

20 March 2024

Submitted via Planning Portal Wales (PP-12803190)

Development Management
Cardiff Council
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

Ref: CHET3000

Dear Sir or Madam,

FULL PLANNING APPLICATION FOR THE CHANGE OF USE FROM AN INFLATABLES ARENA (CLASS D2) TO A NETBALL TRAINING FACILITY (CLASS D2) AT UNIT 2, JUBILEE TRADING ESTATE, EAST TYNDALL STREET, CARDIFF, CF24 5EF

On behalf of our client, Cherubs Angels Netball CIC ('the applicant'), we are pleased to enclose a full planning application for the change of use of the above unit from an inflatables arena (Class D2) to a netball training facility (Class D2). The application is required to regularise the lawful use of the site, which is currently subject to a restrictive condition.

The application proposal is described as follows:

"Change of Use from an Inflatables Arena (Class D2) to a Netball Training Facility (Class D2)"

The application has been submitted via the Planning Applications Wales portal (PP-12803190) and in addition to this covering letter, comprises the following documents:

- Planning Application Forms and Certificates, duly completed and signed.
- Site Plan including a Site Location Plan (drawing ref: 2024.03.1.001 Rev0).
- Existing Site Layout Plan (drawing ref: 2024.03.1.002 Rev0).
- Proposed Site Layout Plan (drawing ref: 2024.03.1.003 Rev0).
- Existing and Proposed Elevational Plan (drawing ref: 2024.03.1.004 Rev0).

The requisite planning application fee of £460 will be paid directly to Cardiff Council.

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Background

This application seeks to change the lawful use of the premises from an inflatables arena (Class D2) to enable its beneficial occupation as a netball training facility (Class D2). The application is necessary due to the restriction imposed by Condition 2 of the previous and implemented planning permission (ref: 18/01042/MNR), which restricts the type of D2 uses that can function at the unit. Planning permission ref: 18/01042/MNR was granted on 11 July 2018 for the change of use of the property from a warehouse (Class B2) to an inflatables arena (Class D2) with a café. Condition 2 of the permission specifically restricts the use of the site to an inflatables arena only. It states:

“The D2 part of the premises shall only be used for the purpose specified in the application (D2-Inflatables Arena) and the A3 part of the premises shall be used only as a café or coffee shop ancillary to the primary use of the premises, and for no other purpose (including any other purpose in Classes D2 & A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order).

Reason: The use of the premises for other purposes within Classes D2 & A3 could detract from the amenities of nearby occupiers.”

Site Context

The site relates to Unit 2 of Jubilee Trading Estate located in Splott, Cardiff. The terraced unit is situated on the northern side of East Tyndall Street in an area characterised by mixed-use development. Neighbouring occupiers include Howdens, NK Motors, Now Storage and Euro Recycle.

The application site extends to 1,247sqm. It was last occupied as an inflatables arena (Class D2), comprising a mixture of open plan, office areas, toilets, kitchen and a café/dining area. The unit has been vacant since 1st January 2024.

Industrial premises bound the site to the west and east. To the south, the site is bound by East Tyndall Street and to the north by Sanquhar Street. East Tyndall Street is a single carriageway road that runs between Splott and the city centre. East Tyndall Street has wide footways either side and enables the site to be accessed on foot or by cycle.

A dedicated parking area is located to the north of the unit and beyond that, residential properties lie along Sanquhar Street. Access to the parking area is achieved from East Tyndall Street.

A review of NRW's Development Advice Maps (DAM) shows that the site is located in flood zone A, meaning it is considered to be at little or no risk of fluvial coastal/tidal flooding. NRW's Flood Map for Planning shows that the site is located within flood zone 3 for rivers and sea.

The site is not located within a conservation area and there are no heritage assets on or within the vicinity of the site.

The site is sustainably located and is within walking distance of a number of bus stops along East Tyndall Street and Sarquhar Street. These stops provide regular routes to the city centre and Birchgrove (via bus number: 1 City Circle); and Leckwith and Penylan (via bus numbers: 612 and 815, respectively). Cardiff Queen Street station is located approximately 1.7km north-west of the site and provides direct services to Cardiff Central, Aberdare and Merthyr Tydfil and beyond.

The site is located within the defined settlement boundary. It comprises land designated as 'Existing Employment Land' (Policy EC1.1 – Ocean Park), identified by the adopted Cardiff Local Development Plan (LDP).

Planning History

The site does not have an extensive planning history. Planning permission was granted on 11 July 2018 for the change of use of the property from a warehouse (Class B2) to an inflatables arena (Class D2) with a Café (ref: 18/01042/MNR).

Development Proposals

This application seeks full planning permission for the change of use of the property from an inflatables arena (Class D2) to a netball training facility (Class D2). It should be noted that the currently permitted ancillary café (Class A3) element of the unit will be retained as part of the proposal.

As illustrated by the accompanying Proposed Plan (drawing ref: 2024.03.1003.Rev0), only minor internal alterations are proposed to allow the unit to function as a netball training facility. These amendments relate to the placement of partition walls to create two dressing rooms, a staff room, a seating area, a new boiler room and a viewing room. In addition to the ancillary café, the applicant proposes to introduce a modest 98sqm element of Class A1 (shops) floorspace. This will sell the netball club's kit, including netball dresses, t-shirts and hoodies. It is considered that both the café and shop elements of the proposal are entirely ancillary to the primary use of the premises.

For the avoidance of doubt, this application does not propose any external alterations to the existing unit.

The site benefits from ten designated parking spaces located to the north of the property, which will remain as existing. The proposed netball training facility will operate between 09:00 – 23:00, Monday to Sunday and will contribute towards the local economy by creating 15 part-time coaching and waitressing jobs.

Planning Policy Context

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application is considered against the Development Plan for the area. This comprises the Local Development Plan [LDP] for Cardiff (adopted in January 2016) and Future Wales: The National Plan 2040 (adopted February 2021).

Cardiff Council LDP (2006-2026)

The site is located within the settlement boundary and is allocated as existing employment land under Policy EC1.1 – Ocean Park. The relevant LDP policies are summarised below:

- Policy KP3(B): Settlement Boundaries confirms that there is a presumption in favour of development within settlement boundaries.
- Policy EC1: Existing Employment Land identifies the site as being part of the 'Ocean Park' existing employment land. The policy seeks to protect this land for B Use Class employment generating uses together with appropriate ancillary and/or complementary uses and activities.
- Policy EC3: Alternative Use of Employment Land and Premises provides criteria against which proposals for the change of use of business and industrial land and premises will be assessed.
- Policy KP14: Healthy Living aims to promote a healthier Cardiff by seeking to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities.
- Policy C6: Health aims to improve the health of Cardiff's population by seeking to secure new health facilities in areas most at need.

In addition, the following Supplementary Planning Guidance (SPGs) have been taken into account:

- Planning for Health and Wellbeing (November 2017)
- Managing Transport Impacts (Incorporating Parking Standards) (July 2018)

Future Wales: The National Plan 2040 was adopted in February 2021 and replaces the Wales Spatial Plan (WSP). It provides a framework for the future spatial development of Wales and sets a number of outcomes which, when taken

together, form a vision for change over the next 20 years. Policy 33 relating to ‘National Growth Area – Cardiff, Newport and the Valleys’, identifies Cardiff as the main focus for growth and investment in the South East region. It states that Cardiff should retain and extend its role as the primary national centre for culture, sport, leisure and media.

Planning Assessment

Principle of Development

The site is located on land designated as existing employment land under Policy EC1.1 (Ocean Park) of the LDP. Both policies EC1 and EC3 of the LDP generally aim to protect these sites for employment uses within Use Class B. The site benefits from an implemented planning permission for the change of use of the property from Use Class B2 to Use Class D2. The loss of Class B floorspace and the acceptability of Class D2 use in this location has already been firmly established. This application seeks to change the use of the site within Use Class D2 – from an inflatables arena to a netball training facility. The principle of the use proposed is considered acceptable at this location.

The site has been vacant since January 2024. The proposal will enable the reuse of an otherwise vacant premises to provide a new netball training centre. It will result in a series of economic benefits including job creation in the form of 15 new part-time positions.

The proposed netball training facility will benefit the local community by offering netball training sessions to the general public from all abilities. This will help promote a healthier Cardiff by seeking to reduce health inequalities through encouraging healthy lifestyles in accordance with Policies KP14 and C6 of the LDP.

The site is located in a well-established area, with good transportation links. East Tyndall Street lies directly to the south of the site, providing direct links to the city centre. Additionally, a number of bus stops can be found within walking distance of the site. Cardiff Queen Street station is located some 1.7km north-west of the site. The application site also benefits from ten designated parking spaces. The proposal will not affect the amenity of adjoining occupiers.

Conclusions

This application seeks full planning permission for the change of use of the property from an inflatables arena (Class D2) to a netball training facility (Class D2). No external alterations are proposed as part of the proposal.

The proposal relates to a type and form of development appropriate to the site’s locality and as such accords with relevant policies within the Local Plan. The submission demonstrates that the development proposal would deliver economic and social benefits. It will bring a vacant part of Jubilee Trading Estate back into active use and facilitate new employment within the site.

On this basis, the proposal is considered to be compliant with planning policy at all levels. This indicates that planning permission should be granted. I trust you have all the information necessary to register the applications, however if any issues arise, please do not hesitate to contact me.

Yours sincerely



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