

Celtic Lodge Planning Statement for change of use

Celtic Lodge Planning Statement for change of use

1. Main use of the building.

1A. As the owner, Eli Project - (Charity Number 1181538) will be the main user. The aim is to create a facility to support families with children with additional needs and develop the Centre to support other professionals with resources & training. Other community users for example will be LifePoint Church – Charity Number 1134286 – F.1 use & other charities, organisations & families supporting & working with additional needs. LifePoint Church, working with the Trussell Trust aim to open a Food Bank to support the local community. LifePoint Church will be using the premises each week to hold their worship services.

Continuation of an alcohol license is not required.

Therefore for the main activity, a change of use to Community facility is requested to use classes F1 & F2 (formerly D1 & D2). The Planning Department in the Pre- Application identified that the planned use potentially fall within Class D1 or D2 use. The proposed offices would be used as ancillary spaces to serve the proposed use class functions and part of the upper floor is to accommodate a self-contained residential unit (use class C3).

1B. Adopted Neath Port Talbot Local Development Plan.

The proposed Change of Use aligns with the Adopted Neath Port Talbot Local Development Plan. The change of use Protects Existing Community Facilities – (SC2). The range of activities described will help to create a cohesive community having a positive impact on mental, emotional, physical & spiritual needs of the Community. Employment will continue from the premises. – (EC4)

1C. External

No new external work is required. The disabled ramp agreed by planning in 2014 has not be erected by the current owners. Eli Project intends to complete this & for completeness we have included the ramp in the drawings.

1.D. Internal

The existing & proposed remain the same, apart from the fact that the ground floor bars will provide coffee for the users & only 1 bedroom will remain, with the other 3 being used as offices/ small meeting rooms to be used by the Charity or other community users. For completeness /Use Class C use has been referenced.

2. Staff.

It is intended that the 2 Eli staff members will use the premises for part of the week, Monday to Friday during normal office hours. Depending on the activities, volunteers will regularly augment the staff to deliver various community activities. The first-floor bedroom & lounge may be used as accommodation by Eli staff.

3. Hours of use & Activities

It is likely the premises would be in use most days. Hours each day will vary, following the present pattern of activities described.

Celtic Lodge Planning Statement for change of use

Recurring activities during the week.

Drop-in Centre – Parent’s and Carers support for those with additional needs children. 5 to 20 people Tuesdays to Thursdays 9am to 12pm

Support to young adults - social events and volunteer work projects for additional needs young adults beyond school age. 3 days per week, 5 hours per day 10am to 3pm.

Weekly activities.

Sunday Church Meeting for approximately 2 hours – either 10.30 am or 4.00pm – presently the church meets at 4.00pm, with 30 – 40 people meeting at Bryncoch Community Centre.

Youth club. 8 to 20 people every Friday 6 to 8pm.

Mid week church meeting – 7.30 – 9.30pm, 15 people.

Family Night – weekly social event for families with additional needs children. 30 people 2 hours per week 4 to 6pm

Kidstop – weekly mothers and toddlers’ group for additional needs children. 30 people 2 hours per week 10am to 12pm

Less frequent, but repeated activities.

A venue for local organisations to hold small conferences Monday to Friday, generally during office hours.

Training Centre – Presently in cooperation with other organisations and charities doing similar work to Eli Project, with families with additional needs children. 10 to 20 people 4 - 6 times per year, 2 hour meetings. These meeting would take place during working hours.

Men’s Connect – Support for fathers with additional needs children. 5 to 20 people. 2 hours per month 7pm to 9pm.

Women’s Connect – Support for mothers with additional needs children. 2 hours per month 7pm to 9 pm.

Ad hoc church meetings

Ad hoc children meetings

Food bank. Monthly Friday 11am to 1pm. – approximately 20 people.

As required Wedding Ceremony & Funerals.

4. Parking and Transport Assessment

The premises are served well with 22 marked parking spaces (2 No. DDA), enabling the property to meet *Supplementary Planning Guidance – Parking standards October 2016*, notably 1 space per 10 seats & with two spaces identified for disabled use, although all spaces are within 30 metres of the entrance. One space is identified for the first-floor residential unit should it be occupied. There is also unmarked area in the centre of the car park that can be used to accommodate a further 5 cars if required. During certain events where the car park may be well used, we anticipate car parking provision to be managed on-site by volunteers.

Celtic Lodge Planning Statement for change of use

We will, however, seek to limit visitors to the site by car. All users of the building will be encouraged to share vehicles & those who live close enough, to walk or cycle. Bicycles will be housed in the storeroom in a secure and accessible location.

The size of the car park is in keeping with the size of the grounds & aligns with the *Supplementary Planning Guidance – Design 2017*.

The existing lawful use of the property is that of a bar / restaurant / function venue and the property was a popular venue, open 7 days per week. Weddings were regularly held at the venue with significant numbers of guests in attendance. The current proposed use represents a less intensive use of the premises, with fewer numbers of visitors and staff members present on site at any one time, with a reduction in overall hours of operation. This would correspond with a reduction in parking demand at the premises relative to the existing lawful use.

There will be no requirement to park on the highway.

5. Residential and Visual Amenity Impacts.

The proposed hours of use & planned activities are considered less intensive than the existing lawful use as a bar, restaurant & function venue, and therefore the granting of consent is likely to provide a net gain in reducing the impact on the local neighbours as there are likely to be less people on site at any one time, over less hours a day, with limited late evening occupancy, and the nature of the proposal is likely to result in a reduction in noise and disturbance from the existing lawful use. The removal of the alcohol license is beneficial.

There are no physical alterations proposed, with the exception of the access ramp which already has consent) and therefore there is no visual impact to assess in this instance.

6. Biodiversity.

No external works are planned and as such there will be no impact on biodiversity/natural features.

7. In summary the property would be used for multiple uses as:

A base for the Charity - Eli Project, using the meeting rooms & space for their function & as the premises will be regularly made available to LifePoint Church, place of worship - church meetings, and ancillary functions.

Please note that part of the upstairs may be used as a one-bedroom self-contained residential unit – Use Class C.

8. Conclusion

The range and timing of activities are appropriate for the property & grounds, with ample parking site and is in accordance with the criteria set out in the policies identified above.

Importantly the range of activities will have a positive impact on mental, emotional, physical & spiritual needs of the Community.

08.10.2021.