

Report of the Chief Officer Planning and Regulatory – 25 July 2022

APPLICATION NO:
P/2022 /0466

LOCATION:
PONCIAU PARK FOOTBALL
PITCHES CLARKE STREET
PONCIAU WREXHAM
LL14 1RT

DATE RECEIVED:
27/04/2022

COMMUNITY:
Rhosllanerchrugog

CASE OFFICER:
SJG

WARD:
Ponciau

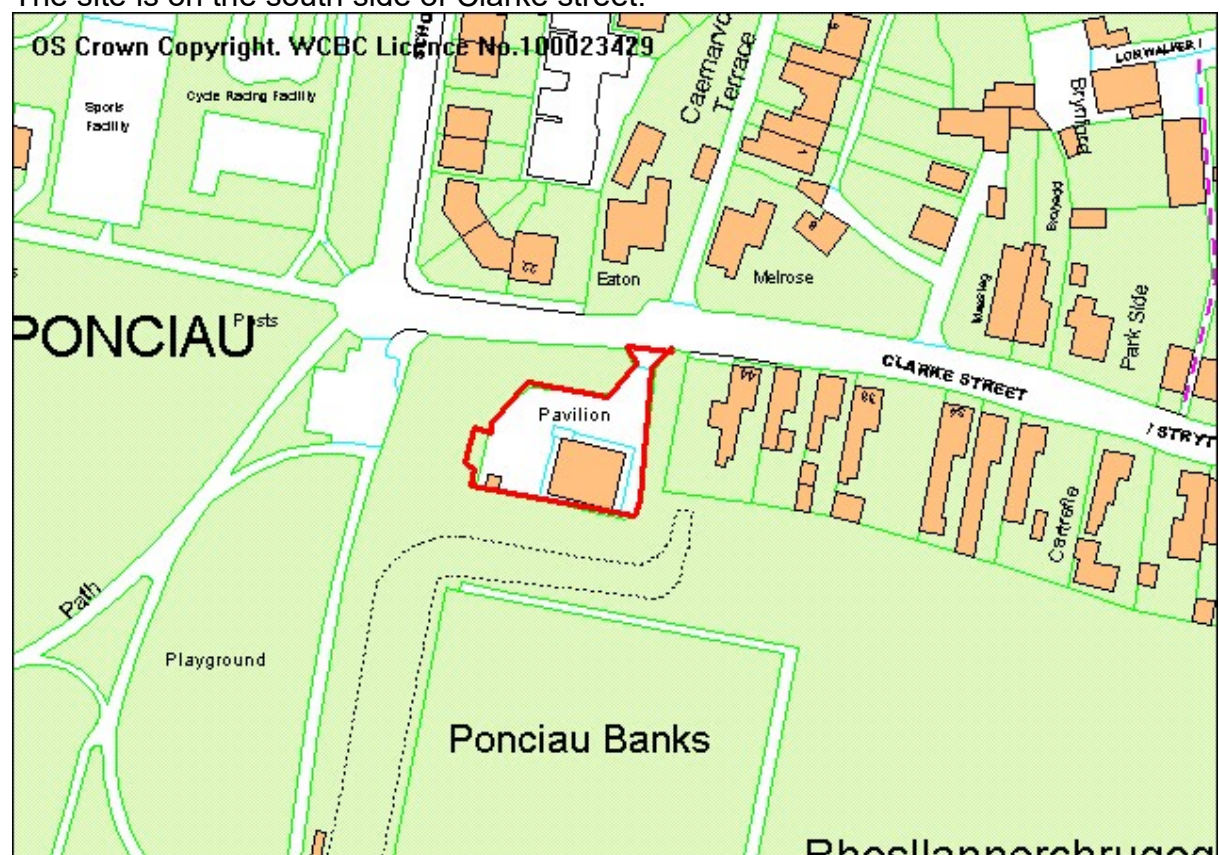
DESCRIPTION:
LLEOLI CYNHWYSYDD STORIO (OL-
WEITHREDOL) / SITING OF
STORAGE CONTAINER (IN
RETROSPECT)

AGENT NAME:
MR DAVID PARRY

APPLICANT(S) NAME:
MR DAVID PARRY

THE SITE

The site is on the south side of Clarke street.



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PROPOSAL

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As above

The structure is a small container located to the side of the car park of the new Community Building. To the north of the container is the site for another container granted permission in April 2022.



Applicant's submissions

The permanent building was completed in 2021 and is now fully operational. Regarding applications for temporary structures the Club has submitted two, one for a 20ft storage container and one for the 8ft container in retrospect which is the only temporary structure currently on site. In recent years the Club has established a vibrant Junior Section to provide a full football pathway for youngsters in the local community.

The two storage containers are essential to store equipment for the Club's two senior teams and six junior teams, including ground maintenance equipment.

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The containers will be painted green and will have anti-climb paint applied to the roofs. Problems with anti-social behaviour has in the past been focused on other areas of the football field as the car park where the container is situated is covered by four CCTV cameras on the new Community Building. Rhos Community Council has agreed to fund an additional camera on the building to cover the area of the pitch where problems have arisen in the past.

HISTORY

P/2022/0180 Siting of storage container. Granted 1/4/2022 (Temporary permission for 5 years)
P/2019/0884 Approval of details of P/2019 0055. Granted 24/12/2019
P/2019/0800 Non-material amendment to P/2019 0055. Granted 29/10/2019
P/2019/0404 Demolition of pavilion. Approved 10/6/2019
P/2019/0055 Replacement Community Building. Granted 8/3/2019
P/2016/0552 Continued siting of storage unit. Granted 25/7/2016
P/2011/0535 Retention of storage unit. Granted 5/9/2011
P/2008/1286 Renewal of permission. Granted 2/9/2009
P/2007/1203 Siting of storage unit. Granted 7/1/2008

DEVELOPMENT PLAN

The site is within settlement limits and the Johnstown Newts SAC buffer zone. Policies GDP1 PS2 EC6 and T8 are relevant, together with Local Planning Guidance Notes 16 Parking and 32 Biodiversity.

CONSULTATIONS

Community Council
Local member:

Consulted 10/6/2022

Cllr P Pemberton:

There was considerable Anti Social Behaviour on the large container that was up against the hedgerow of the property on Clarke Street this was taken away in 2019 and I cannot recall incidents in the specific area around new build since.

The container would be painted in a colour to suit and would have anti vandal paint on the roof and would benefit from having a really good quality CCTV system funded by Rhos community council

We have in excess of 80 children on site some evenings and most weekends, all it's needed for associated storage .

I also appreciate concerns over ASB on the Ponciau in general but I can give re assurance it is not in the specific area of the application

Highways

No comments

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Natural Resources Wales:	No objection subject to comments and conditions
Public protection:	No comments
Welsh Water:	No objections subject to comments
Ecology Officer:	No objection
N Wales Police:	Consulted 27/6/2022
Neighbours:	Notified 13/6/2022
	4 Objections received expressing the following concerns:
	• There has been a series of applications for temporary structures causing problems for local residents • The permanent building should have removed the need for temporary structures • The container is totally out of character for the surroundings • It attracts anti-social behaviour which the client does not have to live with • Loss of parking space • The fields to the bottom of the park are a more suitable position to house this container and could be shielded on one side by a large fence and hedge.

SPECIAL CONSIDERATIONS

Design: Whilst it would be preferable for there to be a purpose built permanent structure for storage on site, the container is located in the corner of a small hard surfaced area and is dark green in colour. Despite views of it being possible from Clarke Street and from the recreation land to the south, it is in a relatively discreet location of the site. This, combined with the modest size of the structure as well as the colour it is painted means it will not harm the appearance of the locality. As such the development complies with policy GDP1.

Residential amenity: The container is around 25m from the boundary of the nearest residential property, 22 Llys Yr Orsedd. This is sufficient to ensure the container does not adversely impact upon residential amenity.

Community safety: The site is managed by the football club and owned by the Council, and measures continue to be taken to deal with anti-social behaviour. Comments have been requested from North Wales Police.

The introduction of one more container is not considered to significantly increase the chances of antisocial behaviour. A note has been added to request that anti-vandal paint is used on the roof of the container which would attempt to deter such behaviour. Also a condition has been recommended to ensure the permission is temporary (5 years) as the design and materials of construction would not normally be granted permission, however, this time

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should allow the applicant adequate time to seek a permanent, satisfactory alternative. Given its distance from the neighbouring boundary, it is very unlikely that the container is the cause of unwanted access to neighbouring properties nor is its retention likely to make it more vulnerable to unwanted access or damage.

Highways and parking: There is no loss of parking space and no objections are raised by the highway authority.

Ecology: There are no ecological issues with the application, as confirmed by the Council's Ecologist offering no objection to the proposals.

CONCLUSION

The proposal complies with the adopted policies. It is considered that a 5 year permission to tie in with the recent approval would allow the situation to be re-assessed at the end of that period in the event that the condition of the container deteriorates.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The use of the building shall cease and be abandoned before 30/6/2027. The building together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered received 20/5/2022 and as contained within the application documentation.

REASON(S)

1. In accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

NOTE(S) TO APPLICANT

It is recommended that anti-vandal paint be used for the roof of the container
