

DELEGATED REPORT

Application No: P/20/0011

Site Address: Taff Bargoed Park
High Street
Trelewis
Treharris

Development: Construction of two dug-outs (in association with existing playing field)

Case Officer: Caroline Pulley

Site Visit: 22nd January 2020

Application Expiry Date: 12th March 2020

Consultation reply date expired: 12th February 2020

APPLICATION SITE

The proposed site relates to a football pitch located within the grounds of Taff Bargoed Millenium Park. The football pitch is surrounded by a pathway and a grassed area. It is located to the south of the existing sports pavilion building and play facilities and approximately 45m to the west of numbers 36-48 High Street. The land to the west of the pitch falls away towards the main footpath which runs through the park. Access to the ground can be made through a pedestrian gate within the far north-eastern corner of the perimeter fencing. There is no direct vehicular access but off road parking is available within the grounds of the park.

PROPOSED DEVELOPMENT

Full planning permission is sought for the siting of 2 dug outs on the football pitch located within the grounds of Taff Bargoed Park. The two dug outs are to be positioned on a concrete pad along the western edge of the pitch. They would each measure 5m in width by 1.4m in depth. Their monopitch roofs would have a total height of 1.7m. The external walls would be constructed from concrete block work.

PLANNING HISTORY

There is an extensive planning history relating to the development of Taff Bargoed Park. The most recent and relevant applications are listed below:

P/18/0099	Variations of conditions 3 (materials), 4 (drainage), and 5 (finishes of hardstanding) of planning permission P/17/0282, to enable commencement on the spectator	Approved 21.05.2018
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stand

P/17/0282	Erection of a changing room building and a 100 seater spectator stand	Approved 01.11.2017
P/06/0542	Installation of fitness training equipment and associated signage	Approved 22/12/2006
P/99/0472	Floodlighting to sports pitches on Trelewis plateau	Approved 09/02/2000
P/98/0528	Sports pitch construction with associated parking to provide 1 no. all weather Floodlit pitch, 2 no. tennis courts and 6 rink bowling green	Approved 16/02/1999

CONSULTATION

Engineering and Traffic Group Leader:
PUBLICITY

No objection.

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were 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/location constraints
Policy SW11 – Sustainable design and Placemaking

PLANNING CONSIDERATIONS

The dug outs would not be an overly large development and are structures which are commonly found on such local sport pitches. Their design is therefore considered acceptable. As such, the development would have an acceptable impact on the character and appearance of the area.

In terms of the impact on residential amenity, again, the dug outs would not have a significant impact due to their size and their distance from nearby residential properties. Also, there are no highway objections raised to the scheme.

Given the above, it is considered that the proposal, based on the details submitted, would comply with Policy SW11 of the LDP.

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

CONDITIONS:

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

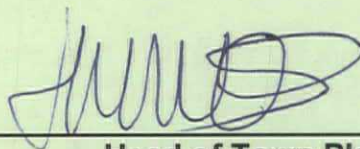
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing number 200 received on 16.01.2020

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

RECOMMENDATION ENDORSED

A handwritten signature in blue ink, consisting of several loops and a final flourish, positioned above a horizontal line.

Head of Town Planning

DATE:

14/2/20