

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	24th September 2008
Application Number	08/00009/FUL
Site Address	Ballards Ash Sports Ground, Malmesbury Road, Wootton Bassett, Wiltshire, SN6 6RA
Proposal	Proposed New Clubhouse and Four pole Mounted Floodlights; Alterations to Parking Area
Applicant	Wootton Bassett Rugby Football Club
Town/Parish Council	Wootton Bassett / Lydiard Tregoze
Grid Ref	406956 183943
Type of application	Full application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because 5 letters of objection have been received. This application was reported to Development Control Committee meeting on 2nd April 2008 but was deferred to allow for additional information to be sought.

Summary of Report

This report needs to be read in conjunction with application nos. 07/01338/OUT, 08/00025/FUL and 08/00024/FUL which are also reported to this Committee meeting.

This application proposes the extension of the existing facilities to provide a new clubhouse and the erection of 4no. pole mounted floodlights. The proposal lies just outside the framework boundary of Wootton Bassett the key points to consider are as follows:

- Implications on DC Core Policy C3 also most relevant policies T1, T2, T4, NE2, NE3, NE7, NE15, NE13, NE18 and CF2
- Design and scale of the development
- Impact on traffic and parking in the local area
- Impact on the Countryside and residential amenity of neighbours

Officer Recommendation

Planning Permission be GRANTED subject to conditions.

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Proposal and Site Description

The site is located on the South side of the B4042. At present there are changing room facilities and car parking on the site. The access to the facilities is from the B4042. The extension, which is single storey, has a footprint of approx. 155m² and incorporates lounge, function room, bar committee room, fitness room, toilets, kitchen and storeroom.

The four poles are 18m high and accommodate two luminaires per column and will be located adjacent to the rugby pitches towards the South West corner of the site.

The layout of the car park will be amended and it is proposed that additional landscaping will be planted in connection with this scheme.

Consultations

Lydiard Tregoze Parish Council have commented as follows:

- Floodlights seem excessively tall
- The clubhouse will increase the use of the site.
- The clubhouse seems to duplicate the development on the northern side of the B4042.
- The traffic plan for the sports hub is also relevant to this application.

Town Council- Declared their interest in this scheme. Commented that the lights should not cause pollution in the Dauntsey Vale area.

Wiltshire County Council Highways- have no objections.

Highway Agency Concerns in respect of the floodlighting. Any consent granted should restrict the hours of operation of the floodlights.

The Environment Agency- has no objections.

CPRE- Object on the basis that the floodlighting will cause pollution and the hours of operation should be limited. The scheme is not sustainable in terms of its encouragement for people to use their cars. Footpath and cycle routes should be encouraged.

Thames Water- No objection

Environmental Health - Environmental Health Officer has not raised any objection to this proposal although the applicant is advised that the lights as proposed should comply with the advice produced by the Institution of Lighting Engineers.

Wessex Water- Foul drainage - The nearest public foul sewer is in Saffron Close. To determine adequacy it will be necessary for a flow rate to be approved.

Surface water Drainage - Separate public storm sewers not available to drain site flows should be discharged to a watercourse with the agreement of the authority.

Water Supply - This is an issue for Thames Water. It is considered for these concerns to be addressed through conditions.

Representations

Support

No.159 of letters of support have been received standard letters
1 individual letter has been received.

Summary of key points raised:

- The Rugby club is an asset and requires improved facilities
- This application coupled with the 3 other linked applications will provide the area with an excellent facility for young people.
- All weather facilities needed which they don't have at present.
- This proposal must happen in tandem with the 3 other linked schemes.
- Bring in visitors to the Town increasing the town's vitality.
- Existing site does not have enough parking

129 letters of support were copies of a standard letter signed by the interested parties offering their support to the scheme.

7 more letters of support on Rugby Club headed paper have been received.

Objection

No. 157 letters of objection have been received. Summary of key points raised:

- The facilities are not within the Town.
- Site not readily accessible.
- This will not reduce the number of car journeys.
- Access into the site and movement of machinery across the road dangerous.
- Impact on wildlife from lights
- No reference to adjacent residential properties.
- Bus will not be used, as it is too infrequent.
- Additional facilities out of town should not be funded by the loss of facilities within the town.
- Floodlights in this locality would result in light pollution.
- Additional noise impacting on the amenity of this rural area particularly from function room.
- Loss of publicly available pitches to private club use only.
- Funding of the facilities.
- The Highway Agency has raised concerns in respect of additional traffic using junction 16.

152 Standard letters have been received objecting to all 4 applications on the grounds that the applications are contrary to the following policies in the Local Plan 2011: C1(iv), C3(i), (iii), (vii),(viii), NE2 (para 6.5), NE3 (paras. 6.7, 6.8), NE7, NE15 (para 6.42), NE18 (para 6.52), T1, T2 (para 8.4), T4 (para 8.13) and item 1.11 of the introduction of the Local Plan 2011.

There have been some concerns in respect of letters sent in on behalf of an unknowing third party. The letters that have been drawn to the attention of officers and have been withdrawn from the system. Officers cannot guarantee that there has not been a duplication of signatories in various standard letters and petitions that have been submitted. All representations received have been taken on face value unless information to the contrary has been provided.

One interested party has submitted copies of all comments received in respect of the public consultation exercise carried out by the applicants. These letters numbered 164 but the individual comments have not been registered due to the fact that all were made prior to the registration of the application and some have been taken on board by the applicants prior to the submission of the scheme.

Planning Considerations

Principle of development

In terms of the principle of this development this report needs to be read in conjunction with report no. 07/03318/OUT, 08/00024/FUL and 08/00025/FUL. Whilst each of the applications has to be considered individually the four schemes are interlinked. The provisions of these improved facilities are coupled with the development at Rylands sports ground, Stoneover Lane (07/03318/OUT). If redevelopment of the Rylands Sports Ground is permitted some of the existing facilities on this site (Ballards Ash sports ground) will be relocated onto the sports hub site on the opposite side of the road, therefore to a certain extent the decision taken on that application (08/00025/FUL) will inevitably affect any decision taken on the proposals for residential development on the Gerard Buxton and Rylands sports grounds (08/00024/FUL & 07/03318/OUT).

Whilst this application is related to the other three, it can be determined independently of them.

The principle of an extension to this building and the provision of additional facilities in association with the rugby club are acceptable. Policy CF2 encourages the extension of existing leisure facilities. The scheme involves the construction of a purpose built clubhouse with bar facilities etc which will allow the club to grow.

The increase in facilities will add to the use of this site. The four floodlights will be sited adjacent to the two rugby pitches on the western side of the site. There is some rearrangement to the car parking area.

Design and Scale of Development

The design of the proposed extension is appropriate for the rural location. The building, which is single storey, has a maximum height of 5.5m. The roof form whilst quite large has been kept simple and reflects the style of the existing building on the site without being too fussy or complicated.

This is a large extension to the building but it is considered that its mass and bulk will not unduly detract from the existing appearance of the site or indeed the general appearance of the locality.

A landscaping scheme forms part of this proposal and it is considered appropriate for this scheme to include more native planting to enhance what is there at the moment and also provide a level of screening and softening to the overall appearance of the site particularly as seen from the main road. The scheme is therefore seen to comply with policy C3.

Highways and Access

The access to the site is existing.

The Highway Agency has not raised any concerns in respect of the use of the site or the clubhouse. They have however raised concerns in respect of the floodlighting. Further negotiations with the HA have confirmed that a condition restricting the use of the lights between the hours of 2200-0700 hours is acceptable.

Discussion in respect of the provision of a bus stop on the south side of the B4042 along the Northern boundary of this site are being carried out between officers and the applicants. Subsequently the applicants have agreed to the provision of a bus stop on the Northern boundary of their site adjacent to the B4042. The details in respect of this provision are required in connection with Condition no. 5(9).

Parking

The level of parking and facilities are in accordance with the council's policies as contained within the Local Plan 2011. WCC Highways have raised no objection to the car parking facilities. It is considered appropriate for a condition to be attached which requires details of the cycle stands and disabled parking spaces to be submitted and approved by the Local Planning Authority.

In line with the above two sections the scheme is seen to comply with policies T1, T3 and T4.

Sustainability

The site can be accessed from footpaths to the Southeast. These footpaths link through to the POS area adjacent to Jubilee Lake. Access to this site and the adjacent development to the North of the road has been a major issue. The provision of good access links to the facilities includes a cycle track and footpath on the northern side of the road.

Impact on amenity

Concerns have been raised in association with the use of the building for functions and the impact that the lights will have on the amenity of the locality.

It has been considered appropriate for the lighting to be limited in their use in order that adjacent residents do not suffer unduly from the lighting as well as the area suffering from an unacceptable level of light pollution. The suggested condition would ensure no operation between 2200hrs and 0700hrs. This level of control has been considered acceptable to CPRE and the Highway Agency.

The use of the building for functions will attract a level of use over and above that which the site generates at the moment. The use of the function facilities is likely to generate evening activity. This has the possibility to result in noise and traffic generation. It is considered appropriate therefore for the hours of operation to be limited. There is a neighbour to the South East of the site. This property is to some extent shielded from the area of main activity i.e. entrance and car park, therefore impact on the residential amenity of these residents is considered to not be of such a level so that refusal of this application is warranted. To the North West of the site landscaping along the site boundary will in part screen residential properties. It is considered appropriate for a condition requiring details of any external storage to be submitted and its use will be subject to an hour's condition.

In terms of impact on neighbours this scheme is seen to comply with the relevant policies.

Impact on Countryside

The site does have County Wildlife Sites on its northern boundary. Given that the whole frontage is not in the ownership of the rugby club coupled with the existence of the Wildlife Site makes it impossible for a continuous footpath to be created along the road frontage of the site. However access to the adjacent site is proposed as part of application no. 08/00025FUL. It is expected that the landscaping scheme approved for the site will include improvement to the existing wildlife site.

The site is within the Great Western Community Forest where policy NE13 is relevant. The proposed improvements to the facilities along with the potential improvement of the landscaping of the site comply with criteria stipulated within the policy. The site is located between the residential area to the south and the motorway and this increase in development on the site is not seen to erode the character of the area to an extent that refusal would be warranted.

The height of the lights reduces the number of lights needed. It also reduces the amount of light spillage. It is proposed that the use of the lights will be restricted to between 07:00 hrs and 23:00 hrs

Whilst it is recognised that the floodlights are very tall and will have some impact on the locality in terms of light pollution it is considered that subject to their use being limited the benefits of the facilities to the community outweigh the impact on the amenity of the area in terms of light pollution and additional buildings.

Conclusion

In conclusion this scheme is seen to be acceptable in terms of the use of the site, the design and scale of the new clubhouse in relation to the existing building and the area in general. It is not considered that

the detrimental impact on the amenity of adjacent residents and the locality in terms of disturbance and light pollution caused by this proposal would be of such a level that refusal would be warranted given the general benefits to the community. The scheme is therefore seen to comply with the main policies C3, NE13, CF2, NE18, T1, T3 and T4 of the Local Plan 2011.

Recommendation and Proposed Conditions/Informatives

Planning Permission be GRANTED 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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. The floodlights hereby permitted shall not be used before 07:00 hours nor after 22:00 hours on Mondays to Saturdays or before 07:00 nor after 22:00 hours on Sundays and Bank or Public Holidays.

Reason: In the interests of amenity.

4. The use hereby permitted shall not operate between the hours of 0100-0700

Reason: In the interests of the amenity of the area.

5. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) the means of surface water disposal;
- (4) the means of foul sewage disposal.
- (5) refuse storage facilities
- (6) cycle stands
- (7) location and details of bus stop to be provided on northern boundary of the site.
- (8) details of location of disabled parking spaces.

The development shall be carried out in accordance with the details so approved.

Items 1 to 8 shall be completed prior to the use or occupation of the development hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

6. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever appropriate the retention of existing trees, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the

local planning authority.

Reason: In the interests of amenity.

7. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

8. Prior to the use or occupation of the development hereby permitted, the car parking areas shown on the approved plan(s) shall be provided and shall thereafter be kept available for the parking of vehicles at all times.

Reason: In the interests of road safety.

9. Prior to the commencement of the development hereby approved the precise detailing of the means of providing appropriate foul and surface water drainage shall be submitted to and approved by the Local Planning Authority thereafter the drainage shall be carried out in accordance with the approved details.

Reason: In the interests of public amenity and good drainage.

10. The lights hereby approved shall be installed and maintained in accordance with guidance contained within the Institute of Lighting Engineers report or in accordance with details agreed with the Local Planning Authority.

Reason: In the Interests of visual amenity.

Informatives

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plans 2510/03/D- 3/01/08, 2510/05- 3/01/08, 2510/06/B- 5/03/08, 2510/06/B-5/03/08 site location, block plan, floodlight details all received by the local planning authority 3/01/08 Design and access statement

Reason for Decision

In conclusion this scheme is seen to be acceptable in terms of the use of the site, the design and scale of the new clubhouse in relation to the existing building and the area in general. It is not considered that the detrimental impact on the amenity of adjacent residents and the locality in terms of disturbance and light pollution caused by this proposal would be of such a level that refusal would be warranted. The scheme is therefore seen to comply with policies C3, NE13, CF2, NE2, T1, T3 and T4 of the Local Plan 2011.

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 2.34, 2.25, 2.10, 4.02, 4.07, 4.08