

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/687/FUL
APPLICANT: WILDERNESS ALLOTMENTS ASSOC.
25 LIME TREE WAY PORTHCAWL
LOCATION: WILDERNESS ALLOTMENTS HEOL Y GOEDWIG PORTHCAWL
PROPOSAL: TOILET AND STORAGE SHED FOR USE BY DISABLED GARDENING CLUB
RECEIVED: 16th October 2015
SITE INSPECTED: 11th November 2015

APPLICATION/SITE DESCRIPTION

The application seeks consent to erect a block structure within the grounds of the allotment site. The structure will house a toilet and a storage shed on these allotments for disabled gardeners. It replaces a wooden shed that was destroyed by fire in 2014.

The structure will measure 6 metres x 2 metres with a height of 3 metres and it is sited towards the front corner of the allotments adjacent to the main vehicular access of Woodland Avenue.

The wall of the proposed building will be constructed in rendered block. The materials for the roof have not been confirmed however, the application form states concrete or slate tiles or bitumen felt. A condition will be imposed on any consent for the applicant to confirm the materials prior to the commencement of any works. A pitched roof is proposed on the building.

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 24 November 2015

NEGOTIATIONS

The applicant originally submitted a plan showing two proposed positions for the toilet/storage shed. Observations received from land drainage identified position A as not being suitable. The applicant was advised that whilst Position B could be an acceptable location the proposed building would need to be set back from the back edge of the pavement by 5 metres. An amended plan was received on 28 January 2016

CONSULTATION RESPONSES

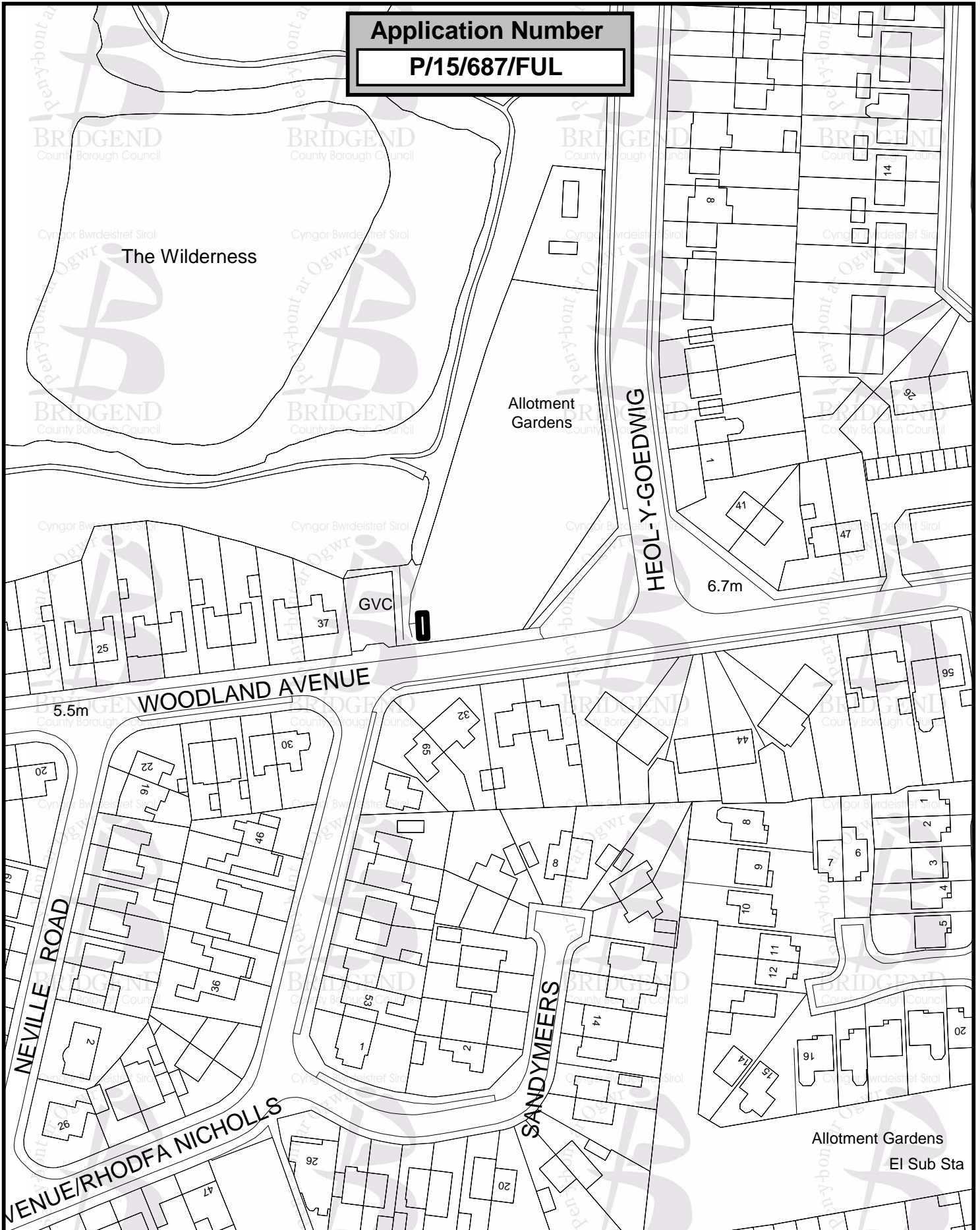
Town/Community Council Observations

Notified on 28th October 2015

Porthcawl Town Council object as follows:-

Application Number

P/15/687/FUL



Scale 1:1,250

**Date Issued:
10/02/2016**

**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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Cyngor Bwrdeistref Siro



"Regrettably due to the current terms of the lease holder agreement it does not allow any permanent structures to be placed on this allotment site as it would set a precedent. However, Members showed support for a temporary structure in suitable materials as an acceptable alternative."

Cllr Brian Jones

has objected for the following reasons:-

- no permanent structures allowed on allotment
- allotment holders were not notified

Head Of Street Scene (Drainage)

has no objection subject to advisory notes

Welsh Water Developer Services

has no objection subject to advisory notes

REPRESENTATIONS RECEIVED

R Crockett, 2 Heol-Y-Goedwig

has objected for the following reasons:-

- the proposed building will attract more rats
- no permanent structures are allowed on the allotment site
- allotment holders were not notified

Petition On Behalf Of Allotment Holders (8 Signatures), Russell Crockett

provided the following objections:-

- the proposed building will detract from the natural beauty of the site
- no permanent structures are allowed on the allotment site

Petition On Behalf Of Residents (13 Signatures), Cllr B Jones

provided the following objections:-

- the proposed building will detract from the natural beauty of the site
- no permanent structures are allowed on the allotment site

COMMENTS ON REPRESENTATIONS RECEIVED

With regards to the objections received:-

Rats - The Public Protection Section has not objected to the scheme, however, the control of vermin is a Public Protection matter.

Permanent Structures - this would be a private matter between the applicant and the allotment owners and is not a material planning consideration.

Notification of allotment holders - A site notice was displayed on the site.

With regard to the building detracting from the natural beauty, there are a number of buildings erected on the site which vary in size and finishes and are visible from Heol y Goedwig and Woodland Avenue.

APPRAISAL

The application is referred to Committee due to the objections received from the Town Council, the Ward Member and local residents.

The application seeks consent to erect a block structure within the grounds of the allotment site. The structure will house a toilet and storage shed for use by allotment holders.

The facility replaces a wooden shed that was destroyed by fire in 2014.

The applicant submitted an amended site layout plan identifying the proposed building in 'Position B' with the toilet/shed being positioned 5 metres back from the back edge of the pavement. Further consultation took place with the Drainage Section and this location is considered acceptable.

Due to the location of the proposed building amid the wider allotment, no windows or doors will be overlooking neighbouring properties. Two windows and a door are proposed in the side elevation of the building with a door located on the rear elevation. They are all positioned so that they overlook the allotment site.

The design and materials to be used in the construction of the proposed building are acceptable as there are a number of buildings erected on the site which vary in size and finishes. However, as the applicant has indicated a choice of materials for the roof a condition will be imposed on any consent for the materials to be used in the roof to be agreed prior to any works commencing.

Whilst determining this application Policies SP2 & SP13 of the Bridgend Local Development Plan was considered.

CONCLUSION

The application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will provide much needed facilities to this site allowing users to spend more time at the site. Furthermore, the building is considered sympathetic to the site in both scale and design. The objections raised have been taken into consideration however, on balance it is not considered that they outweigh the merits of the proposal.

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 and documents:

Location plan - date stamped received 28 January 2016

Drawing 1 & 2 (side elevations) - date stamped received 16 October 2015

Drawing 3 (end elevations) - date stamped received 16 October 2015

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

- 2 Notwithstanding the submitted details and the requirements of condition 1 no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the walls and roof of the approved building have been submitted to and

agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

- a. The application is recommended for approval because the development complies with the policies of the Bridgend Local Development Plan and will provide much needed facilities to this site allowing users to spend more time at the site. Furthermore, the building is considered sympathetic to the site in both scale and design. The objections raised have been taken into consideration however, on balance it is not considered that they outweigh the merits of the proposal.
- b. No surface water is allowed to discharge to the public highway
- c. No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system
- d. The applicant is advised to contact Dwr Cymru/Welsh Water to confirm the acceptability of the additional flows
- e. No development (including the lowering or raising of ground levels) will be permitted within the safety zone. For details of the safety zone please contact DCWW Developer Services on 08009172652
- f. The developer must contact DCWW if a sewer connection is required under Section 106 of the Water Industry Act 1991 or any alteration to their apparatus is proposed prior to any development being undertaken.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None