

REFERENCE: P/16/725/FUL
APPLICANT: Oldcastle Junior School South Street, Bridgend, CF31 3ED
LOCATION: **Oldcastle Junior School South Street Bridgend CF31 3ED**
PROPOSAL: Retention of a shipping container for general storage purposes
RECEIVED: 7 October 2016
SITE INSPECTED: 28th September 2016

APPLICATION/SITE DESCRIPTION

The application site relates to the playground of Oldcastle Junior School, South Street Bridgend.

The application has been submitted following an enforcement investigation. The application seeks retrospective planning permission for the retention of a shipping container for general storage purposes within the playground of the Junior School.

The container measures approximately 2.4m x 6m and height of 2.6m with a flat roof and is slightly elevated on a concrete base. The container is orange in colour and is currently situated to the rear of No 46 and No 48 St Marie Street. The container is currently used for the storage of school equipment and furniture.

RELEVANT HISTORY

P/10/2/BCB : Oldcastle Infants & Junior School South Street Bridgend CF31 3ED - Retention Of A New Classroom Extension Containing 5No. Classrooms And Admin Area - Retrospective Cond consent 10/02/2010.

P/08/629/BCB : Oldcastle Infants & Junior School South Street Bridgend CF31 3ED - Construction Of New Classroom Extension Containing 5 No. Classrooms And Admin Area - Conditional Consent 02/09/2008.

PUBLICITY

Neighbours have been notified of the receipt of the application and the period allowed for response to consultations/publicity expired on 6th October 2016. Re-consultation was undertaken on the 7th October 2016 following the submission of a revised site location plan showing the re-positioning of the steel container subject of this application. The period allowed for response to consultations/publicity expired on 2nd November 2016

CONSULTATION RESPONSES

Councillor Mrs E M Hughes submitted comments on the 16th September 2016 stating that the storage is obviously needed

Bridgend Town Council submitted comments on the 12th October 2016 raising no objection to the development.

REPRESENTATIONS RECEIVED

4 Letters of objection have been received from the neighbouring properties Nos. 42, 44, 46 and 48 St Marie Street. These concerns are summarised as follows:-

- Container is unsightly and out of character with the other school buildings
- Properties vulnerable to break in/access

Application Number

P/16/725/FUL



Scale 1:1,250

Date Issued:
18/11/2016

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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- Invasion of privacy as children able to climb onto roof and look into their gardens
- devalue their properties
- Opening/closing of the container creates noise and distress.
- Concern over safety of children when playing in the playground

COMMENTS ON REPRESENTATIONS RECEIVED

The majority of the concerns raised by the neighbouring properties are addressed in the appraisal section of this report. However, children will not be able to easily climb onto the roof of the container due to its basic design and school staff will be able to monitor any such behaviour, the storage unit will be moved to an alternative, less prominent part of the site so that any noise from the intermittent use of the store will be mitigated and it should not cause any obstruction or danger to children in the playground. Finally, the devaluation of property is not a material planning consideration.

APPRAISAL

The application is referred to Committee to consider the objections raised by local residents.

The application seeks retrospective planning permission for the siting of a steel container which is used for general storage purposes within the playground of Oldcastle Junior School.

The container measures approximately 2.4 m x 6m with a height of 2.6m. It has a flat roof and is slightly elevated on a concrete base. The container is dark orange in colour and is currently situated to the rear of Nos 46 and 48 St Marie Street. The container is currently used for the storage of school equipment and furniture.

Following the site inspection it was noted that the current location and colour of the steel container was having a detrimental visual impact on the residential amenities of the neighbouring properties particularly No. 46 and No. 48 St Marie Street. In view of these concerns, the matter was discussed with the applicant and they were advised to relocate the steel container to the rear of Nos. 48/50 St Marie Street, as there is a large shed at the bottom of the garden of No.50 and a number of trees and hedges which would obscure the container from view. The potential re-siting of the container along the boundary wall with the neighbouring properties is slightly restricted due to the existence of play equipment located in the playground. It was also advised that the container should be painted green to reduce the visual appearance and to help it blend in with its surroundings.

The proposed siting of the steel container adjacent to a number of trees and hedgerows will also assist in screening the container from the view of the adjacent residential properties. In view of the above, it is not considered that the development will have any unacceptable visual impact on the surrounding area.

Notwithstanding the above, and in view of its temporary nature, it is considered that the steel container should be granted a 5 year temporary consent to enable the Local Planning Authority to further assess the impact of the development on the amenities of the area and to enable the matter to be reviewed at the end of the temporary consent.

The application has been assessed against Policy SP2 of Bridgend Local Development Plan (2013).

CONCLUSION

Subject to conditions the application is recommended for approval because the development complies with Council Policy and Council Guidelines and does not adversely affect the residential amenities of the area to warrant refusal.

RECOMMENDATION

(R64) That permission be GRANTED subject to the following condition(s):-

1. Within 1 month of the date of this consent, the development shall be carried out in accordance with the amended site location plan received on the 7th October 2016 and supporting documents received on the 8th September 2016.

Reason: For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

2. Within 1 month of the date of this consent, the steel container hereby approved shall be painted green and should thereafter be retained for the duration of the permitted consent.

Reason: To protect the visual amenities of the neighbouring properties.

3. The steel container hereby permitted shall be removed and the land restored to its former condition on or before 31 December 2019 in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to assess the impact of the development on the residential amenities of the area and to enable the matter to be reviewed at the end of the period of the temporary consent in accordance with Policy SP2 of Bridgend Local Development Plan (2013).

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None