

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	07.03.2012		
Application Number	W/11/02471/REG3		
Site Address	Former Innox Hall Site Innox Road Trowbridge Wiltshire		
Proposal	Erection of single storey modular changing accommodation consisting of 3 units and limited car parking		
Applicant	Wiltshire Council / Colin Brown		
Town/Parish Council	Trowbridge		
Electoral Division	Trowbridge Central	Unitary Member:	John Knight
Grid Ref	384999 158015		
Type of application	Reg 3 Application		
Case Officer	Mr James Taylor	01225 770344 Ext 01225 770249 james.taylor@wiltshire.gov.uk	

Reason for the application being considered by Committee

This is the Council's own development on its own land and there have been public objections raised during the consultation process. Under the current Scheme of Delegation, the application must therefore be determined by the Committee.

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

Neighbourhood Responses: - 5 parties have commented on the development proposals via the statutory planning consultation process.

Trowbridge Town Council Response: No objection.

2. Report Summary

The main issues to consider are:

- * Principle and planning policy;
- * Highway safety;
- * Neighbour amenity; and
- * Design / character and appearance of the area.

3. Site Description

The application site is currently a vacant plot of land that has been left to become overgrown. Part of it contains a disused tennis court, whilst the majority is unkempt grass.

The site is located at the northern end of the Stallards Recreation Ground in Trowbridge, adjacent to the judo hall and close to a football pitch hired out to teams. The site is enclosed with a mixture of fencing and hedges to the boundary; There are a number of trees subject to tree preservation orders on the periphery site.

To the north and west of the application site are residential properties. To the south is the designated recreation area and grassed land of the recreation ground. The application site is actually outside of the former West Wiltshire District Plan 1st Alteration 2004 policy R2 'protection of recreation space' designation. This policy was replaced by Policy LP2 of the Leisure and Recreation DPD when that was adopted in 2009.

4. Relevant Planning History

None.

5. Proposal

This is a proposal to erect a set of 3 modular buildings to provide changing accommodation for football players and match officials using the pitch facilities at the Stallards Recreation Ground.

The modular buildings would be sited together in a linear arrangement with a footprint of approximately 22.4 metres in length and 3 metres in depth. The overall height would be approximately 3 metres. The form of the buildings would be a typical prefabrication structure with a flat roof. The walls have been detailed as plastic coated steel finished in goosewing grey to the officials' changing room and blue to the players' changing rooms.

In addition to this it is proposed to carry out some hard landscaping of the site to provide for a minimum of 26 car parking spaces. Soft landscaping within the application site will be to manage a tree protection zone so as to ensure that trees subject to TPO are not affected, including their roots. External of the site, on other land within the Council's control it is proposed to carry out indigenous species planting.

Access to the site is proposed from the existing gateway to the north west corner at the junction of the unadopted Linden Place and the unclassified Innox Road. Innox Road is the route by which access is obtained to the wider road network via the junction with Bradford Road to the east.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004)

C31a: Design ; C38: Nuisance; CF1: General community Facilities and Services

National guidance

PPS1: Delivering Sustainable Development; PPG13: Transport; PPG17: Planning for Open Space, Sport and Recreation.

7. Consultations

Trowbridge Town Council

No objection

Highways

No objection – "I can confirm that the revised drawing now shows the existing corner access as the primary means of access to the site and that the shown parking layout is acceptable. Due to this, I recommend that no highway objection is raised, subject to conditions."

Tree and Landscape Officer

No objection subject to conditions to safeguard the existing trees..

Ecology

No objection subject to conditions.

8. Publicity

The application was advertised by site notice and neighbour notification. Expiry date: 2 February 2012.

5 parties showed an interest in the development via the statutory planning consultation process. Ultimately 4 raised objections.

Summary of points raised:

- * The elevation drawing is pitiful need better details/photos;
- * Concern over appearance of buildings and impact on character of the area;
- * Inappropriate location, should be near the doctors' surgery;
- * Players and officials could use the existing car park off Bradford Road, no need for a further one;
- * Congestion on Innox Road will be exacerbated/highway safety is a nightmare;
- * Land is subject to a covenant to be used for leisure of Trowbridge residents only;
- * Gated parking is not leisure;
- * Why are they for the use of footballers only?;
- * May lead to overspill parking on Linden Place which is unadopted and maintained privately;
- * Who will hold the key for changing facilities;
- * Likely to be a hot spot for vandalism and graffiti – who will pay to repair them?;
- * Money should be spent on repairing the tennis courts thus restoring the land to its rightful purpose;
- * The statement that the pitch is underused is not correct, and if it were it is not because of the lack of facilities but the poor state of the pitch;
- * Damage to field by football activity precludes other recreation uses;
- * Slow Worms are on the site, a protected species; and
- * The area should be turned into a wildlife reserve.

9. Planning Considerations

- * Principle and planning policy.

The site is located immediately to the north of what has been formally designated as the Stallard Street Recreation Ground. The now superseded policy R2 of the local plan did not allocate the application site as part of the recreation ground. The subsequent Leisure and Recreation DPD also omits the application site from both the 'high quality' and 'low value' recreation sites. Furthermore, it is also noted that the proposals would create a further community facility and enhance/supplement the provision of the formally adopted recreation space immediately to the south. This would occur from the provision of formal changing room facilities to both players and officials using the football pitch at Stallards Recreation Ground. This accords with the terms of Policy CF1 of the local plan..

- * Highway safety.

The proposal is located on an edge of location where there are no restrictions to on-street parking and many of the residential properties rely on the on-street parking provision as they have no private parking. There is therefore a very high demand for these 'free' car parking spaces on the adopted highways. Furthermore it is acknowledged that Linden Place is an unadopted road and so any parking pressures on this are a private matter.

The public consultation responses have all raised concern over additional pressure on the street parking facility, but also points to the pressure on the local roads and junction with the wider highway network at Bradford Road that would be created by players and officials visiting the site by car.

The highway officer has raised no objection to the proposals. The amount of parking spaces provided is likely to be sufficient for both teams and officials. The access is at a corner with an unadopted road and unclassified road, the highway officer has raised no objection to this arrangement and it is noted that this is an existing (albeit not currently used) gateway to the site. Whilst pressures of movements from residential parking, town centre parking and recreation parking is accepted to be high in the area; it is considered that the development should assist locals by enabling those using the sports facility to find off-street parking.

- * Neighbour amenity.

The proposed modular buildings would not be located in close proximity to residential property and due to their scale no harm would occur in this respect. The nearest dwelling is over 30 metres distant and on the opposite side of the road

It is understood that players currently change inside and outside of their cars before and after fixtures in/near the existing Bradford Road car park to the south. Given that this is a family area with children's playing facilities near the existing Bradford Road car park, it is clearly preferable to have a proper facility for players to change indoors.

* Design / character and appearance of the area.

The proposals would create an area of hard standing for the car parking but the periphery of the site would be a landscaped buffer. This would mitigate any visual impact from the hard standing and the modular buildings from nearby vantage points.

* Other material considerations

The proposals would see the use for community benefit of an overgrown area of land. The existing mature trees protected by a TPO will be safeguarded by the recommended conditions and should be unaffected.

* Summary

In summary, the proposals provide an opportunity to enhance the community use of a recreational asset, namely the playing field. There should be no significant adverse impacts on the amenity or appearance of the area. The proposal accords with planning policies and is accordingly recommended for approval.

Recommendation: Permission

For the following reason(s):

The proposed development is in conformity with the policies of the development plan and would result in no harm to acknowledged planning interests. Any concerns are outweighed by other material planning considerations, the benefit of providing enhanced recreation and community facilities, and can be adequately controlled by the appropriate use of planning conditions.

Subject to the following condition(s):

- 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 No development shall commence on site until details of the finished wall colour to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

- 4 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage

details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

- 5 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -

- * A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2005 and a plan indicating the alignment of the protective fencing;
- * A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2005
- * A schedule of tree works conforming to BS3998.
- * Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- * Plans and particulars showing the sighting of the service and piping infrastructure;
- * A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- * Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- * Details of all other activities, which have implications for trees on or adjacent to the site.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C31a and C32.

- 6 The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS), and shall be supervised by an arboricultural consultant.

Reason: To prevent trees on site from being damaged during construction works.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C31a and C32.

- 7 A pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Authority to discuss details of the proposed work and working procedures prior to any demolition, site clearance and any development. Subsequently and until the completion of all site works, site visits should be carried out on a monthly basis by the developer's arboricultural consultant. A report detailing the results of site supervision and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant following that approval.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C31a and C32.

- 8 No development shall commence until a full No-Dig specification and a cellular containment system for works within the root protection area/canopies of protected and retained trees has been submitted and approved in writing by, the Local Planning Authority. The construction of the surface shall be carried out in accordance with approved details and thereafter retained.

REASON: In order to protect trees on and adjacent to the site which are to be retained with surfacing placed near to or over the trees root system.

- 9 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- indications of all existing trees and hedgerows on the land;
- A detailed soft landscape scheme shall include all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: West Wiltshire District Plan 1st Alteration 2004 - policies C31a and C32.

- 10 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – policies C31a and C32.

- 11 Prior to the commencement of any development on site (including preparation and enabling works) an Ecological Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure biodiversity interests are protected.

POLICY: Planning Policy Statement 9: Biodiversity and Geological Conservation.

12 Prior to the development being first brought into use / occupied an ecological management plan for the site shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure biodiversity interests are protected.

POLICY: Planning Policy Statement 9: Biodiversity and Geological Conservation.

13 On or before 7 March 2017 the modular changing rooms shall be removed from the site and the land restored to its former condition (or otherwise approved in writing by the Local Planning Authority) in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of amenity, in order to secure the restoration of the land upon removal/extinguishment of a building for which permission can be justified only on the basis of a special temporary need.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

14 The development shall be carried out in accordance with the hereby approved plans:

Drawing: Site location plan;
Drawing: Revised block plan;
Drawing: 09-0058-02;
Drawing: 08-0612-02;
Drawing: 1989/22/1 Rev O; and
Drawing: Topographical survey.

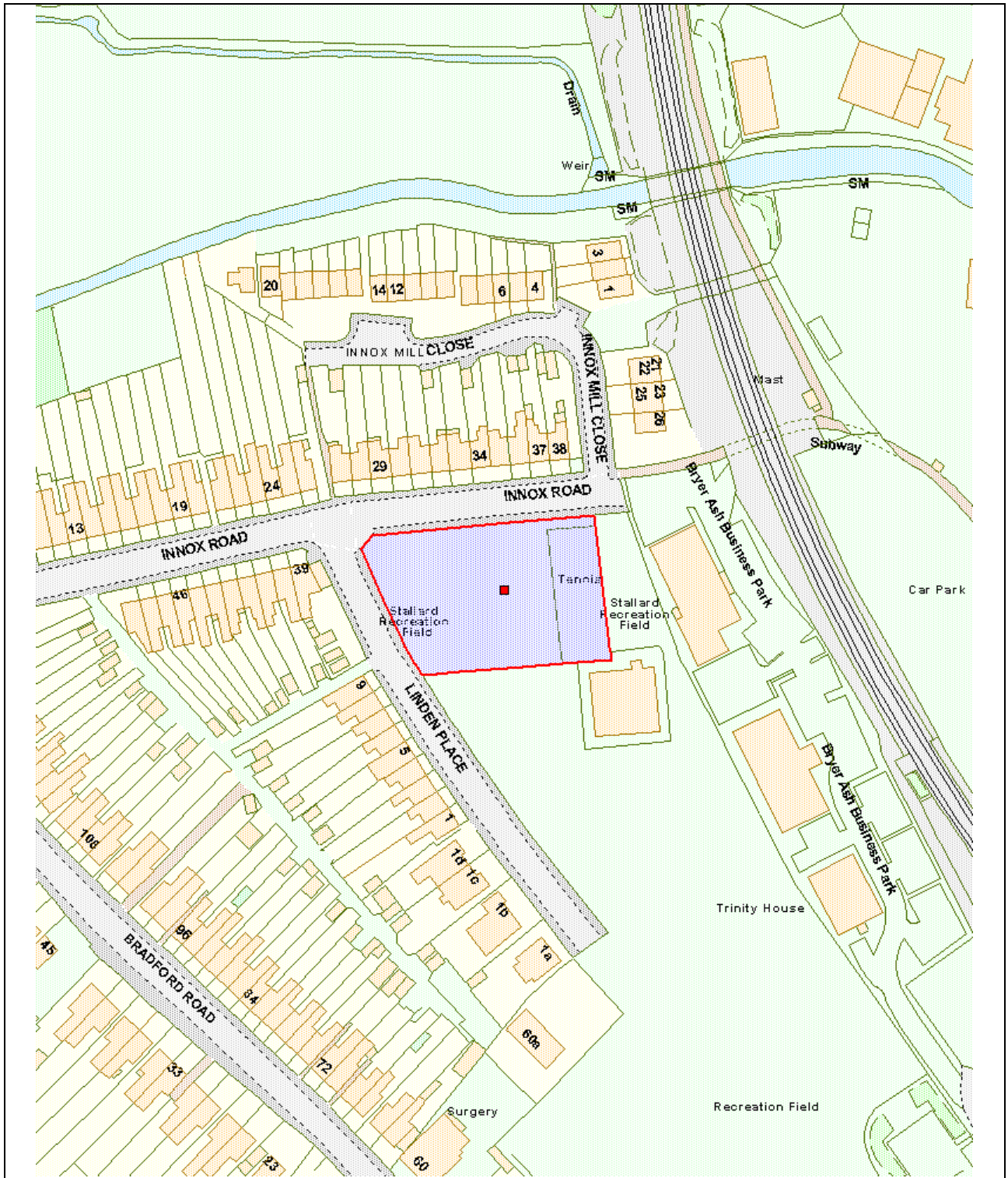
REASON: In order to define the terms of this permission and in the interests of proper planning.

Informative(s):

1 The developer is advised to contact the Council's tree and landscape officer in relation to conditions 5, 6, 7, 8, 9, and 10 on 01225 770232.

2 The developer is advised to contact the Council's tree and landscape officer in relation to conditions 11 and 12 on 01225 713241.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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