

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Hagley Parish Council	Demolition of existing sports changing block and redevelopment to provide new pavilion, changing and associated facilities. Sports Changing Block, Church Street, Hagley, Worcestershire,	07.12.2015	15/0875

RECOMMENDATION: That planning permission be Granted

The application is to be considered by Planning Committee because Councillor Colella is also the Chairman of Hagley Parish Council, who are the applicant.

Consultations

Sport England Consulted 13.11.2015
Awaiting comments

Landscape & Tree Officer Consulted 06.11.2015
No objection subject to conditions in respect of an Arboricultural Method Statement and a suitable landscaping scheme

Hagley Parish Council
Hagley Parish Council are the applicant and fully support the application.

Publicity

7 Neighbour notification letters were sent on 06/11/2015, expire on 27/11/2015, no responses received to date
Site notice posted 09/11/2015, expires on 30/11/2015, no responses received to date

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

DS13 Sustainable Development
S28 New and Enhanced Community Facilities
S29 Access for the Disabled
C17 Retention of Existing Trees

Others:

NPPF National Planning Policy Framework

Relevant Planning History

None

Assessment of Proposal

Site Description

The application site is located to the rear of allotment gardens in Church Street, Hagley. The site currently comprises a 30m x 18m hard surface with a single storey sports changing block situated to the south-west of the site where it is bounded to the south and west by the allotment gardens. The application site fronts onto Hagley Park Playing Field. The application site, the surrounding allotments and the playing field all fall within a designated area of open space. The application site is accessed on foot or bicycle by a non-designated footpath which runs between no. 33 Church Street and the allotments. Vehicles are prevented from using the track by the use of a bollard.

Proposal

The proposal is to replace the existing sports changing block, which serves the adjacent playing field, with a new pavilion. The pavilion would mostly sit on the footprint of the existing building and would remain single storey, however, it would be greater in length, width and height and provide a much improved changing facility and building structure. In addition to separate male and female, team and referee changing rooms with shower and WC facilities, the building would also provide a kitchen area, club room and store. A picnic area, comprising tables and chairs is also proposed to the front of the building on the existing hard surfaced area fronting the playing field. The floor area of the existing single storey changing block measures 4.4m x 23.7m with a flat roof at a height of 3.1m. The proposed pavilion would have a floor area of 11m x 26m with a mono-pitched roof sloping from 5.9m high on the east elevation to 3.9m on the west elevation. It would be constructed in modern materials with the front elevation featuring a curved wall with a mixture of aluminium framed glazing and coloured glass block apertures. In respect of access and parking, visitors would continue to park in the existing public car park on Worcester Road and access the site by cycle or foot from Church Street.

Assessment

The main issues in the consideration of this application relate to the principle of development, its impact on the character of the area, the impact on the residential amenity of neighbouring occupiers and the impact on trees.

The Principle of Development

The site is located within a designated area of open space as defined on the BDLP Proposals Map. Paragraph 70 of the NPPF states that Local Planning Authorities should enable social and recreational facilities that communities need and Policy S28 of the BDLP promotes new and enhanced community facilities. The provision of a replacement, enhanced sports facility would therefore be acceptable in principle.

Character Impact

The proposal would result in a replacement building on a similar footprint to the existing. The existing flat roof, brick built, linear building is in poor condition and of no architectural merit. As such, it does not contribute to the character of the surrounding landscape,

whereas the modern design and use of materials in the proposed pavilion would enhance the character of the area. Due to the increase in height, the proposed roof would now be visible when viewed from the section of Church Street which is directly opposite the application site, however, it would be situated over 45 metres away from the dwellings and would not be detrimental to the streetscene.

The proposal therefore accords with policy DS13 of the Bromsgrove District Local Plan.

Residential Amenity

The nearest dwelling to the proposed development is no. 33 Church Street. Given the proposal is for a replacement building in the same use and in a similar position to the existing, the development would not give rise to any adverse impact on residential amenity over and above the existing situation. Furthermore, a certain level of noise is to be expected when living nearby a playing field. The proposed pavilion would be unlikely to result in a discernible change in noise levels experienced by occupiers of nearby residential properties.

It is considered that the proposal would have no significant impact on the level of amenity experienced by the occupiers of adjacent residential dwellings in accordance with Policy DS13 of the BDLP.

Landscape and Trees

The application site is bounded to the south and west by allotment gardens. Along the southern boundary there is a line of 8 Copper Beech trees. The trunks of these trees are located in the adjoining allotments, however, their canopies and root systems will extend into the site and beneath the existing building.

Following receipt of an amended site plan re-siting the proposed building further from the southern boundary in order to provide greater separation from the line of Copper Beech trees, the Tree Officer has raised no objection subject to conditions in respect of an Arboricultural Method Statement and a suitable landscaping scheme.

The proposal therefore complies with Policy DS13 and C17 of the BDLP.

Conclusion

The proposal is considered to be acceptable in principle and would lead to an enhancement to the character of the area. It would not adversely harm the amenities of occupiers of nearby dwellings. Any potential harm to the surrounding trees can be mitigated through the use of appropriate conditions. It is therefore recommended to Members that permission be approved.

RECOMMENDATION: That planning permission be Granted

Conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) The materials to be used in the proposal shall be as per section 9 of the application form.

Reason: To protect the visual amenity of the area in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004

- 4) Before the commencement on site of any works which are the subject of this permission, a scheme of landscaping and planting shall be submitted to, and approved by the Local Planning Authority in writing. The scheme shall include the following:-
 - a) full details of all existing physical and landscape features to be retained on the site including the position, species and spread of all trees and major shrubs
 - b) full details of the location, species and spread of additional tree planting

The approved scheme shall be implemented within 12 months from the date when the building is occupied and shall remain in perpetuity.

Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Reason: This shall be pre-commencement in order to ensure full protection and mitigation measures are in place for the trees which form an important part of the amenity of the site in accordance with policies DS13 and C17 of the Bromsgrove District Local Plan January 2004.

- 5) Prior to the commencement of works on site, including site clearance, demolition, excavations or the importing of machinery or materials, an Arboricultural Method Statement or similar detailed schedule of tree protection works in accordance with British Standard BS5837:2012 shall be submitted to and agreed in writing by the Local Planning Authority. The works must then be carried out in accordance with the details submitted.

Reason: In order to protect the trees which form an important part of the amenity of the site from damage or loss in accordance with policy DS13 and C17 of the Bromsgrove District Local Plan January 2004. This shall be pre-commencement to ensure full protection of the trees in advance of any works taking place which could damage the trees.

- 6) Prior to the commencement of any works on site including any site clearance, demolition, excavations or the importing of machinery or materials, the trees and/or hedgerows which are shown retained on the approved plans both on and adjacent to the application site shall be protected in accordance with the methods detailed in the approved Arboricultural Method Statement. These measures shall be maintained as detailed until all development has been completed.

Reason: In order to protect the trees which form an important part of the amenity of the site from damage or loss in accordance with policy DS13 and C17 of the Bromsgrove District Local Plan January 2004. This shall be pre-commencement to ensure full protection of the trees in advance of any works taking place which could damage the trees

Case Officer: Laura Buckton
Tel: 01527 534122
Email: l.buckton@bromsgrove.gov.uk