

## RECOMMENDATION : GRANT WITH CONDITIONS

**REFERENCE:** P/15/444/FUL

**APPLICANT:** MR STEVE WILLIAMS  
MAES Y CAL ALFRED STREET MAESTEG

**LOCATION:** LAND AT BEDW STREET/HUMPHRIES TERRACE CAERAU  
MAESTEG

**PROPOSAL:** CHANGE USE OF LAND FOR STORAGE IN ASSOC. WITH CAERAU  
FOOTBALL CLUB

**RECEIVED:** 9th July 2015

**SITE INSPECTED:** 30th July 2015

### APPLICATION/SITE DESCRIPTION

The application seeks planning permission to change the use of this area of waste land to a storage facility to be used in association with Caerau football club, which is located directly to the north of the site.

The development proposes to erect 2.4m high palisade fencing around the site boundaries and provide 3 storage containers.

The site area measures 55m x 30m and access will be gained via the existing lane which serves the rear of Humphreys Terrace. The storage area will also be accessible via the existing gates in the boundary wall of the football club.

The applicant recently purchased the land from the Local Authority and the applicant has advised that the area has recently suffered from fly tipping.

### RELEVANT HISTORY

None

### PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations expired on 14 August 2015.

### NEGOTIATIONS

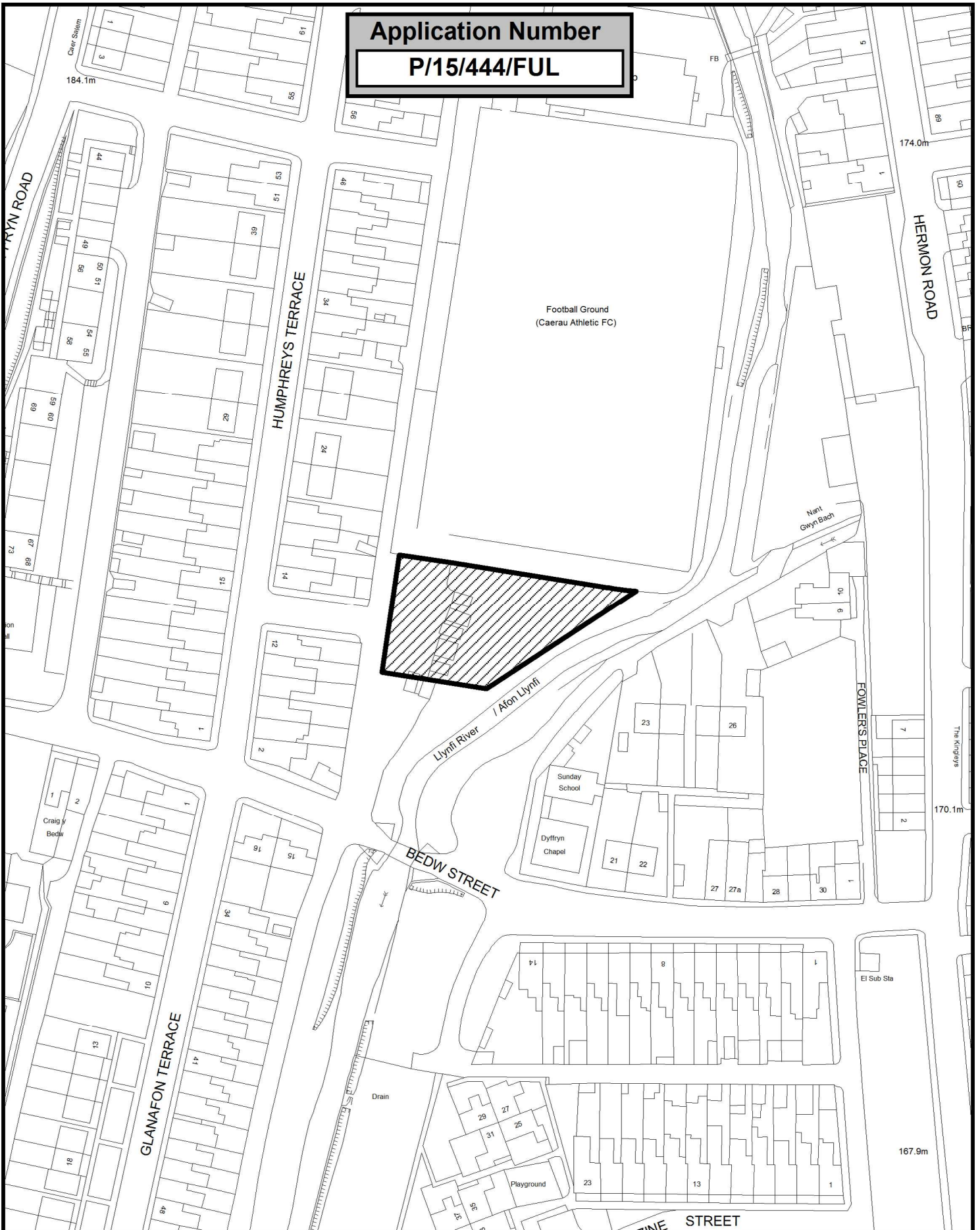
The developer was advised that the commercial storage element originally proposed was not considered suitable at this location and was advised to amend the scheme so that the storage was wholly in association with the football club. An amended description was received on 2 October 2015.

### CONSULTATION RESPONSES

**Town/Community Council Observations**

Application Number

P/15/444/FUL



Scale 1:1,250

Date Issued:  
05/10/2015

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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(100023405)

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Cyngor Bwrdeistref Siro



Notified on 17th July 2015  
Supports the proposal.

**Councillor W Davies**

Advised that any improvement to this land would be beneficial to the community.

**Cllr Phil White**

Considers that the application can be determined under officer delegated power.

**Head Of Street Scene (Highways)**

Has no objection to the proposal.

**Destination & Countryside Management**

Requested that conditions be attached to any permission granted.

**Head Of Street Scene (Drainage)**

Requested that a condition be attached to any permission granted.

**Natural Resources Wales**

Has no objection to the proposal.

**REPRESENTATIONS RECEIVED**

Objections were received from the following local residents:-

N Harris - 8 Humphreys Terrace, Caerau

Mr & Mrs Beckett - 12 Humphreys Terrace, Caerau (requested to speak at Committee)

C Treasure - 14 Humphreys Terrace

D Leonard - 18 Humphreys Terrace, Caerau

K Isherwood - 20 Humphreys Terrace, Caerau

Mr & Mrs D Morgan - 22 Humphreys Terrace, Caerau (requested to speak at Committee)

M Holdsworth - 23 Bedw Street, Caerau (requested to speak at Committee)

W Morgan - 24 Bedw Street, Caerau

B Jones - 25 Bedw Street, Caerau

A petition of 54 names was submitted.

No Name provided - 6 Humphreys Terrace, Caerau

Objections are summarised as follows:-

Noise (24 hour access to site)

Loss of privacy

Overshadowing

Out of Character in residential area

Impact on visual amenity

Impact on wildlife

Highway & pedestrian safety

Loss of view

Increase in crime and anti-social behaviour

Land Stability

Pollution of the river

Dust

Flood zone

Light Pollution

Devaluation of property

A sign has been erected at the football club which is having an adverse impact on visual amenities

Concern work has already commenced on site

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

The objections were received prior to the development being amended to be wholly in association with the football club.

The use of the site for storage in connection with the football club only is considered not to generate unacceptable levels of noise. The site will operate under the hours of 0700- 1900 and, as the site is for storage purposes only and no commercial operation is proposed at the site, the development is acceptable.

The proposed use of the site as storage is considered not to give rise to any loss of privacy. Furthermore, there is an existing lane separating the site from the rear of the properties on Humphreys Terrace.

The application site is some 15m to the east of the rear elevations of the properties of Humphreys Terrace and, as such, the proposed development is considered not to result in any unacceptable overshadowing.

The site is located to the rear of the residential properties and abuts a football ground. Consequently, as the site will be used wholly in connection with storage for the football club, the proposal is not considered to be so out of keeping with the area as to warrant refusal of the scheme.

The proposed site is located on an area of waste land, which the applicant states has been subject to fly tipping in recent years. The existing site does not offer a high level of public amenity and, consequently, the proposed development is not considered to adversely affect the visual amenities of the site to an unacceptable degree. Historically, the site has accommodated garages and stores of differing sizes and styles in differing states of repair.

The application has been assessed by the Council's Ecologist who considers that the

development is acceptable in terms of ecology and biodiversity subject to conditions.

The scheme has been assessed by the Transportation Development Control Officer who has no objection to the scheme.

There is no evidence to suggest that the proposed development will increase the crime rate in the area

The application is for a change of use and no ground works are proposed and, as such, land stability is not a reason to warrant refusal of the application.

In respect of potential pollution and the site being in the flood zone the scheme has been assessed by Natural Resources Wales who have no objection to the proposal and, as the use is low vulnerability under TAN 15, it is considered that a Flood Risk Assessment is not required for the scheme.

The use of the site for storage in association with the football club, which adjoins the site, is not considered to generate unacceptable levels of dust.

In respect of light pollution the development does not propose any lighting.

The sign referred to will be investigated under a separate enforcement investigation.

Any works commenced on site in advance of planning permission are at the developer's risk.

Loss of view and potential devaluation of property are not material planning considerations.

## **APPRAISAL**

The application is referred to the Development Control Committee due to the objections received from local residents.

The application seeks planning permission to change the use of this parcel of land to storage. The storage will be in association with Caerau Football Club only.

The scheme originally submitted has been amended to omit the commercial storage element.

The application site is located within the settlement boundary of Maesteg and Caerau as defined by Policy PLA1 of the Local Development Plan (LDP).

The land may have some previous use as a garage compound although the structures that remain would appear to be abandoned.

The site doesn't currently appear to have any discernible use and, as such, would be considered to have a nil use in planning terms.

Whilst, the site is not designated for any commercial use it is considered that small scale ancillary storage is acceptable at this location, particularly as it is associated with the football club.

In terms of the storage use, it falls within class B8 of the Town and Country Planning (Use Classes) Order 1987. Whilst, an unrestricted storage facility would not be acceptable at this location, a sustainable and complementary storage facility in connection with the adjacent football club is considered acceptable. A condition is recommended to restrict the operation of the storage facility to that being proposed.

The development includes the provision of a palisade boundary fence and 3 storage containers. The area is not of high public amenity value in terms of its appearance and, as such, the fencing and containers will not adversely affect the visual amenities of the area to such an extent as to warrant refusal of the scheme. Furthermore, the landowner could erect a 2m palisade fence at any time under permitted development rights as stipulated in the Town and County Planning (General Permitted Development) Order 1995.

The proposed development is considered to be acceptable in terms of highway safety as the storage is in association with the football club only and, therefore, will not generate any unacceptable traffic movements in the area.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan was considered.

## **CONCLUSION**

Notwithstanding the objections received this application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities or highway safety as to warrant refusal.

## **RECOMMENDATION**

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

1 The development shall be carried out in accordance with the following approved plans:-

CAFC/1/15b (received 5 October 2015)  
Location Plan (received on 9 July 2015)

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

2 The premises shall be used for storage in association with Caerau Football Club and for no other purpose including any other purpose in Class B8 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: In the interests of amenities and in order for the Local Planning Authority to retain effective control of the site.

3 No development shall commence on site until an invasive non-native species protocol has been submitted to and agreed in writing by the Local Planning Authority. The protocol shall detail the containment, control and removal of Japanese knotweed and Himalayan balsam on site. The measures shall be carried out strictly in accordance with the agreed scheme.

Reason: In the interests of biodiversity.

4 No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how roof/yard water will be dealt with, including discharge points and a Flood Defence Consent agreement from Natural Resources Wales has been submitted to and agreed in writing by the Local Planning Authority. The agreed

scheme shall 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.

\* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a) Notwithstanding the objections received this application is recommended for approval because the development complies with Council policy and Council's guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities or highway safety as to warrant refusal.

b) The developer is advised to sign up to the Floodline Warnings Direct Service. The developer can register by calling Floodline on 0345 988 1188; typetalk on 0345 602 6340 or by following the link on Natural Resources Wales website.

c) The developer is advised that any proposal to utilise a discharge point to the watercourse will require a Flood Defence Consent from National Resources Wales.

d) The developer is urged to consider the advisory information on this application that has been received from consultees and which may be accessed via <http://www.bridgend.gov.uk/planningapplications/search.php>

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None