

PLANNING COMMITTEE	DATE: 19/05/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 5

Application Number: C25/0245/14/LL

Date Registered: 27/03/2025

Application Type: Full

Community: Caernarfon

Ward: Hendre

Proposal: Upgrade and re-build of an existing stadium pitch

Location: Caernarfon Town Football Pitch, Yr Oval, Stryd Marcws, Caernarfon, Gwynedd, LL55 2HT

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a full application for the upgrading and reconstruction of the existing Oval stadium pitch in Caernarfon. The work will involve levelling and replanting the original pitch with layers of different materials such as sand and gravel to ensure adequate drainage. Drainage works will include manhole drainage pipes as well as a retaining wall. A fence of lightweight railings will be installed around the new pitch.
- 1.2 The site is located within the existing Caernarfon Town football pitch area which is within the residential area of the town. The field is located within the Caernarfon development boundary as described in the LDP. The site also sits within a 500m cushion of a scheduled monument.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in the exercise of its functions to achieve the 7 well-being goals contained within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

ISA 2:

PCYFF1 - development boundaries.

PCYFF2 - development criteria.

PCYFF 3 - design and place shaping.

TRA2 - parking standards.

TRA4 - managing transport impacts.

PS20: Protecting and where appropriate enhancing heritage assets.

AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

NCT12 Design.

3. Relevant Planning History:

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C18/0787/14/LL - Extension and alterations to improve existing facilities - APPROVED - 05.10.2018

C18/0284/14/LL - Demolish existing gantry and erect a new television gantry – APPROVED – 25.05.2018

C15/1001/14/LL - Renovation work to part of supporters' terracing together with erection of a new shelter – APPROVED – 28.10.2015

C15/0658/44/HY – APPLICATION TO RETAIN FREE STANDING ADVERTISEMENT – APPROVED - 29.11.2011

4. Consultations:

Land Drainage Unit:	The unit has no observations to offer in relation to land drainage, local flooding risk or coastal erosion.
Welsh Water	We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development. The site is crossed by a public sewer with the approximate position being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the Site Preparation Drawing, it appears that retaining walls and structures would be situated directly above and within the protection zone of the public asset, which has a protection zone measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refers to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site. We would advise that it is not permissible to locate any building, structures including retaining walls, raising or lowering of ground levels, trees or SuDS features above or within the protection zones of our assets. Therefore, it is strongly recommended that the proposed plans amended to take into account the location of the asset crossing the site. Alternatively, it may be possible to divert the sewer if the developer applies under Section 185 of the Water Industry Act 1991 and we request that they contact us to discuss and consider possible solutions. In the first instance it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development. Accordingly, for the reasons outlined above, we offer a Holding Objection until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

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	Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.
HENEB:	To inform upon the presence or absence of buried archaeology, and any potential impact upon this from the proposed development, it is recommended that a geophysical survey of the application site is undertaken. This is provisionally expected to employ electrical resistance (or resistivity) survey rather than the more widely used magnetometry due to the nature of the site and the potential influence of existing services on survey readings, however the appointed firm will be able to advise on the most suitable technique for this case. In accordance with Planning Policy Wales 12 para. 6.1.26 and JLDP Policy AT4 with para. 6.5.46, this must be undertaken prior to determination of the application, to enable the planning authority to make an informed decision and allow for any design revision or further action to be completed; e.g. subsequent intrusive evaluation by trial trenching or test pitting may be necessary to elucidate the results.
Highways	I refer to the above application and I confirm that the transportation unit does not have any objection to the proposal.
Public Protection:	I have assessed the above application and make the following observations: No construction or demolition work may take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday. Reason: To ensure that the proposed development would not result in noise levels for any residential occupiers.
Public Consultation:	A notice was posted on the site and neighbours were notified. No observations were received in response to the public consultation.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site lies within the Caernarfon development boundary and is therefore considered to be in accordance with policy PCYFF 1. Policy ISA 2 Community Facilities is relevant to this application. The policy aims to protect existing community facilities and encourage the development of new facilities where appropriate. Local leisure and community facilities are important to the health, social, educational, linguistic and cultural needs of the Plan area, as well as its economic well-being. For the purpose of this policy, community facilities are defined as facilities used by local communities for health, leisure, social and educational purposes and they include schools, libraries, leisure centres, health care provisions, theatres, village halls, cemeteries, places of worship, public houses and any other facility that fulfils a role of serving the community. While the application does not offer new facilities (in terms of land use), it would significantly improve and add to existing facilities and is likely to be beneficial to the Football Club as well as the wider community.

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- 5.2 The scale and type of development is considered appropriate for the character and function of the dwelling. It is therefore considered that the proposal is acceptable in principle and complies with policy ISA 2.

Visual amenities

- 5.3 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.
- 5.4 The proposal is located on an existing football pitch. There are residential houses surrounding the field in all directions. It is not considered that the proposal, including the fence on the retaining wall, would create an alien feature within the local area given the buildings and structures that already exist, including the fact that the proposal is on an existing sports pitch.
- 5.5 Overall, it is not believed that this development would cause significant harm to the visual amenities of the local area or its residents. The field is partially visible from public spaces, but the development does not offer an entirely new element to what already exists on the site. In this respect the development complies with policies PCYFF 2 and PCYFF 3 of the LDP.

General and residential amenities

- 5.7 Criterion 7 of Policy PCYFF 2 is relevant to the proposal and refuses proposals if they will have a significantly adverse impact on: "The health, safety or amenities of the occupiers of local properties, land uses or other properties or the features of the local area through increased activities, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution or other forms of pollution or disturbance".
- 5.8 The site is located within the grounds of the Football Club. A field already exists on the application site and the proposal involves upgrading the pitch including the installation of drainage, fencing and a retaining wall. The use of the site will not change and therefore the impact on neighbours in terms of activity and disruption will remain similar. A condition will be imposed following Public Protection's comments to control the construction hours on the site in order to minimise noise levels and potential impacts on neighbours. No observations have been received from neighbours concerned about the proposed work. To this end, it is not considered that the proposal would have a detrimental impact on residential amenities and, therefore, the proposal meets the requirements of policy PCYFF 2.

Transport and access matters

- 5.9 Although there is no change of use as part of the application, the site is located in an accessible location, within a reasonable walking distance of a large number of residential dwellings. The Transportation Unit submitted observations stating that they had no objection to the application. It is not considered that the proposal would be contrary to policies TRA2 or TRA4.

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Biodiversity matters

- 5.10 The site is already in use as a playing field, and consequently, the proposal is highly unlikely to affect protected species or have an adverse impact on biodiversity.
- 5.11 On 7 February 2024, the Welsh Government published an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, biodiversity net gain, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. A Green Infrastructure Statement has not been received as part of the application and therefore it is considered appropriate to receive biodiversity improvements before the application is released or improvements will need to be secured through the setting of conditions. The changes to PPW have been considered, but in this case, they do not raise any new matters that have any significant influence on the decision.

Archaeological matters

- 5.12 Observations have been received from Heneb, noting that a geophysical survey of the application site should be undertaken before a decision is released. The agent responsible for the application has been made aware of this and has confirmed that it is in the process of completing the work. This could be reported further in the planning committee. On completion of the survey work and the ability to set conditions, it is considered that the proposal could be acceptable in relation to policy AT 4 of the LDP.

Infrastructure Matters

- 5.13 There is currently an objection from Welsh Water due to the location of the public sewer in relation to the proposed works. The agent is working with Welsh Water to overcome the problem, and this will be reported further during the planning committee.

6. Conclusions:

- 6.1 Having considered the relevant planning matters in this case, the proposed development meets the objectives of the Anglesey and Gwynedd Joint Local Development Plan by proposing a development of a high-quality and modern design that is appropriate to its location, and which will make a substantial contribution towards improvements to local sports facilities.

7. Recommendation:

- 7.1 Delegate the right to the Senior Planning Manager to approve the application subject to the conditions below and to receive additional forthcoming information to address the observations made by Heneb and Welsh Water.

Conditions:

1. Commence the work within five years
2. In accordance with the plans
3. Restrict working hours 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday
4. Introduce biodiversity improvements.
5. Conditions that apply to Welsh Water's observations
6. Conditions relevant to Heneb's observations.