

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	10 October 2012		
Application Number	12/02124/FUL		
Site Address	Calne Rugby Club, Anchor Road, Calne		
Proposal	Installation of Family Inclusive Sports Area & Enhancement of Existing Basketball Area		
Applicant	Mrs Roberts, Calne Town Council		
Town/Parish Council	Calne Town Council		
Electoral Division	Calne Central	Unitary Member	Cllr Marshall
Grid Ref	400270 170906		
Type of application	Full		
Case Officer	Chris Marsh	01249 706657	chris.marsh@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been called to Committee by Cllr Marshall in order to consider the impact on the proposal on the amenity of nearby properties.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

The proposal is supported by the Town Council, which is also the applicant for the application.

2. Main Issues

The main issues in considering the application are:

- Principle of development under Policies C3 and CF2 of the adopted North Wiltshire Local Plan 2011
- Impact on the character and appearance of the area
- Impact on the privacy and amenity of existing neighbours
- Impact on highway safety

3. Site Description

Calne Rugby Club is accessed from Anchor Road, in central Calne, and is part of the wider sports and recreation complex that has seen a series of works to improve facilities in recent years. The application site is some way removed from the main complex of tennis courts, pavilion and bowling green to the West, adjacent to the road. The site is accessed via a footpath from the road, leading over a redundant and overgrown hardstanding to a small basketball court, currently in a poor state of repair. The linear hardstanding is flanked by a mature hedgerow to the Northwest and a separate field to the Southeast, adjoining the rear gardens of two small housing estates, Bentley Grove and Hillcroft, some 30-35m from the application site. To the immediate East of the site is the southernmost extent of the grounds of Priestly Primary School, which is bounded by a painted metal security fence.

4. Relevant Planning History

There is no planning history relevant to this site.

5. Proposal

The proposal relates to the creation of a Family Inclusive Sports Area (FISA) at Calne Rugby Club, extending the hardstanding of the basketball court, which is to be resurfaced, into an area immediately Southeast in order to provide an enclosed, multi-functional play area. The enclosed area will provide facilities for interactive screen-based games as well as a full court surface for football and basketball measuring 14m x 25m.

The resurfaced and enlarged areas are to be finished in tarmac over crushed stone and a geotextile membrane, and will be painted with the relevant sports pitch markings. The sides of the enclosed area are to comprise 3.0m-high galvanised mesh fencing, with a neoprene membrane between upright posts and fencing to reduce vibration noise. The fencing will include recessed goal areas at either end, a 1.6m-wide mesh entrance door at one end and four screens, one smaller, attached to galvanised post frames at intervals.

No specific hours of operation or scheme of lighting is set out in the application, therefore these are recommended and manageable by condition.

6. Consultations

Calne Town Council – support
Environmental Health – no objection, subject to conditions
Police – no objection
Sport England – [awaiting comments]

7. Publicity

The application was advertised by site notice and press advert.

Thirteen letters of letters of objection received

Summary of key relevant points raised:

- Loss of open space
- Potential increase of noise and light nuisance
- Potential increase in antisocial behaviour
- Highway safety

8. Planning Considerations

Principle of development

The principle of development for new community recreation facilities is strongly supported by planning policy, most explicitly in Policy CF2 of the adopted North Wiltshire Local Plan 2011, which states that such development should be supported where these are sited within or adjacent to framework boundaries and do not incur loss or detriment to such facilities overall.

Impact on the character and appearance of the area

The site is part of a well established recreational complex that is characterised by its mixed provision of sport and leisure facilities. The proposed court enclosure is therefore considered to be in-keeping in design and materials with the appearance of the site as existing and will not result in aesthetic detriment to the area. Likewise, the use of the site will broadly remain the same and will not compromise the retained uses of the surrounding open space.

Impact on the privacy and amenity of existing neighbours

A number of objections have been received on the premise that the proposed facility will lead to noise nuisance and antisocial behaviour in the locality, and a pre-existing problem in this regard is acknowledged by all parties. It is relevant to note that the proposal is to an extent, an extension of the current facilities and that the site is part of a long-standing recreational ground frequented by a range of users. There is therefore a certain amount of activity to be expected throughout the day and evening. The site is some 30m from the boundary of the nearest garden at Hillcroft, which offers some attenuation of noise created by the provision of a new facility.

However, it is considered important to mitigate any potential exacerbation of problems relating to noise nuisance and antisocial behaviour in this location and for this reason a number of conditions are proposed to address these issues. The technical specification of the FISA can be dictated so as to minimise noise and effectively restrict the use of the facility to appropriate hours of the day by managing the provision of lighting at the site.

Impact on highway safety

Highway safety in respect of pedestrian visibility and parking availability on Anchor Road has also been identified in public representations and it is accepted that this may be an issue on occasion (e.g. on match days). However, it is considered that the scheme, by the nature of its purpose and likely users, will not generate any significant increase in vehicular movements relative to those already associated with the recreation ground and as such will not adversely affect highway safety.

Conclusion

The proposed facility will improve provision of community recreation in the area, the principle of which is backed by planning policy. The new facility, provided it is properly constructed in line with conditions recommended below, will not result in an increase in nuisance or antisocial behaviour at the site, and is suitably removed from the boundaries of the nearest residential properties. However, with no means of direct comparison to a similar but closely-managed facility, it is recommended that permission be granted subject to agreement of a suitable management plan.

9. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development, by virtue of its siting, scale, design and materials, will not harm the character or appearance of the site or result in loss of residential amenity to neighbours. The proposal represents a valuable piece of community infrastructure and therefore accords with Policies C3 and CF2 of the adopted North Wiltshire Local Plan 2011.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The fences shown on the approved plans shall be erected prior to the first use of the facility hereby permitted and shall incorporate the neoprene dampening feature as detailed in the Design and Access Statement accompanying the application.

Reason: In the interests of the amenity of the area and the prevention of noise nuisance.

- 3 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels, light spillage and hours of illumination have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 4 No development shall commence on site (including any works of demolition), until a Management Plan, which shall include the following:

- a) details of any proposed lighting, including hours of illumination;
- b) details of any CCTV system to be installed;
- c) details of proposed hours of operation, including the means by which the facility is to be secured, if applicable;
- d) details of any schedule of routine inspections/maintenance;
- e) details of any anticipated Police involvement with the facility; and
- f) details of any anticipated ongoing dialogue with neighbours of the facility

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to thereafter. The development shall not be carried out otherwise than in accordance with the approved Management Plan without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general.

- 5 The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Site Plan
Tarmac/Groundwork Specification
Proposed Elevations, Plans and Details
Design and Access Statement

Received 16 July 2012

Sports Fencing Specification
Street Snooker Structural Specification
Fencing Noise Dampener Specification

Received 25 September 2012

REASON: To ensure that the development is implemented as approved.

