

<u>ITEM 1.2</u>	
<u>APPLICATION NO:</u> P2014/0713	<u>DATE:</u> 29/08/2014
PROPOSAL:	Change of Use from Sports Club (Sui Generis) to Public House (A3)
LOCATION:	Croeserw Working Mens Club, Brynheulog Road, Croeserw Cymmer SA13 3RS
APPLICANT:	MRS NORMA WORKMAN
TYPE:	Change of Use
WARD:	Glyncorrwg

BACKGROUND INFORMATION

The application is reported to Committee since the agent submitting the application is Councillor Scott Jones.

Planning History:

P2004/1096 – Replacement Workingman’s Club: Approved – 21/09/2004
P2007/0980 – Temporary consent for 24 month siting of a burger van: Refused – 01/10/2007
P2008/0572 – Temporary consent for 24 month siting of burger trailer: Approved – 08/07/2008.

Publicity and Responses if applicable:

Statutory Consultees

Glyncorrwg Ward: No reply received to date, therefore no observations to make

Head of Engineering and Transport (Highways): No objection

Environmental Health: No objection

Adjacent properties were notified and a Site Notice displayed on the 10/09/2014. To date, no representations have been received.

Description of Site and its Surroundings:

The Croeserw Sports and Social Club is situated off Brynheulog Road, Croeserw, Port Talbot. There is a car park to the west of the club building which is accessed off Brynheulog Road and there are residential properties to the east. To the west and south of the car park is a park and playing fields, and to the north is a play area and playing pitch.

Brief description of proposal:

The application seeks full planning permission for the change of use of the Sports and Social Club to a Public House (Use Class A3). The applicant does not propose any external alterations; it is just concerned with the use of the building. The applicant has during the course of the process chosen to alter their red line boundary. In doing so, the area of the site is now rectangular and follows land pattern of the rear gardens of those properties on Brynheulog Road.

Material Considerations:

The material planning considerations with regard to this submission relate to the principle of the change of use at this location and its effect on residential amenity and highway and pedestrian safety.

Policy Context:

Neath Port Talbot Unitary Development Plan

Policy GC1 New Buildings/structures and changes of use

Policy EC3 Creation or expansions of businesses within settlement limits

Policy T1 Location, layout and accessibility of new proposals

The site is located within the defined settlement limits for the area, as set within the Neath Port Talbot Unitary Development Plan. Policy EC3 allows for the creation or expansion of businesses within Settlement Limits, subject to criteria. These include issues of amenity, and impacts upon highway safety. Therefore the principle of the change of use is considered acceptable at his location, subject to an assessment of whether it meets the specified criteria, which will be assessed in the following amenity sections.

Visual Amenity:

The application does not propose any external alterations to the existing Sports Club building and, consequently, the proposed change of use will have no adverse impact on visual amenity. Should the applicant choose to extend the premises and/or make any external alterations these proposals would be subject to a fresh application.

Residential Amenity:

With regard to residential amenity, the building remains unaltered as per the previous Planning Permission which was granted in 2004 (P2004/1096). However following the applicants decision to reduce the site area, the application red line boundary for the purposes of this submission is no longer the same as that submitted and approved in 2004. That being said the premises will not be moved any closer to existing residential properties which may have had an impact on their amenity.

The approved use incorporates land to the rear of the building which, while currently not in use, is not subject to any restrictive conditions. This land however it must be stressed is no longer part of the application site and will not be considered in the determination of this application.

Accordingly, activities and facilities such as outside seating and smoking areas could take place without the need for planning permission as they are already lawful under the existing permission on this parcel of land. Having regard to this, and the similarity between the existing and proposed uses, the potential noise generation resulting from this application is considered not to amount to an increase over and above what is currently experienced or permitted on site. In this regard it is noted that the Environmental Health database identifies that there have been no records of noise nuisance complaints, while the Environmental Health Section are in agreement that there do not appear to be any significant changes or activities proposed to the building which would warrant their adverse comments. Accordingly, the change of use of the building, and the use of surrounding land associated with the Class A3 use, would have no unacceptable impact on the amenity of nearby properties such that it would be unreasonable to place additional restrictions on its use.

The applicant does not provide any detail of operating hours, although in order to protect the amenity of surrounding residential properties, having regard to the open Class A3 use proposed, a condition is recommended restricting the hours of operation to between 07:00 and 23:30 hours.

The existing car park will be retained to serve the new use, and it is considered that there would be no intensification in use which would result in any greater potential conflict with visitors parking on-street near residential properties. It is therefore considered there would be no unacceptable adverse effect on residential amenity.

Highway Safety (e.g. Parking and Access):

The Sport Club is served by a car park which provides up to 27 spaces. The application proposes to retain the use of the car park in conjunction with the new use. The Head of Engineering and Transport (Highways) is satisfied as long as the application site retains the existing off-street parking provision solely for use with the proposal there will be no adverse impact on highway and pedestrian safety. A condition is recommended to that effect.

Ecology (including trees & protected species):

None

Others (including objections):

None

Conclusion:

The proposed change of use will not have an adverse impact on visual and residential amenity, nor will it negatively impact upon highway and pedestrian safety. The proposal therefore complies with Policies GC1, EC3 and T1 of the Neath Port Talbot Unitary Development Plan.

RECOMMENDATION: Approval with Conditions

CONDITIONS

(1)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2)The operating hours of the Public House hereby approved shall be between 07:00 and 23:30 only.

Reason

In the interest of residential amenity.

(3) The existing car park to the west of the building shall be retained and available at all times for the parking of vehicles associated with the use hereby permitted.

Reason:

To ensure adequate parking is available to serve the use in the interests of highway safety.

REASON FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

The proposed change of use will not have an adverse impact on visual and residential amenity, nor will it negatively impact upon highway and pedestrian safety. The proposal therefore complies with Policies GC1, EC3 and T1 of the Neath Port Talbot Unitary Development Plan.