

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	22 October 2014
Application Number	14/07652/FUL
Site Address	Beverbrook Sports Facility Beverbrook Road Calne SN11 9FL
Proposal	All-Weather Sports Pitch with Floodlighting and Fencing. New Pavilion Entrance, Reception and Cafe.
Applicant	Calne Town Council
Town/Parish Council	CALNE WITHOUT
Ward	CALNE RURAL
Grid Ref	399935 172844
Type of application	Full Planning
Case Officer	Mathew Pearson

Reason for the application being considered by Committee

The application forms part of the Wiltshire Council Campus Project.

1. Purpose of Report

To grant planning permission subject to planning conditions.

2. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact on the character and appearance of the area
- Design and Layout
- Ecology
- Access and Highway safety
- Archaeology

3. Site Description

This site is located to the north of Calne on the bypass. The site is known as the Beaverbrook Sports Facility which comprises of a large modern pavilion (where the Town Council meet) incorporating a function room and ancillary maintenance sheds. The outdoor sporting and social facilities are vast and comprise of a cricket pitch, nets, tennis facilities and football pitches. To the west of the site is a number of allotments.

There is a single access into the site which is shared by the users of the sporting facilities and allotments. The allotments and sports facilities are well screened from view by mature hedging and trees alongside the bypass.

4. Planning History

13/03090/PREAPP	New Entrance Lobby Extension, Refurbishment of Reception, New Cafe & Artificial Football Pitch
N/04/02625/COU	CHANGE OF USE OF AGRICULTURAL LAND TO SPORTS PITCHES
N/06/01839/FUL	Detailed Layout Of Sports Pitches And Erection Of Pavilion And Associated Car Parking

5. The Proposal

An all-weather sports pitch (AWP) with floodlighting and fencing. New pavilion entrance, reception and cafe

6. Planning Policy

Relevant Planning Policies:

North Wiltshire Local Plan 2011 (NWLPL)

C1: Sustainability

C3: Development Control Core Policy

NE10: Managing Nature Conservation Features

NE11: Conserving Biodiversity

NE14: Trees, Site Features and the Control of New Development

NE15: The Landscape Character of the Countryside

CF1: Local Community and Education Facilities

CF2: Leisure Facilities and Open Space

HE5: Scheduled Ancient Monuments and Nationally Important Features

Wiltshire Pre-Submission Core Strategy (WCS)

Core Policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 62: Development impacts on the transport network

National Planning Policy Framework (NPPF)

Section 7- Requiring good design

Section 8- Promoting healthy communities

7. Consultations

Archaeologist (WC) – Noted that this is an area of archaeological sensitivity, as outlined in the desk assessment submitted with the application. Archaeological work in advance of the earlier development on this site have uncovered the remains of Bronze age, Iron age and Roman and medieval features. The officer advised that an archaeological condition is attached to any grant of consent to allow for archaeological strip, map and record excavation prior to the start of any further construction on site. The officer recommended that the standard WL26 archaeological condition be applied.

Calne Town Council – Support the application

Calne Without Parish Council – No response

Ecology (WC) – Noted that the proposals will impact upon hedgerows and trees that cannot be retained. However, these are of limited ecological value due to their context, management and mitigation should be able to be secured through suitably worded conditions. Also noted that there is a low risk that great crested newts could be present locally and affected by the works, particularly the translocation of the hedgerow, therefore a suitably worded condition is recommended to avoid any such risk, is also necessary.

Government Pipeline and Storage System (GPSS) – Commented that the development may affect the apparatus of the GPSS. The development therefore requires a Section 16 Consent under the Land Powers (Defence) Act 1958 and other legislation such as the Pipeline Safety Regulations 1996.

Landscape (WC) – Did not raise any ‘in principle’ reasons which would support a landscape recommendation for the refusal. However, requested that a suitable planning condition was attached to any grant of consent in regard to further information of the felling of trees and the removal of a section of existing hedge and ditch to be replanted and re-dug along an adjusted alignment to the northern edge of the proposed AWP, and details of the planting of an additional tree and shrubs as mitigation.

The applicant subsequently supplied a revised ecological survey (including information about the tree to be removed) and plans showing the realigned hedge in advance to the satisfaction of the landscape officer

Public Health (WC) - Considered that there were no noise and light impacts and had no adverse comments in this regard. The officer requested that a condition was attached to ensure that the facility was used during the hours stated in the application.

Transport (WC) - Recommended that no highway objection be raised. However, any permission will need to be subject to highway conditions around the proposed toucan crossing. The highways officer has requested further details and justification for the scheme.

8. Publicity

The application was advertised by site notice.

The applicant has undertaken a series of public events and consultations and these are detailed in the Design Statement.

9. Planning Considerations

Principle of the development

National and local plan policy recognises that high quality open spaces for sport and recreation make an important contribution to the health and well-being of communities, and that the needs of the community can be best achieved through the co-location of shared facilities at accessible locations. The site is an established sports and recreation facility with a number of other community facilities located within the existing site and facilities.

Previously approved planning applications have established the site as a sustainable location for community facilities and in accordance with paragraph 70 of the NPPF and policy C1 of the NWLP the principle of development on the site is compliant with policy. Furthermore, the site is adjacent to the settlement boundary of Calne and in accordance with policies for provision of community facilities (CF1) and leisure facilities and open (CF2) sports facilities of the NWLP the location of this facility is considered a sustainable pattern of development.

Impact on the character and appearance of the area

The all-weather pitch (AWP) has been positioned to take account of the existing contours of the land and site constraints such as the existing landscaping and the scheduled monument. It is considered to be well positioned in terms of the site and the existing facilities. The most significant potential impact of the scheme on the surrounding area is likely to come from the visual effects of proposed floodlighting on the landscape.

The development includes the provision of 8no. x 15 metre high floodlighting columns to illuminate the AWP. The development will be seen against the backdrop of existing sports complex and existing highway lighting along and lining Beaversbrook Road, and also against other lighting evident within the industrial areas on the opposite side of this road from the more sensitive countryside directions and receptors. It is also noted from the submitted information that there are existing floodlights within the existing sports complex, which would also form part of the existing landscape baseline situation.

The application was accompanied by a full lighting assessment that considered light spill, the position of lights, height and cowlings. Overall this results in a lighting scheme that will see only small amounts of light spillage from the pitch into the surrounding countryside. The landscape officer is of the opinion that 'the existing landscape baseline situation is unlikely to experience a high magnitude of change effects resulting from these development proposals, which would be likely to result in any significant harmful effects to any particularly sensitive landscape or residential receptors, which would be considered to be particularly harmful to interests related to local landscape character or visual amenity.

The AWP will be enclosed by a weld mesh fence, which will be colour coated epoxy or polyester powder coated with intermediate steel posts of a matching colour. The heights of the enclosure will be 4.5M high to the west and east (end of the AWP) and 3.0M high to the north and south (sides of the AWP). The size of the mesh grid will be maximised to ensure the visual transparency. However, the centres of these posts are to be determined. While the fence will see some interruption to views across the surrounding fields, it will not have the same visual effect as a solid building and should not harm to the overall appearance of the site.

Overall it is considered that proposals will not adversely affect the overall character of the area in line with policies NE15 of the NWLP and Core Policy 51 of the WCS.

Design and Layout

As previously stated, the AWP has been positioned to enable it to maximise the existing topography and layout of the site. The proposed extension to the existing building is modest in comparison to the previous approval. The design, size and visual appearance of the proposed extensions are considered to have a positive impact on the appearance of the existing property.

As such, it is considered the proposed AWP and extension to the existing building is in accordance with C3 of the NWLP, Core Policy 57 of the WCS and paragraphs 56 and 57 of the NPPF.

Ecology

The proposals will relocate a 'quality' hedgerow and two native aged trees. However, as noted by the ecology officer these features are of limited ecological value due to their context and existing management. The updated ecology report submitted includes measures which will limit the ecological impacts upon these features, and a suitable condition will ensure the implementation of these measures. Any permission will also require a condition for an updated landscape management plan for the site to address the maintenance of the translocated hedgerow and additional landscaping. This will ensure that any impacts upon

BAP habitats and landscape features are mitigated against in accordance with NE10, NE11 and NE14 of NWLP.

The landscape officer also noted that there is a low risk that great crested newts could be present locally and affected by the works, particularly the translocation of the hedgerow, therefore a suitably worded condition is recommended to avoid any such risk.

Access and Highway safety

The Transport Statement for the application includes proposals for a new toucan crossing to be installed to the west of the access. However, the proposed site plan illustrates a pedestrian crossing point located to the east of the site access before Stanier Road.

The Transport Statement does not provide any technical evidence for upgrading of the crossing facilities such as likely pedestrians and cyclist movements attracted to the site. The highways officer has requested that any permission for approval will need a condition for the need to include further technical details of any scheme for upgrading pedestrian and cyclist access to the site, and the full construction details to be submitted and approved in writing by the Local Planning Authority prior to construction taking place.

It is clear that the proposed development is giving priority to sustainable forms of transport and making the site accessible in accordance with Core Policy 62 of the WCS. Nevertheless the technical details will be required in advance of construction secured by a suitable condition.

Archaeology

The sports ground is adjacent to a Scheduled Ancient Monument. In accordance with HE8 of the NWLP adequate archaeological investigation and recording will be required prior to commencement of construction on the site to ensure the preservation of any potential remains. It is recommended by the archaeological officer that this is conditioned to ensure that the development would not have an adverse effect on the Scheduled Ancient Monument therefore ensuring the development conforms to policy HE5 of the NWLP.

Other Considerations

As noted by the GPSS the development therefore requires a Section 16 Consent. An informative should be added to the application to ensure the applicant is aware of their legal duties.

The public health officer has noted that the hours of use should be conditioned to ensure the ongoing amenity of the facility. It is considered appropriate to ensure the site is used in line with the programmes and hours on operations as set out in the application.

10. Conclusion

The proposed development is considered a suitable and sustainable location for the proposed development. The proposal will not result in significant harm to the natural or built environment or otherwise adversely affect highway safety. The proposal is therefore compliant in policy terms with the North Wiltshire Local Plan, emerging Wiltshire Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

Approve with 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 Prior to the proposal being brought into use the applicant shall provide a scheme of pedestrian and cyclist access & crossing improvements in the vicinity of the site. Full technical details to support the scheme will be required (please see attached Wiltshire Pedestrian Crossing Practice Note - V2), including likely pedestrian and vehicular movements. Full construction details shall be submitted to and approved in writing by the Local Planning Authority prior to construction taking place. The approved scheme shall be constructed in accordance with the approved details prior to the proposal being brought into use and shall be completed to the satisfaction of the Local Planning Authority.

REASON: To ensure that adequate provision is made for pedestrian and cyclists to the site in the interests of highway safety.

- 3 No development shall commence within the area indicated until:
- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 4 No development shall commence until such time as hedgerows within the site have been completely translocated in full accordance with the submitted Hedge and Ditch Relocation Plan (Ref: 5111858/L/P/725/0001/1).

REASON: To mitigate impacts upon BAP habitats and landscape features in accordance with NE10, NE11 and NE14.

- 5 Prior to commencement of development, including the translocation of any hedgerow, a Precautionary Method of Working to avoid impacts upon great crested newts shall be submitted to and approved in writing by the Local Planning Authority. All development, including all hedgerow translocation works, shall be carried out in full accordance with the approved Precautionary Method of Working.

REASON: Avoiding impacts upon protected species

- 6 No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the

interests of highway safety.

- 7 No development shall commence on site until details of the design, external appearance and decorative finish of fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being brought into use

REASON: In the interests of visual amenity and the character and appearance of the area.

- 8 The materials to be used in the construction of the development hereby permitted shall match in material and design as those outlined in the submitted plans.

GA-1000 B

GA-1001 B

GA-1002 E

GA-1003 D

EL-1004 B

EL-1005 C

GA-1006 D

GA-1007 E

GA-1008 C

REASON: In the interests of visual amenity and the character and appearance of the area.

- 9 The use of the floodlit pitches hereby permitted shall only take place between the hours of 8am and 9pm from Mondays to Sundays.

REASON: To ensure the ongoing amenity of the area.

INFORMATIVE TO APPLICANT: Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT: The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the

requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT: The applicant should note that the grant of planning permission does not include any separate permission which may be needed for Section 6 approval in relation to the Land Powers Defence Act 1958. Such permission should be sought direct from OPA Central Services, Ashdon Road Saffron Walden, Essex, CB10 2NF

