

21/0382/ALL

09 April 2021  
Planning Portal Ref: PP-09721582

Planning Division  
Caerphilly County Borough Council  
Tredomen House  
Tredomen Park  
Ystrad Mynach  
Hengoed  
CF82 7WF

Dear Sir,

**LAND AT ANEURIN PARK, PENYRHEOL, CAERPHILLY, CF83 2RD  
PLANNING APPLICATION FOR THE INSTALLATION OF A SHIPPING CONTAINER TO STORE PLAYING  
AND TRAINING EQUIPMENT BY ABER VALLEY WOLVES COMMUNITY RUGBY LEAGUE CLUB**

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**Introduction**

We are pleased to submit this planning application for the installation of a new ISO Standard Shipping Container on land at Aneurin Park, Penyrheol, Caerphilly, CF83 2RD.

**Site and Surrounding Context**

The application site comprises an area of greenfield land immediately adjacent to the existing changing rooms and bowling green at Aneurin Park.

The site is surrounded sites at the top of a banking above the playing fields at the park. Steps from the changing area run down to the playing area. There is an enclosed all-weather playing surface to the immediate north of the changing rooms. The bowling green and changing rooms are separated from the park access road and playing fields by a painted palisade fence.

The park is used on a formal and informal basis by a wide range of local clubs and residents. Bowls, rugby league and football clubs use the facilities on a weekly basis. The use is controlled by a booking system operated by the parks department at Caerphilly County Borough Council (CCBC).

**Planning History**

We are not aware of any relevant planning history at the site.

**The Proposed Development**

The application seeks planning permission for the installation of a 20 ft ISO Standard Shipping Container between the bowling green and existing changing rooms.

The club would prefer a standard green shipping container to reflect the prevailing colour of the changing rooms and parkland context. However, it is open to timber cladding the container, if the Council is of the view that this is a more appropriate option.

It is proposed to site the container against the palisade fence. A gap in the fence matching exactly the width of the front of the container will allow ready access from the playing field side. The



remainder of the fence can be slightly realigned to ensure there is no gap and/or loss of security to the bowling green.

The container is required to store essential training and playing equipment for Aber Valley Wolves Rugby League. The community club is run solely by volunteers. It provides the opportunity for active participation in the sport of rugby league for players (boys and girls, male and female) from under 8 years of age to senior rugby.

The club has spoken to the Council Park Team, who have been liaising with the bowls club and requested some storage space in the existing changing room. The answer has consistently been that there is no space for the storage of equipment. This has resulted in the unacceptable position where volunteers have to divide equipment and store in their own houses. This is highly inefficient and contrary to Covid restrictions on return to play owing to the pandemic. The container will provide essential storage space for the club at our home.

### **Planning Policy Context**

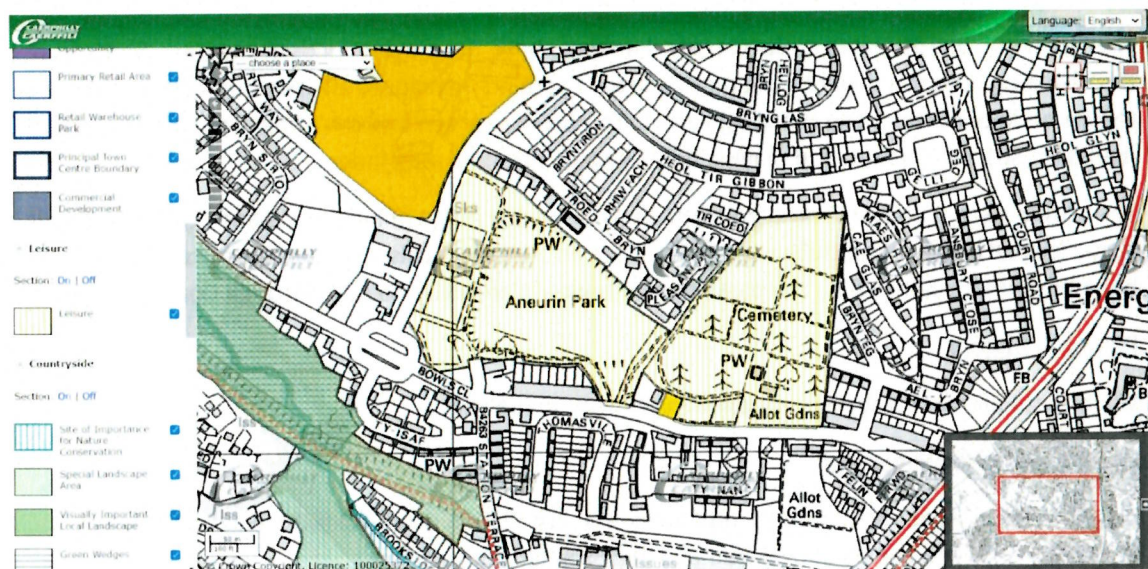
Legislation requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is comprised of:

- Future Wales – The National Plan 2040.
- The adopted Caerphilly Local Development Plan 2010.

Material considerations include Government guidance in Planning Policy Wales Edition 11 (2021) and the Supplementary Planning Guidance published by the Council.

### **LDP Proposals Map Extract**



Reference to the LDP extract above confirms that:

- The site is located inside the Caerphilly settlement boundary.
- It forms part of Aneurin Park, which is designated for leisure use.

Beyond site specific policies and matters, there is a broad consistency between the tone and purpose of prevailing development plan policy and Government guidance.

Each of the documents referenced above places a presumption in favour of sustainable development as the central thread in planning decision making.

The development plan actively encourages sociable and healthy communities. This includes the active provision of appropriate land and buildings to meet the needs of the community. Active and inclusive participation in sport and exercise is a vital need in a sustainable community.

### **Analysis**

In principle, the use of the site for storage of training and playing equipment is acceptable. It supports the designated use of the site. It will underpin the efficient and Covid compliant use of our fast growing community rugby league club. In doing so, it will support the active participation of a wide range of boys and girls in our great sport.

We acknowledge the development plan policies that state any new development in this location should not encroach on the function of the designated leisure space. It must safeguard the open space. The quality of any development must respect the character of the site and surrounding parkland.

In response, we propose to site the container as closely as possible to the existing buildings on the site. We want to place it between the bowling green, the existing palisade fence and the existing changing room. The proposed location is clearly illustrated in the photographs below.

**Photograph 1 - 3: The Proposed Site**





The proposed location will ensure the container will be associated with the cluster of existing build development in the park. Both visually and in terms of its function, the container will be readily absorbed into this context. The addition will have no significant adverse impact on the appearance of the park, its function, attractiveness or local amenity.

The container will sit on an area of mown grass. The area does not accommodate any significant vegetation. It will not impact on any feature of the natural environment.

The container will not have any active drainage or rainwater goods. Rainwater will fall onto the container, flow off and be absorbed into the surrounding permeable ground. The container will not have any drainage implications at the site.

### **Summary and Conclusion**

The proposal to install a standard shipping container is essential to the effective function of our growing community rugby league club. We have exhausted every avenue to try and utilise existing space at the park. The proposed shipping container is sensitively sited and will be viewed only in association with the cluster of existing built development in the park. It will not have any adverse impact on the character, attractiveness or amenity of the park.

We trust the above is helpful and look forward to receiving confirmation of receipt and validation of the application under separate cover.

Yours sincerely

**Helen Treherne**

**Aber Valley Wolves Rugby League Club**