

## RECOMMENDATION : GRANT WITH CONDITIONS

**REFERENCE:** P/14/194/FUL  
**APPLICANT:** BRYNCETHIN RUGBY CLUB LTD  
C/O 7 BLACKMILL ROAD BRYNCETHIN BRIDGEND

**LOCATION:** FORMER BRYNCETHIN CLAYPITS BLACKMILL ROAD  
BRYNCETHIN BRIDGEND

**PROPOSAL:** 3NO. RUGBY FIELDS

**RECEIVED:** 20th March 2014

**SITE INSPECTED:** 26th January 2015

### APPLICATION/SITE DESCRIPTION

The application seeks planning permission for the change of use of a parcel of land formerly known as the Claypits to 3 recreational rugby pitches, with associated access, carpark and floodlights at the Former Bryncethin Claypits, land off Blackmill Road, Bryncethin.

### RELEVANT HISTORY

None.

### PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 30/01/14.

### NEGOTIATIONS

The applicant served Notice on the owners of Rose Cottage on the 29th January 2015 following the inclusion of part of land which is an agricultural holding.

### CONSULTATION RESPONSES

#### Town/Community Council Observations

Notified on 14th April 2014

#### Head Of Street Scene (Highways)

No objection subject to conditions and advisory notes.

#### Destination & Countryside Management

No objection subject to advisory notes.

#### Head Of Street Scene (Drainage)

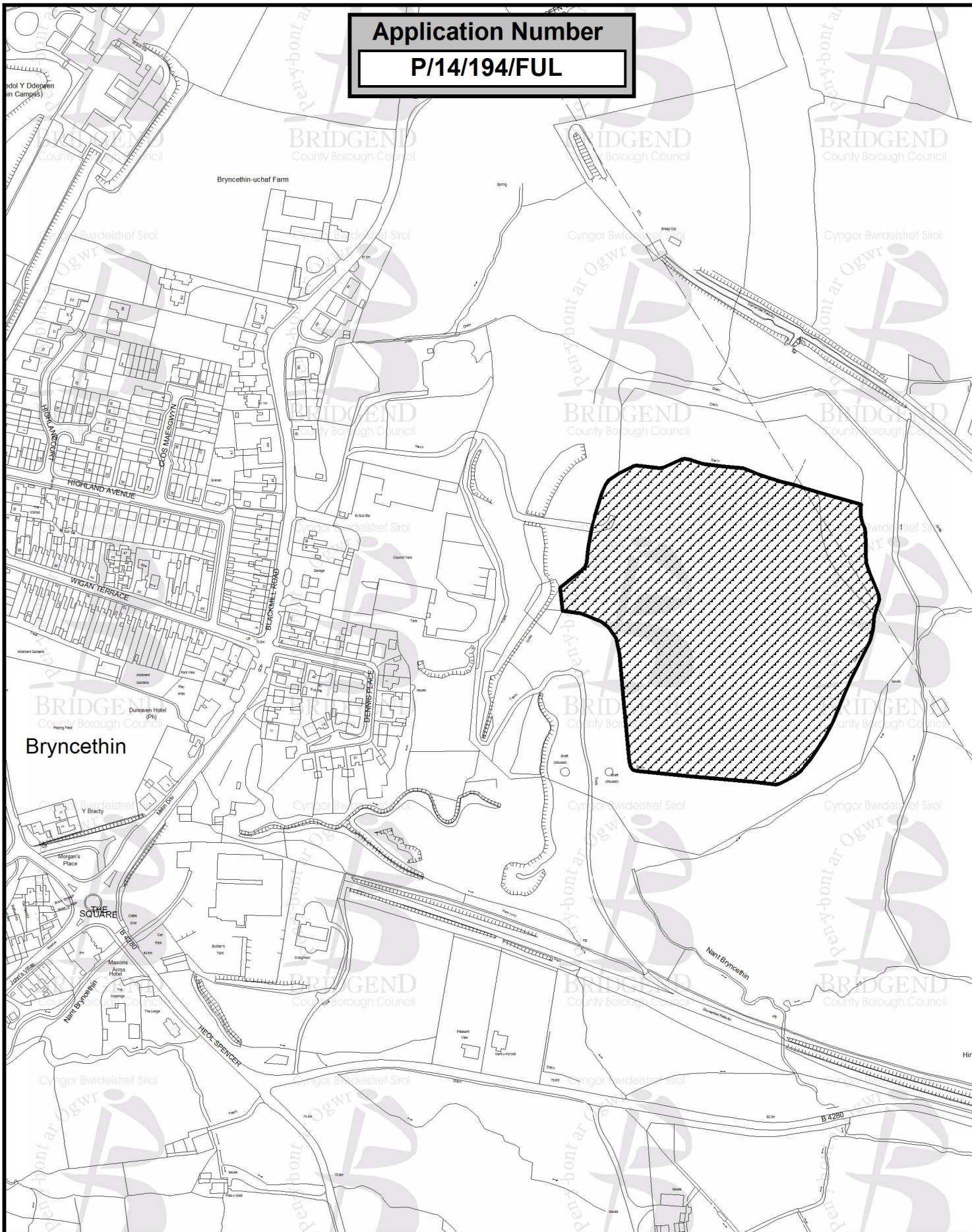
No objection subject to conditions and advisory notes.

#### Group Manager Public Protection

No objection subject to a condition.

**Application Number**

**P/14/194/FUL**



**Scale 1:4,000**

**Date Issued:  
26/02/2015**

**Development-Mapping  
Tel: 01656 643176**

**Mark Shephard**

Corporate Director-Communities

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

C:/Drive/Plandraw/new MI layouts/  
Committee DC Plan

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Cyngor Bwrdeistref Sirol



**Head Of Parks & Playing Fields**

No objections to the proposal.

**Head Of Property & Finance**

No objection.

**Glamorgan Gwent Archaeological Trust**

No objection to the proposal.

**REPRESENTATIONS RECEIVED****Maria & Anne Lalic, Rose Cottage**

Makes the following summarised observations:-

The proposed road traverses land which is currently rented for agricultural grazing;

The proposed road passes close to an apiary and road traffic would have a detrimental effect;

The proposed road is sited through an area of developing woodland that is species rich and ecologically biodiverse. Failure to protect this land would be contrary to the LDP. Grant funding could be obtained to afford measures of protection for the biodiversity in the area and to provide a community resource for all;

The proposed road would be adjunct to an existing drain. Placing a tarmac surface on the site would force the water into the stream bed with the inevitable consequences of flooding to all of the properties on the east side of Blackmill Road and considers an FCA should be required;

The proposed road would access through a gate surrounded by mature oak trees. There should be TPOs places in this area to protect them from damage caused by development.

The hard standing in this area is well known for the sightings of basking reptiles and amphibians, in particular snakes and lizards.

The proposed road and car park could affect badgers;

This area of land should be protected as a nature reserve as rugby fields already exist in other parts of Bryncethin.

**Jackie Renn, Ty Du**

The proposals take no consideration of existing usage or the wildlife and conservation aspects of developing this site. The proposed highways alterations would create hazardous road conditions in an area which currently sees frequent road traffic accidents.

**John Barber, 49 Blackmill Road**

Objects on the following summarised grounds:-

Flood Protection - the single water outlet on the site is in a flood risk zone. A Flood Consequence Assessment from NRW is required by TAN15. This has not been provided. There are no details of the drainage strategy or ground level changes;

Ecology - the area supports a wide range of flora and fauna and is close to the Blackmill Woodlands SAC;

None of the recommended surveys have been submitted with this application. Until such surveys have been undertaken and published there should be no development on the site;

The site is used for grazing and this is a very important aspect of current site maintenance;

Access - the plans for site access are unclear;

Any increase in traffic at the A4061 Council Yard junction would be undesirable due to its location and the already existing problems with air pollution from traffic;

There appears to have been no consultation with the Highways Department on access;

The basic conversion to playing fields would require 800 tonnes of sand and 11,500 tonnes of topsoil to be transported to site - no traffic management scheme has been presented;

3 new rugby pitches for the local community are completely useless without facilities such as toilets and changing rooms;

Floodlights and standing terraces are proposed - no details;

Loss/sterilisation of a valuable and diverse area;

**Mrs Claire Callicott, 26 Blackmill Road**

Objects to the proposal for the reasons outlined below:-

Increased volume of traffic onto an already busy road which has no quiet periods;

Proposal would contribute to making exiting of the drive more dangerous;

Health and wellbeing of children through road traffic accidents and increased traffic borne pollution;

Loss of personal/family security, behavioural and swearing issues at best and violence at worst;

Sterilisation of open spaces as it is richly bio-diverse.

#### **COMMENTS ON REPRESENTATIONS RECEIVED**

The objections received from the neighbouring properties have been considered whilst determining this application. The individual objections are dealt within under following categories

##### - Highway Safety

The highways department have fully assessed the proposed development, including the proposed new access and carpark, and have offered no objection subject to conditions.

##### - Ecology

The Authority's Ecologist has fully assessed the proposed development, including the proposed new access and carpark, and has offered no objection subject to conditions.

##### - Flood Protection

The Authority's Land Drainage Engineer has undertaken a site visit and has fully assessed the proposed development, including the proposed new access and carpark, and has offered no objection subject to conditions.

The application site lies outside the Flood Zone 2 and 3 as illustrated on the Environment Agency's Flood Maps.

Additionally, Natural Resource Wales have not provided any observations following consultation.

## APPRAISAL

The application is referred to Committee to allow Members to consider the objections received from local residents to the scheme.

The application seeks planning permission for the change of use of a parcel of land formerly known as the Claypits to 3 recreational rugby pitches, with associated access and carpark, at the Former Bryncethin Claypits, land off Blackmill Road, Bryncethin.

The submitted plans suggest that an indoor sports facility, fishing pond, camping area, pavilion and mud ramp cycle area are proposed. However, these are only indicative plans and this application relates solely to the rugby pitches and associated development.

The proposal is located outside of the Bryncethin settlement boundary as defined by Policy PLA1 of the adopted Bridgend Local Development Plan (LDP). Therefore, this development will be considered as development in the countryside which is strictly controlled by Policy ENV1 which states those exceptions which may be considered acceptable in principle. Criterion 8 recognises outdoor recreational and sporting activities as an exception, subject to assessment against other relevant LDP policies.

In this respect, Policy COM12 of the LDP states that the Council will promote the provision of playing fields and ancillary facilities wherever suitable opportunities arise.

The 2014 review of the 2010 outdoor sports audit, identifies Bryncethin as an area with a deficit of 3.58 hectares of outdoor sports facilities when measured against the FIT advisory standards. The development of 3 rugby pitches on this site would therefore mitigate this identified shortfall.

Notwithstanding the above, the site is located within an area allocated for an 'events area' as defined by Policy REG12(5) of the LDP. However, given the low intensity of open playing fields with limited built development and the extent of the area concerned, it is considered that any future development of part of this site for playing field purposes would not prejudice the future development of the events venue provided appropriate agreements and management practices are in place. Indeed, given the requirement to adequately drain and service the site, the implementation of the scheme could facilitate the longer term aspirations for the use of the land as an events venue with a more sustainable dual function.

The Highways Officer has offered the following observations in regards to the proposed development;

'The submitted Management Method Statement has been assessed and it is considered that the use of the playing fields predominantly occurs outside both of the peak traffic flows on the highway network and the uses of adjacent depot. The exception to this would be the Training sessions starting at 5pm on a Thursday and whilst there is a likely to be a number of right turning vehicles during the run up to 5pm the opposing vehicle flows on the A4061 and the design of the access arrangements are such that there is unlikely to be a significant impact on the free flow of Northbound traffic such that the development would be detrimental to highway safety.'

With regards to ecology, the site lies adjacent (south) to the Pant Farm/Hirwaun Common Site of Importance for Nature Conservation (SINC). SINC's are afforded protection under Policy ENV4. Policy ENV4 states that: 'Developments which would have an adverse impact on these sites will not be permitted unless the benefits can be demonstrated to outweigh the harm and/or the harm can be reduced or removed by appropriate mitigation and/or compensation measures.'

In respect of the Pant farm/Hirwaun Commons SINC, this SINC consists of a habitat mosaic of predominantly rush dominated pasture, with areas of dense gorse scrub and bracken. Wet ditches and small watercourses are also included in the SINC citation as features. Therefore, water within the SINC plays an important role in maintaining the habitat mosaic

As the rugby pitches are in a low point and have associated drainage, as such it is important that the pitch drainage doesn't affect this SINC or the general wet nature of the surrounding fields. In this respect, an appropriate condition is attached requiring details of proposed drainage will not compromise this SINC or the surrounding wet fields.

Himalayan Balsam has been noted just beyond the western boundary and a condition is recommended requiring the preparation of an invasive species management plan, identifying how Himalayan Balsam will be treated and/or disposed of and what measures will be put in place to stop the spread of these species during the construction phase of the development.

## **CONCLUSION**

The application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect the highway safety or residential amenities of the area as to warrant refusal.

## **RECOMMENDATION**

(R02) That permission be GRANTED subject to the following condition(s):-

- 1 No development shall commence until a scheme for the provision of 100 off street car parking spaces has been submitted to and approved in writing by the Local Planning Authority. The parking area shall be implemented in permanent materials before the development is brought into beneficial use and retained for parking purposes in perpetuity.

Reason : In the interests of highway safety.

- 2 The proposed access track and footway arrangements facility shall be completed in permanent materials for a distance of no less than 15m from the existing depot access in accordance with approved drawings prior to the development being brought into beneficial use.

Reason : In the interests of highway and pedestrian safety.

- 3 Use of the pitches shall be in accordance with submitted Method statement once the development is brought into beneficial use and retained thereafter.

Reason : In the interests of highway safety.

- 4 No development shall take place until a scheme for the provision of temporary traffic and pedestrian management along the A4061 Blackmill Road during the construction of the access track has been submitted to and agreed in writing by the Local Planning Authority and implemented before and during such works.

Reason : In the interests of highway safety.

- 5 No development shall commence on site until a scheme for the comprehensive and integrated drainage of the surface water, including future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased and in order to protect the adjoining Site of Importance for Nature Conservation (SINC).

- 6 Prior to undertaking any earthworks, an invasive species management plan, identifying how Himalayan Balsam will be treated and/or disposed of and how what measures will be put in place to stop the spread of these species during the construction phase of the development, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed schedule.

Reason: To promote nature conservation.

- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, details of the proposed floodlights including a lighting plan. The development shall be completed in accordance with the approved details.

Reason : In the interests of residential amenity.

- 8 Notwithstanding the details indicated on the approved plan, this consent relates solely to the development of the rugby pitches, floodlights, access and car parking.

Reason : For the avoidance of doubt as to the scope of the consent.

- 9 The floodlights shall not be operated outside of the following times:-

0800 - 2100 on any day.

Reason : In the interests of residential amenity.

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

a. The application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect the highway safety or residential amenities of the area as to warrant refusal.

b. In order to satisfy the drainage conditions, the following supplementary information is required

- Details of the proposed surface water system, including location plan,
- Provide calculations for the proposed discharge rates, it is considered that attenuation would be required prior to discharge,
- Apply for a Flood Defence Consent application for any proposal to discharge the surface water to the watercourse (it should be noted that this has a 60day turn-around period).
- The developer is advised to contact the Countryside Section on 01656 643196 with regards to the potential impact on the adjacent Site of Importance for nature Conservation (SINC).

**MARK SHEPHARD  
CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None