

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Michael Gardiner	Demolition of existing garages and replacement with a portacabin to house toilet facilities  Victoria Ground, Birmingham Road, Bromsgrove, Worcestershire, B61 0DR	18.03.2022	21/01819/FUL

**This application is being reported to members because it is situated on Council owned land.**

**RECOMMENDATION:** That planning permission be **GRANTED**.

### **Consultations**

**Sport England** Consulted 28.01.2022

Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application.

**Conservation Officer** Consulted 09.02.2022

No conservation comments to make in respect of this application.

### **Public Consultation**

4 neighbour notification letters sent 31.01.2022 Expires 24.02.2022

Site Notice posted 03.02.2022 Expires 27.02.2022

No comments received to date.

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP12 Sustainable Communities

BDP17 Town Centre Regeneration

BDP19 High Quality Design

BDP20 Managing the Historic Environment

BDP21 Natural Environment

BDP25 Health and Well Being

#### **Others**

National Design Guide

Bromsgrove High Quality Design SPD

NPPF National Planning Policy Framework (2021)

## NPPG National Planning Practice Guidance

### **Relevant Planning History**

None

### **Assessment of Proposal**

#### **Site Description**

The application site is situated along the eastern boundary of the Victoria Ground football stadium, adjacent to the rear gardens of No. 35 and 37 Birmingham Road and to the South of the existing club house and to the north of the entrance turnstiles and club shop. There are currently two dilapidated concrete garages situated on the site.

The site is situated within an urban area of Bromsgrove that falls into the Town Centre Zone designated on the Bromsgrove District Plan policies map.

#### **Proposal**

The proposal is to demolish the existing garages and replace them with a structure to house additional male and disabled toilet facilities for the ground. The structure would be formed of 1.6mm corrugated steel panels on a steel frame, which would then have a painted finish. It would be approximately 8 metres by 3 metres with have a height of approximately 2.5metres, which would be the same as the exiting garages. The building would be portable in nature; however, it would be plumbed into the mains drainage, water and connected to the mains power.

Information submitted in support of the application sets out that this development would provide much-needed disabled toilet facilities within the ground. Currently there is only one disabled toilet which is situated in the club house which can be difficult to access whilst a game is being played. The development would also provide additional male toilet facilities which do not currently exist in this area of the ground. The development would also provide the required facilities when home and away crowd segregation is mandated for health and safety reasons.

#### **Principle of Development**

The proposed development is sited within the urban area of Bromsgrove and would provide additional facilities to help support the existing football ground. Given this, it is considered that in principle the proposal could be acceptable.

Sports England have raised no objection to the proposal. They have noted that the proposed toilet block would not affect the existing football pitch, and that the proposal would provide much needed additional facilities for male and disabled toilet provision for spectators.

Sports England have consulted the Football Foundation who have also provided their comments on the proposal. They have set out that the new toilets are welcomed given the site is difficult to manage based on the structure of the buildings and stands. They have set out that spectator toilets should be separate from player toilets, so players and spectators are not mixed in communal areas for welfare reasons. Externally accessed

toilets are also useful to stop dirt ingress into buildings. As such they have no issue with layout of the proposal.

Overall, Sport England are satisfied that the proposed development meets exception 2 of their playing fields policy, in that: 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

### **Character and appearance**

The proposed building would be a metal structure, which would stand on the existing concrete slab on jack legs. The building would have a level of permeance due to its connection to the mains sewer and drainage system. This type of structure is not normally considered to be appropriate on a permanent basis, due to its design and portable nature.

In this case, it is recognised that similar metal buildings are already situated within the football ground. These buildings are understood to provide similar toilet facilities to that being proposed and have been used as such for some time. Also, due to the size and siting of the proposed building within the football ground, it is not considered that it would be visible from within the street scene.

Given this, it is considered in this case that the proposed building would be in keeping with the general character and appearance of the wider football ground. It is also considered that as it would not be visible from within the street scene it would not impact the character and appearance of the area. In replacing the dilapidated concrete garages, the proposed building would also enhance the appearance of the existing football ground.

Due to this it is considered that the proposed building would be acceptable on a permanent basis. It is however deemed necessary to attach a condition to the permission to seek for the removal of the building should its use cease.

Although the site is not situated in the setting of a listed building, there are listed buildings near to the football ground. The Councils Conservation Officer was consulted on this application. No conservation comments have been put forward.

### **Amenity**

The proposed building would be sited adjacent to the rear gardens of 2 of the neighbouring residential dwellings. However, due to the sitting and design of the proposed structure and that it would be situated in the same area as the existing garage block that is to be demolished, it is not considered that the proposed building would adversely affect the existing amenities of the occupiers of the neighbouring residential properties.

### **Conclusion**

Overall, it is considered that the proposed development would accord with the policies in the Bromsgrove District Plan, High Quality Design SPD and the NPPF.

**RECOMMENDATION:** That planning permission be **GRANTED**

**Conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

Victoria Ground, Bromsgrove 1:1250 dated 21.01.2022  
Bromsgrove Sporting 1:500 Map dated 21.01.2022  
Bromsgrove Sporting DC Sheet No. 6 of 6- General Arrangement of Toilet Block  
Bromsgrove Sporting Proposed Toilet Block Sheet 5 of 6  
Bromsgrove Sporting FC Sheet 4 of 6

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. The building hereby approved shall be finished in a colour that matches the existing structures within the wider football ground.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

4. The building hereby approved shall be removed from site in its entirety as soon as reasonably practicable when no longer in use.

Reason: In order to safeguard the character and appearance of the area and amenity of the neighbouring occupiers.

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