

DELEGATED REPORT

Application No: P/20/0065

Site Address: Treharris Pheonix RFC
Forest Road
Treharris

Development: Temporary permission for the siting of a steel container

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 30th June 2020

Consultation reply date expired: 3rd June 2020

APPLICATION SITE

The application site is Treharris Pheonix Rugby Football Club located off Forest Road in Treharris. The club and its pitch are situated directly between Forest Road and Taf Bargoed Parc. The land in question however, relates specifically to a grassed area to the south of the pitch and to the eastern side of the club building. This area is currently used for outdoor seating. It is positioned alongside the eastern boundary and is enclosed from Taf Bargoed Parc by metal railings. The nearest residential properties are located approximately 55m to the east of the site and are on the opposite side of Forest Road.

PROPOSED DEVELOPMENT

Planning permission is sought for the temporary siting of a steel container to provide ancillary accommodation for the rugby club. The container would measure 6.1m in width by 7.3m in depth and 2.6m in height and would be blue in colour. It is proposed to be sited on an area of ground which sits to the east of the club building and to south of the pitch. It is stated that the container is required for a temporary period of 3 years, after which it is the club's intention to develop a new community hub/rugby club for the site. The agent has advised that the container would provide extra room for players and sponsors during and after games. Also the use of the container is to be 'linked' to the refreshments area to facilitate the overspill when the club has two Saturday matches.

PLANNING HISTORY

There is no recent planning history relating to the club or its grounds.

CONSULTATION

Engineering and Traffic Group Leader: No objection.

Environmental Health Officer:

No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site.

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement Boundaries

Policy SW10 – Protecting and Improving Open Spaces

Policy SW11 – Sustainable design and Placemaking

Policy SW13 – Protecting and Improving Local Community Facilities

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

Other guidance consulted

Development Control Manual

Para. 5.26 states 'Where a proposal relates to a building or use which the applicant is expected to retain or continue only for a limited period, whether because they have specifically volunteered that intention, or because it is expected that the planning circumstances will change in a particular way at the end of that period, then a temporary permission may be justified'.

PLANNING CONSIDERATIONS

The shipping container would be ancillary to the existing use of the site. It is relatively small in size and it is not considered that it would result in a material increase in parking demand or traffic generation at the site, which is also sustainably located and benefits from an existing parking area. Being situated more than 55m away from the nearest residential properties, the siting or ancillary use of the container would cause no detriment to neighbouring amenity. Therefore, the principal issue to consider is the impact to visual amenity resulting from the siting of the container on the land.

In this respect, it is noted that it was originally proposed that the container be situated in a prominent and visually sensitive location on the site. However, as a result of discussions with the agent and the club, it is now proposed that the container be sited in a less conspicuous location to the side of the club building. Whilst the appearance of the container still raises concern, it is effectively, a temporary structure and could be placed on the land without any foundations. In this revised location, part of the structure would also be hidden from Forest Road by the club building itself and its positioning, close to the club building and next to two existing blue containers, would limit any visual impact on Taf Bargoed Parc. Nevertheless, due to the appearance, the container is out of context with the design and appearance of the existing club building. As such, it is recommended temporary planning permission should be given in line with the period that has been requested by the applicant. On this basis, the application is deemed on balance, acceptable.

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

CONDITIONS/REASONS:

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:

- Amended Proposed Site Plan Rev. A received on 01.05.2020
- Amended Proposed Elevations Rev. A received on 01.05.2020

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

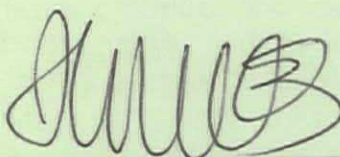
3. The container hereby approved shall be removed from the land in its entirety and the land shall be restored to its former condition on or before 3 years from the date it is brought into use. **Prior to the commencement of the use of the container**, the local planning authority shall be informed, in writing, of the date it will be first be brought into use.

Reason - Planning permission is granted for a temporary period only having regard to the particular circumstances of the application.

4. The container hereby approved shall be used only for ancillary purposes in connection with the existing use of the site as a rugby club and for no other purpose.

Reason - To clearly define the scope of the permission.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

28/5/20