

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2017/0276	<u>DATE:</u> 30/03/2017
PROPOSAL:	Children's play area including associated equipment plus section of ball top fence and basket ball hoop
LOCATION:	Land At Abernant Park, Glynneath, Neath SA11 5BB
APPLICANT:	Mr Simon Knoyle
TYPE:	Change of Use
WARD:	Glynneath

BACKGROUND INFORMATION:

This application is reported to committee due to it being submitted under the name of Simon Knoyle who was subsequently elected as a Local Councillor for the Glynneath Ward on 4th May 2017.

SITE AND CONTEXT

The application site comprises a grassed area located in the far north western corner of Abernant Park, which is commonly known and used by Glynneath RFC. The park at present comprises of a rugby field, all weather training pitch, clubhouse and associated buildings. The main access to the site is off A4109 to the east, although there are vehicle access gates to the west of the site via New Street.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning consent for the construction of a children's play area, and a 'sports wall' on the adjacent grassed playing field (essentially creating a Multi-Use Games Area (MUGA)).

A bow top fence will be erected from the existing entrance to the car park at the north west of the application site, following the existing pathway around the clubhouse for a distance of 27m.

The proposed playground will comprise of 4 items of equipment including an Olympic Swing and Roty Roundabout, and will be enclosed by a 1.2m high powder-coated, bow topped fence. Full specifications of the equipment can be viewed on the submitted plans, which can be viewed on the [Council's online register](#).

The grassed area will have a kick-about area and will include netball, basket-ball and cricket facilities with a new 'sports wall' constructed on its northern boundary adjacent to the existing car park.

PLANNING HISTORY

The application site has the following relevant planning history: -

- P2009/0469 Erection of two 11m high Floodlighting columns – Approved 2/7/2009.
- P2015/0566 All weather pitch including borehole to form part of the drainage scheme plus a 3m high fence around the perimeter of the pitch with 2 additional light fittings attached to existing columns. – Approved 20/8/15

CONSULTATIONS/ REPRESENTATIONS

This application has been advertised on site on 7th April 2017, and 5 Neighbouring properties have been directly consulted by letter. To date, no representations have been received

Glynneath Town Council – No response received therefore no comments to make

Head of Engineering and Transport (Drainage) – No objection subject to condition

REPORT

Local Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

- **Policy BE1** Design
- **Policy TR2** Design and Access of New Development

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, highway safety.

Principle of Development

It is considered that the addition of a small children's playground and play area (MUGA) within an existing recreation area comprising of a rugby field and training pitch would be a welcome addition to the area and would benefit the families within the Glynneath area.

The play section has been consulted as part of the planning process, and comments were received regarding the feasibility and safety of the development. Subsequent details have been provided by the applicant which address any concerns raised, while it is further noted that the proposed play area will be outside the control of the Local Authority, and will be maintained by appropriate bodies, being an ancillary play area for younger children within the grounds of Abernant Park which is in the control of Glynneath RFC.

Impact on Visual Amenity

It is acknowledged that the development will be highly visible from a public vantage point. However, due to its siting within a well-established recreation area, it is not considered that the development will detract from the character and appearance of the area.

Impact on Residential Amenity

Given the nature of the development and existing land use, and that the closest residential dwellings are located approximately 50m away, it is not considered that the proposed development will result in an adverse impact upon the residential amenity of the occupiers of the surrounding neighbouring properties.

Parking and Access Requirements and Impact on Highway Safety

The proposed development does not include the creation or widening of an existing access, or generate a significant increase in the access and egress of vehicles entering the application site. As such, the

development will have not result in a detrimental impact upon pedestrian and highway safety.

Drainage

The Head of Engineering and Transport (Drainage) has offered no objection to the development subject to the imposition of conditions regarding the materials used in the surfacing of the playground, and that no surface water shall flow onto the highway drainage system. These are matters that are addressed through an informative note on the consent.

Flood Risk / Drainage

The NRW acknowledges that fact the application site lies within zone C2, as defined by the development advice map referred to under TAN 15. However, given the nature of the development it was not considered that a Flood Consequence Assessment (FCA) would be required in this particular circumstance. Nevertheless, to ensure that the applicant is fully aware of the potential flood risk in the area, the applicant has submitted an “Acceptance of Consequence Letter” to accompany the application.

CONCLUSION

The decision to recommend 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 Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on residential and visual amenity nor would it result in an adverse impact upon pedestrian and highway safety. Accordingly, the proposed development is in accordance with Policies BE1 and TR2 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Time Limit Condition

(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.

Approved Plans

(2)The development hereby approved relates to the following plans and documents:

Location Plan Dwg No 15-0055 dated 30/3/2017

General Plan Dwg No Q-13574-C3W3-C dated 20/3/2017

Reason

In the interest of clarity.

REASON FOR GRANTING PLANNING PERMISSION

The decision to recommend 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 Development Plan comprises the Neath Port Talbot Local Development Plan (3) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on residential and visual amenity nor would it result in an adverse impact upon pedestrian and highway safety. Accordingly, the proposed development is in accordance with Policies BE1 and TR2 of the Neath Port Talbot Local Development Plan.