

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>5 JUNE 2013</b>
<b>TITLE OF REPORT:</b>	<b>131021/F - PROPOSED TEA BAR, EXTENSION TO CLUB ROOM AND REPLACE BOUNDARY FENCING AND DUG-OUTS AT PEGASUS JUNIORS FOOTBALL CLUB, OLD SCHOOL LANE, HEREFORD, HEREFORDSHIRE, HR1 1EX</b>  <b>For: Mr Wells per Mr Chris Wells, Sports Ground And Club Room, Old School Lane, Hereford, Herefordshire, HR1 1EX</b>
<b>WEBSITE LINK:</b>	<a href="http://news.herefordshire.gov.uk/housing/planning/58286.aspx?ID=131021&amp;NoSearch=True">http://news.herefordshire.gov.uk/housing/planning/58286.aspx?ID=131021&amp;NoSearch=True</a>

**Date Received: 15 April 2013**

**Ward: Three Elms**

**Grid Ref: 351273,241955**

**Expiry Date: 10 June 2013**

Local Members: Councillors PA Andrews, EMK Chave and C Nicholls

## **1. Site Description and Proposal**

- 1.1 The 2.4 hectare site comprises an essentially rectangular parcel of land that occupies a corner plot to the southeast of the junction of Old School Lane with Roman Road (A4103) to the north of Hereford. Residential development lies to the north of the site, whilst to the west, south and east the uses are predominantly of an industrial nature. The site is within the Holmer hazardous installations consultation zone, gas buffer zone and River Wye and River Lugg catchments. It is relatively flat and presently has a timber boundary fence, a number of football pitches, a covered spectator stand, a pavilion, dug outs and car park.
- 1.2 It is proposed to provide a tea bar, an extension to the existing clubroom, replacement of the existing boundary fence and dugouts. The tea bar would be 11 metres by 2.9 metres and 2.4 metres high and sited to south of the existing covered spectator stand. It currently forms part of the clubroom, and is a modular building. The extension to the clubroom would be to the east of the existing and would partially replace the modular building attached to the rear elevation, which it is proposed will provide the tea bar. The rear section of the extension, to the south, would be some 19 metres in length, across the majority of the original rear elevation of the building. It would project between 4.9 metres and 2.4 metres from the original, staggered rear elevation and would have a flat roof of some 2.5 metres in height. An extension to the eastern elevation would be some 6 metres by 2.1 metres, would have a flat roof of some 2.5 metres in height and would provide an enlargement of the existing kitchen facilities. The replacement timber fencing would be along the same line as the existing fencing, would be 2.1 metres in height and of a 'hit and miss' design. Two replacement Perspex dugouts are proposed, in the same position as the existing and would be 4 metres by 1.1 metres and 2.1 metres in height, with a curved roof.

## **2. Policies**

### **2.1 National Planning Policy Framework (NPPF):**

Of particular relevance to this application:

Introduction

Achieving sustainable development

Chapter 7 – Requiring good design

Chapter 8 – Promoting healthy communities

### **2.2 Herefordshire Unitary Development Plan (UDP):**

S1	-	Sustainable Development
S2	-	Development Requirements
S8	-	Recreation, Sport & Tourism
DR1	-	Design
DR2	-	Land Use & Activity
DR3	-	Movement
RST1	-	Criteria for Recreation, Sport & Tourism Development
CF6	-	Retention of Existing Facilities

### **2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-**

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

## **3. Planning History**

3.1 CE2002/3404/F – Development of existing sports ground. Facilities to include 2 pitches, new buildings for changing rooms, office, kitchen etc, seating and W.C facilities. Also covered stand, floodlighting, improved access, parking, fencing, landscaping – approved 15.1.2003

3.2 CE2005/1077/F – Extension of changing room – top provide showers, toilets and clubroom and recladding of building – approved 24.5.2005

3.3 CE2006/3334/F – Timber cladding of portacabin to match existing changing rooms. Retention of existing portacabin at rear of changing room, covered standing shelters and 3 sets of manager dugouts (retrospective). Training floodlights – approved 13.12.2006

## **4. Consultation Summary**

Statutory consultations

4.1 Health and Safety Executive: Does not advise, on safety grounds, against the granting of planning permission.

4.2 Sport England – Comments awaited. An update will be provided.

Internal consultations

4.2 Environmental Health Manager: Hours of work condition recommended

4.3 Transportation Manager: No objections

## **5. Representations**

---

Further information on the subject of this report is available from Mrs Charlotte Atkins on 01432 260536

- 5.1 Hereford City Council – No objection
- 5.2 Herefordshire Housing – No objections to this application and no other comments to make thereon.
- 5.3 Design and Access Statement: extensions to the clubhouse and kitchen would be in keeping with the existing building. Proposed dugouts are of modern design and are common features of new football stadia and would not be seen outside of the site boundaries. Replacement fencing has been designed to allow wind to permeate through to prevent damage that has already taken place during inclement weather.
- 5.4 Supporting Statement from applicant: Main points raised are:
- Pegasus Juniors Football Club was formed in 1955 and led a nomadic lifestyle until our home ground at Old School Lane, Hereford, was secured in 2000 with six (6) teams. Since the club has taken the tenancy of the facility we have developed a main pitch, with floodlights and a grandstand, a second and mini soccer pitches. In excess of three hundred (300) boys, girls, men and ladies play in the twenty four (24) teams that now play every weekend. We also provide a Sunday morning coaching club for children from under five (5) upwards.
  - We have decided it is necessary to further enhance the facilities to improve the experience for the players and spectators at Old School Lane.
  - Clubroom - The proposal is to extend the clubroom at the rear on land presently unused. This will provide an enhanced base for our young teams to enjoy; it will also to be used as a venue for coaching education by our coaches and players. The extension will also include a small but dedicated kitchen to enhance our food availability.
  - Boundary Fencing - The existing fencing is now in urgent need of replacement. We have chosen a different design using hit and miss fencing that will allow the wind to travel through, thereby reducing damage caused by the strong winds. This fencing will be supported by metal posts ensuring a secure environment for the players. This will also allow the club to comply with our football league status requirements.
  - Dugouts - The existing rotting wooden dugouts need replacing; the new modern designed metal frame and perspex construction will facilitate more room for substitutes and backroom staff in line with recent changes permitted by the Football Association.
  - Tea bar - this will be positioned between the main and second pitches allowing enhanced coverage for spectators with tea and coffee available pitch side without the need to return to the clubroom during games.
  - All of the above will in the opinion of the directors of Pegasus Juniors Football Club further enhance the experiences for players and spectators when they visit Old School Lane.
  - It is hoped that the Planning Committee are able to support our planning application in order to further enhance sporting development in Hereford.
- 5.5 The consultation responses can be viewed on the Council's website by using the following link:-  
<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>
- Internet access is available at the Council's Customer Service Centres:-

## **6. Officer's Appraisal**

- 6.1 Presently the site provides sports facilities for Pegasus Football Club. The proposal is for improvements to the facilities for participants and spectators. Both the Herefordshire Unitary Development Plan (UDP) and the National Planning Policy Framework (NPPF) promote the provision and improvement of sports and recreational facilities, through policy RST1 and chapter 8, respectively. UDP policy states that the improvement of existing facilities will be permitted where the proposal is appropriate to the needs of the community it serves, having regard to the nature of the use, mode of operation, scale and design, would not harm residential amenity and where possible is accessible by a choice of modes of transport, amongst other criteria. Chapter 8 of the NPPF stipulates the need to plan positively for the provision of community facilities, which alongside other facilities play an important role in enabling social interaction and creating healthy, inclusive communities. The NPPF asserts the Government's guiding principle of the presumption in favour of sustainable development. One of the dimensions of sustainable development is its social role. Of direct relevance to this proposal is the principle that support should be given to the community's health and social well-being, to improve the conditions in which people take leisure. On the basis of these policies the principle of the improvement of the facilities on the application site is entirely acceptable.
- 6.2 The main considerations are the visual impact on the general amenities of the area, highway safety and affect on the hazardous installations.
- 6.3 The proposed extensions to the existing clubroom, would have a lower ridge height than the host building, and other than the kitchen extension to the eastern elevation, would not be nearer to the site's boundaries than the existing building. The kitchen extension, despite being in relatively close proximity to the boundary, would have no adverse impact upon the neighbouring site, due to its low roof height, the existing fencing to the boundary and the nature and layout of the neighbouring site. The extensions would be of a similar appearance to the existing building and due to the siting of the building and existing boundary treatments would not have an impact upon the amenities of the wider area.
- 6.4 The proposed tearoom would be sited alongside a football pitch, approximately in the centre of the site. It would be 10 metres to the south of the existing covered spectator stand. There is a fence, to the east of the proposed siting, which is to be replaced. In this context it is considered that the building would be read in conjunction with other facilities and would not be prominent in the local vicinity. Similarly the dug outs would replace existing ones and by reason of their siting and the fencing to the western side boundary they would not be visually intrusive. With regards the fencing, this would replace existing fencing. The replacement fencing to the north of the car park and the fencing that would be aligned north-south between two pitches, only exceeds the permitted development tolerances by 0.1 metres. Due to the proposed siting and height of the fencing, in the context of the site, and given the fall back position of a 2 metre height fence not requiring planning permission, it would be acceptable. In respect of the fencing alongside Old School Lane, there is an existing fence, set back behind a grass banked verge. In parts it is in a poor state of repair and a whole sale replacement would have no adverse impact upon the established street scene.
- 6.5 The proposal would not alter the existing vehicular access and would retain the existing car park. The scheme does not include the provision of more pitches and on this basis it is unlikely that the proposed development would increase the traffic to the site. Rather the proposal would provide improved facilities. The Transportation Manager has no objections.

- 6.6 With regards hazardous installations in the vicinity of the site these are some distance from the site and by virtue of the nature of the proposals would not be adversely affected. The Health and Safety Executive have no objections.
- 6.7 The proposals would not reduce the pitches and facilities of the site for sporting purposes. Rather they would enhance the existing facilities. Sport England's comment are awaited.
- 6.8 In conclusion, the proposal represents the improvement of existing sporting facilities with no adverse impact on amenity, highway safety or hazardous installations. Therefore, it fully accords with both national and local planning policies and should be supported.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B03 Amended plans - Site Location Plan, Site layout, New Dugouts, indicative hit and miss tanalised wood fencing with metal post, tea room and hospitality area - roof plan, end elevations, floor plan, drawing numbers TL 001 and TL 002 (amended - received 29.4.2013)**
- 3. **C01 Samples of external materials**

**Reason for Approval**

- 1. **The proposal comprises the upgrading of existing sporting facilities and there would be no adverse impact upon amenity, highway safety or hazardous installations. The scheme accords with Herefordshire Unitary Development Plan policies S1, S2, S8, DR1, DR2, DR3, RST1 and CF6 and chapters 7 and 8 of the National Planning Policy Framework.**

**INFORMATIVES:**

- 1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

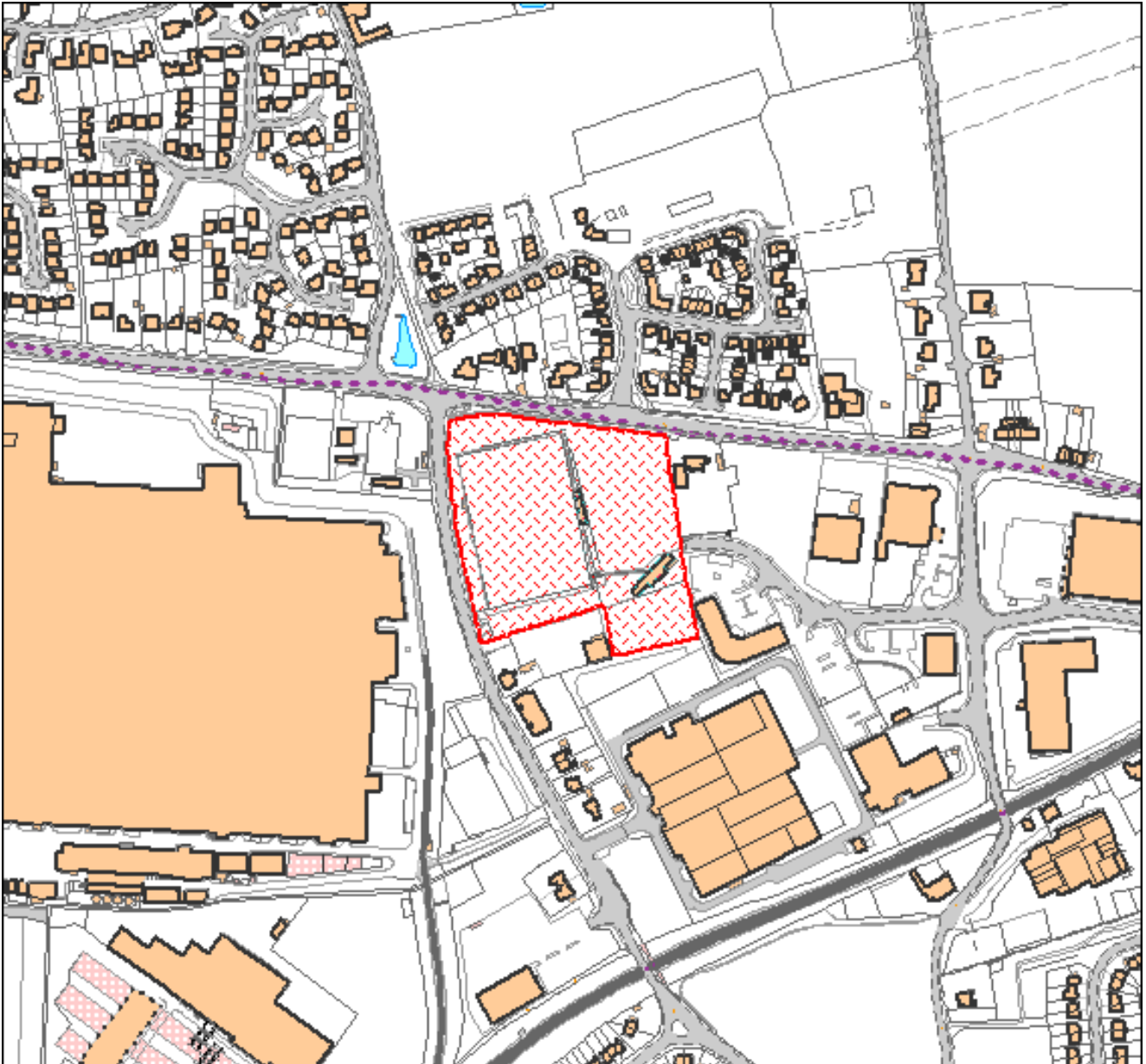
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** 131021/F

**SITE ADDRESS :** PEGASUS JUNIORS FOOTBALL CLUB, OLD SCHOOL LANE, HEREFORD,  
HEREFORDSHIRE, HR1 1EX

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 10024168/2005