden Street
Dowlais
Merthyr Tydfil

Development: Construct two single storey buildings to provide a storage area and changing rooms

Case Officer: Marlene Ferreira

Site Visit: 6th April 2021

Application Expiry Date: 6th October 2021

Consultation reply date expired: 20th April 2021

APPLICATION SITE

The application site relates to the Guest Memorial Bowls Club, located off Garden Street, in the area of Dowlais. The bowls club is served by a club building to the west of the bowling green and an ample parking area to the north of the club building, off Garden Street.

The application site lies within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect two buildings on-site, one of which would provide a storage shed and the other changing rooms.

The rectangular changing room building would comprise of a prefabricated flat roof storage container which would measure 12.2 metres wide, 2.45 metres deep and 2.4 metres in height. Internally it would comprise of a central WC and a 'home' section to one side and an 'away' section to the other side. The container would be finished in rendered elevations, grey polymer roof and Upvc windows. It would be sited to the northeast of the club building, accessed by an existing stepped access and at higher level, approximately 5.2 metres from the edge of the bowling green.

The irregular shaped storage sheds, would comprise a timber frame construction and would measure 13.2 metres wide, between 2.45 and 4.25 metres deep and 2.7 metres in height. It would be finished with rendered elevations and would be sited to the southeast of the club building, approximately 2.5 metres from the edge of the bowling green.

CONSULTATION

Head of Engineering	No objection.
Ecology Officer	No objection.
Environmental Health	No objection.
Coal Authority	No objection.
Welsh Water	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the nearby occupiers and two site notices were displayed within the vicinity of the site. No letters of representation have been received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy SW13 – Protecting Community Facilities

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed buildings would be acceptable in principle in this location and whether they would be acceptable in respect of their impact upon the character and appearance of the area, residential amenity, ecology and highway safety.

Principle of Development

The application site lies within the defined settlement boundary and Primary Growth Area where new development is supported provided it complies with other relevant policies. As such, the proposal would comply with LDP Policy SW4.

The site is also recognised as a community facility. As such, LDP Policy SW13 is also relevant.

LDP Policy SW13 seeks to protect and improve local community facilities. It states that *'...the provision of new and enhanced community facilities will be supported subject to satisfying other relevant LDP Policies. The Council will protect and support the enhancement of the County Borough's existing community facilities...'* The proposed development seeks to provide appropriate changing and storage facilities to serve the users of the club, which would be considered to enhance the facilities on-site. As such, it would accord with the criteria set out under LDP Policy SW13.

Character and Appearance

The proposed development has been considered in respect of its impact upon the character and appearance of the area. In respect of the changing room facility, this would undoubtedly result in a wide building, however, combined with its small 2.45 metre depth and minimal 2.4 metres in height, would not appear as a dominant structure. Its appearance, finished with dashed rendered walls, would also be in keeping with the finishes of the existing club building. Furthermore, its siting just over 5 metres away from the bowling green, to the northeast of the club building, would make the building less prominent, since it would be largely screened by tall conifer trees and the existing high car park walls (which segregate the parking area from the grassed upper 'garden') from the adjacent highways, Gwernllyn Road and Garden Street. Likewise, the storage structure is also considered acceptable. Although a wide structure, given its modest depth and height, it would not amount to an inappropriate addition. Similarly, its rendered walls would match those of the existing club house. Furthermore, its siting, to the southeast of the club house, at the same lower level as the bowling green, would make this building almost unnoticeable when viewing the site from the surrounding highways, Gwernllyn Road and Garden Street. As such, the proposed changing rooms and storage sheds in respect of their siting, scale and finishes, would be acceptable and accord with LDP Policy SW11.

Residential Amenity

The proposed development has been considered with regards to its impact upon the amenities of nearby occupiers. The proposed changing room and storage buildings, would support and enhance the operation of the business and are therefore likely to encourage more members and visitors to the bowls club. However, it should also be noted that the proposed changing rooms and storage areas would be located some distance from residential properties, with the nearest property being located over 40 metres away, to the west, on the other side of Garden Street. As such, any noise or disturbance which could result from the proposed development would not be detrimental to the amenities of nearby residents. Likewise, given the distance from nearest properties, the buildings in respect of their scale, would not be overbearing or result in any loss of light to nearby residential occupiers. Although the All Saints Church is located at a closer distance, to the west of the proposed storage building, it would nevertheless be over 10 metres away, and the impact of the storage proposal on this premises would also be acceptable. Thus, no objections have been received from nearby residents/occupiers or the Environmental Health Manager and the proposal would therefore accord with LDP Policies SW11 and EnW4.

Ecology

The Councils Ecologist requested that a brief walkover of the site be carried out. A Technical Note report, prepared by Be Ecological was received on 11th August 2021. This has been considered by the Ecologist who has not raised any objections, provided that the work is carried out in accordance with the compensation and enhancement measures contained in the report. As such, this Technical Note report would be conditioned as part of any planning permission granted.

Parking and Highway Safety

The application site is served by a large on-site parking area. Furthermore, there is unrestricted parking along Garden Street. The site also lies within walking distance of bus stops along Victoria Street. Therefore, the Head of Engineering has not raised an objection to this proposal, which would therefore accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

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 following approved plans and documents:

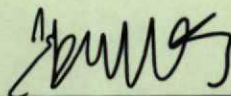
- Drawing no: GBowls 03A, received: 22nd September 2021;
- Drawing no: GBowls 01B, received: 22nd September 2021;
- Technical Note, Be Ecological, received: 11th August 2021.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

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

Reason - To ensure adequate disposal of surface water drainage in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

28/9/21