

**REFERENCE:** P/21/669/FUL

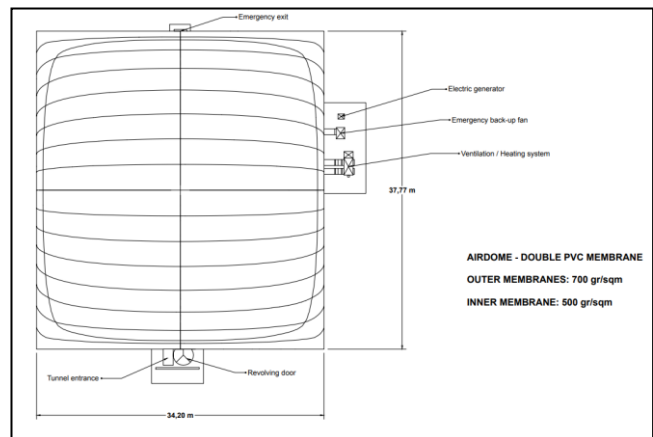
**APPLICANT:** Bridgend Tennis Club  
Church Road, off Merthyr Mawr Road, Bridgend, CF31 3AZ

**LOCATION:** **Bridgend Tennis Club, Church Road, off Merthyr Mawr Road, Bridgend CF31 3AZ**

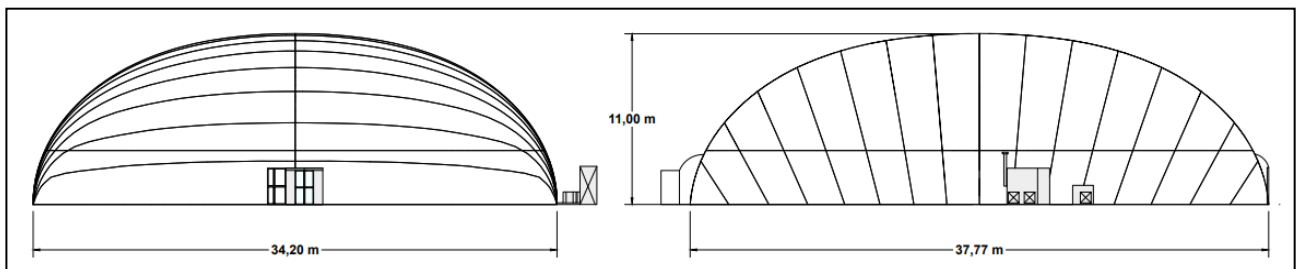
**PROPOSAL:** New inflatable airdome to cover existing tennis courts from 1st October to 1st April to enable ongoing coaching programme

### DESCRIPTION OF DEVELOPMENT

Permission is sought for the erection of an inflatable Air Dome which is to be installed over two existing tennis courts in the grounds of Bridgend Tennis Club.



The Air Dome will measure 34.2 metres by 37.4 metres and reaches 11 metres in height at the top of the dome. It is made of a white PVC membrane which will be kept inflated by plant that will be installed on the western side of the dome. The plant also provides heating in cooler months. There will be a main entrance with revolving glass doors at the northern end of the Air Dome and emergency exit doors at the opposite end.



The dome will be erected for a period of six months commencing on 1st October to 1st April.

### SITE DESCRIPTION

The tennis club is located on the eastern edge of Newbridge Fields and lies almost adjacent to the River Ogmore, separated only by an existing track and earth bund. The courts over which the dome will be installed are in the southern corner of the site, surrounded by a wooded embankment on the southern and eastern sides. The land rises from the playing areas some 10-12m until it reaches the rear gardens and properties on Merthyr Mawr Road and Glanogwr Road. The area to the north of the proposed dome is the tennis club and enclosed courts beyond which are the detached properties on Church

Road. The nearest dwelling (4 Glanogwr Court) is some 100m from the development, albeit again in an elevated position with view partially obscured by the existing trees on the eastern part of the site. To the west are further tennis courts and beyond the site boundary is part of Newbridge Fields.

Vehicle access to the tennis club is via a surfaced lane, Church Road. It joins Merthyr Mawr Road almost adjacent to that road's junction with the Bridgend Inner By-Pass (A473). The lane is some 3.7m wide and lacks footways for approximately 50m where it runs parallel with the inner by-pass. The lane then turns sharply through a 90-degree bend where there is an access to a detached dwelling, The Dell. Beyond this bend the lane continues parallel to the river Ogmore on its north-west side, first on a down gradient, where its width narrows from some 3.1m to 2.8m to then serve four detached properties on the south eastern side. A footpath also leads from the lane to Newbridge Fields. An elevated footpath which is surfaced in part, lies between Church Road and the river which is crossed by two footbridges, one close to the tennis club and the other near the 90-degree bend. The Halo Recreation Centre, swimming pool and adjacent car park are located nearby on the other side of the river.

## RELEVANT HISTORY

Application Reference	Description	Decision	Date
P/17/856/FUL	Provision of all-weather tennis courts to replace existing grass courts with new lighting. Additional lighting to existing hard surfaced courts	Conditional Consent	20 June 2019
P/17/857/OUT	Construction of new indoor tennis courts & extensions to existing clubhouse building	Application Withdrawn	20 June 2019
P/19/906/DOC	Approval of details for conditions 2, 5, 6, 7, 8 and 9 of P/17/856/FUL	Details agreed.	20 November 2020

## CONSULTATION RESPONSES

CONSULTEE	COMMENTS
Bridgend Town Council	No objections.

<b>Cllr Lyn Walters (Local Member)</b>	My only concern with this application is regarding light pollution. Since the new lights were installed at the tennis club following a previous application, light pollution has been evident during the autumn/early spring period to late in the night. If this proposal goes ahead, will there be any time restrictions as I anticipate the outside court lights will need to be on for safety of site users accessing the facilities?
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<b>Transportation Officer (Highways)</b>	No objection subject to conditions.
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<b>Shared Regulatory Services - Public Protection: Noise</b>	No objections subject to conditions.
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<b>Natural Resources Wales</b>	We have no objection to the proposed development. Advice has been provided on the issue of flood risk and the developer being made aware of the potential flood risks and
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advised to install flood proofing measures as part of the development. The applicant should take measures to ensure that the proposed airdome cannot be dislodged should a flood event occur at this location. In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

## **REPRESENTATIONS RECEIVED**

The application has been advertised on site.

Neighbours have been notified of the receipt of the application. A secondary consultation was undertaken on 10 November to clarify that the proposed inflatable airdome is to be erected for a period commencing on 1st October to 1st April. The period allowed for response to consultations/publicity has expired.

Letters of objection have been received from the owners/occupiers of 2, 3 and 4 Glanogwr Court whilst comments and concerns have been received from the owners/occupiers of 8 and 26 Glanogwr Road

The following is a summary of the representations received:

**Scale and appearance and visual impact:** height of dome - it will be substantially taller than their existing floodlights - the bubble will be visible from neighbouring gardens - the inflatable structure would be overpowering and out of character with what is primarily a rural setting. Light may affect neighbours - during the winter months many of the adjoining trees have shed their leaves which allows for the dome to be seen even more clearly.

**Noise:** Concerns that additional activities within the dome could generate noise and disturbance to nearby residents. The 24/7 operation of the inflation and heating equipment – the 'humming' in the background will have an adverse impact on the living conditions and amenities of residents. The site is in a 'bowl' and noise from the club already reverberates and becomes very audible in neighbouring gardens.

**Highway safety:** use for other recreational and social uses could attract additional users and more traffic along the substandard access road.

Tennis club have already caused damage to the existing access road – would have expected the Council to control the load of vehicles on the lane

Daytime traffic will increase because of the development – this will affect access to existing properties.

The barrier and the limited space on the access road results in vehicles turning into the drives of existing properties. Planning should not be given to something if it relies on the usage of third-party land usage for its traffic management plans. These reversing movements will happen more in the winter when people don't want to park in the Halo car park and decide to come down the lane to drop off

People queue in the lane awaiting the barrier to open at 10am in the morning - more than

6 cars queuing preventing access and egress to the neighbours

Highway signage should be improved.

**Biodiversity interest** - If heat and light is given off from the dome and its associated apparatus then this has the potential to interfere with the wildlife (bats population) in the adjacent trees

**Air Pollution:** The plans indicate that a gas or oil-burning heater including chimney is incorporated. We seek assurances of minimal impact from flue gases. Furthermore, we ask whether there are alternatives to burning fossil fuels which could be implemented.

**Devaluation of Property:** it will be in direct line of sight from our living areas.

**Changes are being made that conflict with the land deeds for the tennis club**

**Club has failed to consult with residents** - disappointed that the club has not shared with the neighbours any details of this proposed application. It's only by being members of the club and having attended the AGM that we are even aware of the development.

### **COMMENTS ON REPRESENTATIONS RECEIVED**

The concerns/objections raised by residents in respect of visual impact, noise/air pollution and highway safety will be considered in the appraisal section. The remaining concerns are considered below:

Residents have referred to damage being caused to the lane by the tennis club in undertaking recent works. The road is not publicly maintained and is not an issue that can be resolved by the Council. The ownership of the lane is unknown although both the club and the residential properties have a right of access.

Whilst current Planning policies encourage development proposals to make a positive contribution towards tackling the causes of Climate Change through various measures, it does not suggest that applications, certainly at this scale, that would add to the demand for energy (inflating and lighting the dome) should be resisted.

No evidence has been provided to suggest that the dome would devalue property but, in any case, this would not be material to the determination of this application.

Any changes that have been made to the tennis club, either with or without Planning permission, that conflict with any legal deeds would be matters to be considered outside the Planning application process and not by the Local Planning Authority.

The tennis club's failure to consult the residents prior to the submission of the application is disappointing but not material to the determination of the application. The scale of the development did not trigger a requirement to engage in a formal pre-application consultation.

### **RELEVANT POLICIES**

#### **Local Policies**

The Bridgend Local Development Plan 2006-2021 (LDP) was formally adopted by the Council in September 2013 and within which the following policies and supplementary Planning guidance are relevant:

<b>Policy SP2</b>	Design and Sustainable Place Making
<b>Policy PLA4</b>	Climate Change and Peak Oil

<b>Policy SP3</b>	Strategic Transport Planning Principles
<b>Policy PLA11</b>	Parking Standards
<b>Policy SP4</b>	Conservation and Enhancement of the Natural Environment
<b>Policy ENV5</b>	Green Infrastructure
<b>Policy ENV6</b>	Nature Conservation
<b>Policy ENV7</b>	Natural Resource Protection and Public Health
<b>Policy SP13</b>	Social and Community Facilities
<b>Policy COM 7</b>	Protection of Social and Community Facilities
<b>Policy SP14</b>	Infrastructure

### **Supplementary Planning Guidance**

SPG 17 – Parking Standards

SPG19 – Biodiversity and Development

### **National Policies**

In the determination of a Planning application regard should also be given to the requirements of National Planning Policy, which are not duplicated in the Local Development Plan. The following Welsh Government Planning Policy is relevant to the determination of this Planning application:

### **Future Wales – the National Plan 2040**

#### **Planning Policy Wales Edition 11**

<b>Planning Policy Wales TAN 5</b>	Nature Conservation and Planning
<b>Planning Policy Wales TAN 11</b>	Noise
<b>Planning Policy Wales TAN 12</b>	Design
<b>Planning Policy Wales TAN 16</b>	Sport, Recreation and Open space
<b>Planning Policy Wales TAN 18</b>	Transport

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

The Well-being of Future Generations Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.

### **THE SOCIO-ECONOMIC DUTY**

The Socio-Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came into force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this application.

### **APPRAISAL**

This application is referred to Committee in view of the objections received from local

residents.

In very general terms, applications to improve existing recreational facilities in the borough are broadly welcomed. By improving playing opportunities at the site, the proposal would contribute to facilitating social interaction and creating healthy, inclusive communities. As a newly formed Community Interest Company (CIC) it is a stated aim of the club to engage positively with the community to improve the standard and availability of the facilities to support healthy living activities, in keeping with the Council's Health and Well-Being Strategy.

The tennis club site has no specific allocation in the adopted Bridgend Local Development Plan 2013 (BLDP) but it is located within the Primary Key Settlement of Bridgend which is the focus of employment, retail and services. The principle of the development is therefore acceptable. Having regard to the Planning policy framework and the representations received from local residents and consultees, the key issues to consider in the determination of this application are:

- Whether the operation of the dome and the associated inflation and heating equipment would affect the living conditions of the adjacent residents and to what extent that could be mitigated by conditions
- Whether the proposed inflatable airdome would by virtue of its scale and appearance, detract from the visual amenities of the area and those enjoyed by existing residents to an unacceptable degree
- Whether the use of the dome would generate additional traffic along the substandard access lane and the level to which the agreed traffic management measures (access-controlled barrier, restricted parking etc.) are sufficient to minimise any impacts from this development and
- Whether the dome and the associated lighting would have any adverse impact on protected species

**Whether the operation of the dome and the associated inflation and heating equipment would affect the living conditions of the adjacent residents and to what extent that could be mitigated by conditions**

Residents have expressed concerns regarding activities within the dome and the constant operation of the inflation and heating equipment generating noise and disturbance and affecting their living conditions. National policy establishes that appropriate soundscape contributes to a positive experience of place as well as being necessary for public health, amenity and well-being. To achieve a high-quality development it is necessary to ensure that the amenities of neighbours are not adversely affected (Policy SP2 refers).

As described earlier in the report the dome will cover two courts in the southern corner of the site. Measured from an Ordnance Survey map, the nearest properties on Glanogwr Road and Merthyr Mawr Road will be 42m and 55m from the dome. Those measurements take no account of the difference in levels between the tennis club and the properties to the south and east. The nearest property to the north of the site on Church Road is 4 Glanogwr Court. This is again elevated above the level of the courts and approximately 97m from the nearest part of the dome. Accounting for the difference in site levels and the height of the dome, it will be reasonably close to existing properties.

Noise is currently generated by activities on the existing courts as part of the lawful use of the site and this could be considered the baseline levels. The question is whether the dome which has the potential to facilitate greater use of the courts will have an adverse impact on residents. Residents have voiced concerns that the dome could be used for other recreational activities and social events. Whilst the club have acknowledged such potential in the development, the application seeks the use of the courts and dome for the

playing and coaching of tennis. Conditions could be imposed to control the future use to prevent other activities and uses. Furthermore, through any permission granted, the dome would only be operational between the following hours: Monday to Friday: 09.00 – 21.30; Saturday: 09.00 – 20:00 and Sunday and Bank Holiday: 10.00 - 20:00. This would accord with the conditions controlling the new lighting on the existing tennis courts. Outside of these times, the dome would be in darkness and not useable.

To inflate and heat the dome, compressor/heater units sited on the western side of the dome will be in constant use (24/7). From information supplied by the applicant's agent, the service units will be 59m and 89m from the nearest properties on Glanogwr Road and Merthyr Mawr Road respectively. Whilst a noise assessment has not accompanied the application, details of the noise levels including sound pressure levels of the generator and ventilation units have been provided. Officers in Shared Regulatory Services (SRS) – Neighbourhood Services have reviewed the data and have predicted that the noise levels at the nearest properties would be 33-34 dB which includes an additional 6dB for the tonality of the fans. In their opinion, noise from the service units will not have a significant impact on the amenities of residents even accounting for their 24-hour operation.

Based on the responses received from consultees and the opportunity to control activities within the dome and its hours of operation, the use is unlikely to have an unacceptable impact in terms of noise on the living conditions of residents. The relevant national and local policies are not compromised in this respect.

**Whether the proposed inflatable airdome would by virtue of its scale and appearance, detract from the visual amenities of the area and those enjoyed by existing residents to an unacceptable degree**

To achieve high standards in development, Policy SP2 requires design to be appropriate in scale, size and prominence whilst respecting local character. The living conditions of neighbours must also not be adversely affected.

The proposed dome will be in the southern corner of the tennis club, enclosed by a wooded embankment on its southern and eastern flanks. Covering two existing courts, the dome will reach a maximum height of 11.5m which is considerably taller than any other structures including fencing and floodlights within the tennis complex.

In the previous section of the report, the distances from the nearest properties on Glanogwr Road and Merthyr Mawr Road were set out (42m and 55m respectively from the dome). As the tennis club occupies an area of land some 10-12m below the boundaries of these properties, the dome is only likely to be visible from rear and side facing first floor windows. The glow of the lighting above the dome will however be more generally visible but it is unlikely to be obtrusive. The use of the dome and lighting will be controlled by conditions and will not be operational after 21:30 hours on weekdays and 20:00 hours on the weekend and bank holidays. Furthermore, the lighting (including within the dome) should only be illuminated when the courts directly lit by the floodlights are in use for training or the playing of tennis.

The nearest property to the north of the site on Church Road is a detached dwelling, 4 Glanogwr Court which is elevated above the level of the existing courts and approximately 97m from the nearest part of the dome. Direct views of the dome will be from existing side facing habitable room windows and the private garden area. Trees on the embankment on the eastern side of the tennis club obscure clear views of the site in the late Spring and Summer months but with the dome being erected from October to April, it will be more visible. However, given the separating distance and the height of the dome relative to the level of 4 Glanogwr Court, it would be difficult to argue that the development would be overbearing to the extent that it would significantly affect the outlook to warrant an

objection on these grounds.

Other residents on Church Road although slightly further from the proposed dome, are at a lower level and have expressed concerns about its visual impact when viewed from the gardens of the properties. From the front gardens and driveways of 2 and 3 Glanogwr Court, the dome will be clearly visible being only obscured by the relatively low boundary walls and hedging. There are however no side facing windows directly overlooking the dome which will be over 130m from the side elevation of the nearest property at the lower level. As considered above, this degree of separation is unlikely to result in any significant loss of outlook. It should be noted that the properties are orientated such that view of the dome from the more private and generous rear gardens will generally be obscured by the woodland on the embankment.

For those residents in Church Road who have a view of the tennis courts and the associated buildings, the dome is initially going to appear somewhat alien, having enjoyed views of the rising ground and the woodland on the embankments. Such views are not protected and any resultant harm caused by the introduction of the dome for the limited time within the year does not represent a significant conflict with Planning policy.

Despite the scale and form of the development, the dome should not have any adverse overbearing effect that results in an unduly oppressive living environment for the nearest residents given the separating distances and in this regard the development does not conflict with policy.

The visual impact of the development beyond those experienced by the nearest residents would be on the users of the footways and playing areas on Newbridge Fields to the west of the site, those approaching the tennis club along Church Road and pedestrians passing and returning along the footway extension into the large open spaces of Newbridge Fields to the south. Over the months the application has been processed, the mature trees either side of the River Ogmore and on the southern and western boundaries of the site have limited the wider views of the development site. That will however change in the Autumn and Winter months when the dome will be erected. When viewing the site from almost all the immediate public approaches, the dome will be seen against the backdrop of the rising ground, part of which will be obscured by the width and height of the dome. The prominence of the structure by day will be continued into the evening as the glow of the lighting across the dome will define its scale against the dark backdrop of the embankment. Similar views of the development will be available from the west but over a much greater distance. Whilst the initial impact of the dome will change the character of the view (obscuring the wooded embankment) from the users of the footways and playing areas, those views are transient or one of a sequence of views when closest to the site. The impact on visual amenity is not considered sufficient grounds to resist this development.

**Whether the use of the dome would generate additional traffic along the substandard access lane and if so, the extent to which the agreed traffic management measures, (access-controlled barrier, restricted parking etc.) are sufficient to minimise any impacts from this development.**

The Council recognises that the existing vehicle/pedestrian access to the tennis club and the dwellings on Church Road is constrained. Accordingly, as part of the consent to replace four of the grass courts with an all-weather surface and new lighting (P/17/856/FUL refers) conditions were imposed that required the agreement of a parking and delivery management plan and access barrier. Schemes have subsequently been approved and implemented with the overall objective being to restrict (not prevent) movements as far as practicably possible along the lane to the tennis club.



Residents suggest that, thus far, the barrier and parking management plan has resulted in vehicles either queuing in the lane or making turning movements into the driveways of the neighbouring properties. Whilst there was always likely to be some initial problems in the implementation of the controls with members and visitors having to become accustomed to the new arrangements, the plan was also required to be a live document which would allow the Council to review with the tennis club should there be any issues arising.

The concerns offered by the residents will be discussed with the tennis club and under the terms of the previous Planning permission. Members should, however, be aware that the previous consent did not intend to stop all vehicle movements to the club but rather mitigate the impacts of any additional trips that would be generated by the introduction of the all-weather tennis courts. Residents suggest that the new dome will result in additional vehicle movements along the lane above those generated by the existing court configuration. When the previously consented scheme is reviewed it is noted that it included a total of 10 tennis courts (a mix of grass and artificial surfaces). The submitted plan however indicates a total of 8 courts in operation, two of which will be covered by the dome. It appears that in re-surfacing two of the grass courts, their position in the complex was moved such that space is no longer available to form the other two courts in a manner that would accord with the original court arrangements and the plan approved under P/17/856/FUL. Accordingly, it is considered that there would be a net reduction in the overall movements to/from the club and therefore any objection on the basis that the dome will generate additional movements is not sustainable. Any future development of the site would need to be the subject of further applications and accordingly the access arrangements and management plans would be reviewed again at that time.

### **Whether the dome and the associated lighting would have any adverse impact on protected species**

Policies SP2, SP4, ENV5 and ENV6 provide the local policy framework for assessing the impact of the development on biodiversity interests. The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty) on Welsh public authorities in the exercise of their functions. The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is also a material consideration when a Planning Authority is considering a development proposal which if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained. Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires Local Planning Authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The tests are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

The proposed works do not have any direct impact on protected habitat and species but as identified by the Council's Ecologist, the lighting has the potential to impact on the roosts and feeding patterns of protected bats. The applicants have commissioned an assessment of impact and some initial meetings have taken place with the Council's ecologist. It appears that the lighting will be specifically designed to limit any 'spillage', particularly towards the trees and the riverbank. In the circumstances, a pre-commencement condition

that requires the agreement of a wildlife friendly lighting strategy will be sufficient to safeguard local biodiversity interests. Again, it should be noted that all the lighting on site including within the new dome will be extinguished after 21:30 hours. Furthermore, given that the dome will be erected during the Autumn and Winter months when the bat population are less active, the amount of time that the lighting could potentially impact upon wildlife would be limited.

Overall, the development does not conflict with Policies SP2, SP4 and ENV6 of the Local Development Plan and is unlikely to result in disturbance or harm to the protected species and their habitat.

## **CONCLUSION**

The application is recommended for approval on the basis that the principle of upgrading this existing recreational facility is broadly in line with Policy SP13 of the Bridgend Local Development Plan 2013 which seeks the enhancement of outdoor recreation facilities and one of the well-being goals of creating a healthier Wales (Well-being and Future Generations Act).

The constraints to the development, namely the access and parking arrangements, the close proximity of residential properties and the existing biodiversity interests, have been duly considered against the policy framework and it is considered that, subject to the imposition of conditions controlling the use of the dome (for tennis and coaching only), the time that it will be erected and controls on the design and use of lighting, the development will not result in any material increase in vehicular movements to the site, or significantly affect the living conditions of residents or the character and appearance of the area to warrant a refusal of this application. Furthermore, the development is unlikely to result in disturbance or harm to species or their habitat.

On balance therefore and notwithstanding the concerns raised by the nearby residents the development is considered to be acceptable.

## **RECOMMENDATION**

That permission be GRANTED subject to the following conditions: -

1. The Airdome hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan – received on 14 July 2021

Proposed Block Plan – received on 14 July 2021

CIS2000 – Layout Drawing No: 001 – received on 14 July 2021

CIS2000 – Doors Drawing No: 004 – received on 14 July 2021

CIS2000 – Lighting Report – received on 14 July 2021

Blowtherm – Details of Warm Air Heaters for Air Inflated Structures

Blowtherm Instructions Manual for Warm Air Heaters for Pressostatic air inflated and Tensiostatic structures (Sport Installation) received on 9 September 2021

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. The Airdome shall only be erected for a period of six months commencing on 1st October in any given year to the 1st April in the following year. On or before the 1<sup>st</sup> April, the Airdome and all the associated equipment shall be removed from the site.

Reason: To enable the Local Planning Authority to control the development in the interests of visual amenities.

3. The tennis courts within the Airdome shall only be used for the playing and coaching of tennis and for no other purpose including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

4. The Airdome shall only be used for the playing and coaching of tennis between the following times:

Monday to Friday: 09.00 – 21.30

Saturday: 09.00 – 20:00

Sunday and Bank Holiday: 10.00 - 20:00

Reason: To enable the Local Planning Authority to control the development in the interests of visual amenities and highway safety.

5. Notwithstanding the submitted plans and lighting report, no development shall commence on site until a detailed scheme for the proposed lighting within the Airdome has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall demonstrate that no spillage of light will affect the dark corridors and areas around the wooded embankment and riverside. The lighting shall be installed and maintained in accordance with the agreed scheme.

Reason: To ensure that the lighting does not have an adverse impact on any protected species or their habitat.

6. The lighting within the Dome as agreed in connection with condition 5 shall not operate (be switched on providing artificial light) outside the hours of:

Monday to Friday: 09.00 – 21.30

Saturday: 09.00 – 20:00

Sunday and Bank Holiday: 10.00 - 20:00

Reason: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

7. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS \*

- i. The application is recommended for approval on the basis that the principle of upgrading this existing recreational facility is broadly in line with Policy SP13 of the Bridgend Local Development Plan 2013 which seeks the enhancement of outdoor recreation facilities and one of the well-being goals of creating a healthier Wales (Well-being and Future Generations Act). The constraints to the development, namely the access and parking arrangements, the close proximity of residential properties and the existing biodiversity interests, have been duly considered against the policy framework and it is considered that subject to the imposition of conditions that will control the use of the dome (for tennis and coaching only), the time that it will be erected and controls on the design and use of lighting, the development should not result in any increase in vehicle movements to the site, should not significantly affect the living conditions of residents or the character and appearance of the area to warrant a refusal of this application. Furthermore, the development is unlikely to result in disturbance or harm to species or their habitat.

- ii. Natural Resources Wales (NRW) has confirmed that the application site lies almost entirely within Zone C1 of the Development Advice Maps (DAM) as contained in TAN15. Given the scale nature of the proposed development and in the absence of a Flood Consequences Assessment the proposals could be acceptable subject to the developer being made aware of the potential flood risks and advised to install flood proofing measures as part of the development.

The applicant should take measures to ensure that the proposed airdome cannot be dislodged should a flood event occur at this location. In areas at risk of flooding, NRW recommends that consideration be given to the incorporation of flood resistance/ resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

The developer is referred to NRW's website for further advice and guidance available.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background papers**

None