

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Mike Gardiner	Demolition of existing garages and construction of a new building (toilet block) Victoria Football Ground, Birmingham Road, Bromsgrove, Worcestershire, B61 0DR	01.09.2022	22/00911/FUL

This application is being reported to Members because it is located on Council owned land.

RECOMMENDATION: That planning permission be **GRANTED**

Consultations

Sport England

As you are aware, the club have previously sought and obtained planning consent for a similar proposal under application 21/01819/FUL.

Having viewed the new proposal, we note the applicant's explanation that the amended design is required due to increased build costs, and whilst the construction materials are proposed to be revised, in all other respects this is a comparable building in size, location, internal layout etc.

As such, the comments we provided previously are still considered to be valid that the proposal will accord with Exception E2 of Sport England's Playing Fields Policy. As such, we do not wish to raise objection.

Sports Provision/Facilities

No Comments Received To Date

Conservation Officer

We have no conservation comments regarding the impact of the proposal on the nearby listed buildings and surrounding area.

Public Consultation

4 neighbour notification letters sent 29.07.2022 (expire 22.08.2022)

Site Notice posted 09.08.2022 (expires 02.09.2022)

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

21/01819/FUL	Demolition of existing garages and replacement with a PortaCabin to house toilet facilities	Granted	18.03.2022
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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 polices map.

Proposal

The proposal is to demolish the existing garages and replace them with a new building to house additional male and disabled toilet facilities for the ground.

Planning permission was granted earlier this year by members of the Planning Committee under Planning Application reference 21/01819/FUL for a structure at this site. The structure was for the same use and of a comparable size, location, and internal layout to the proposed building. The approved structure was however to be a portacabin formed of corrugated steel panels on a steel frame which would then be painted. The applicants have explained in their submission, that the change in design now proposed is required due to increased build costs.

The building now proposed would be constructed from block work and would have a painted finish to match the other buildings within the ground. It would be approximately 8 metres by 3 metres and would have a height of approximately 2.5 metres. It would be located in the same position as that approved under 21/01819/FUL.

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 is acceptable.

Sports England have raised no objection to the proposal. They have set out that the comments they provided on Planning Application 21/01819/FUL are still considered to be valid, and as such they have confirmed that the proposal will accord with Exception E2 of Sport England's Playing Fields Policy. As such, they do not wish to raise objection.

Their comments on application reference: 21/01819/FUL set out that they note 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 did consult the Football Foundation as part of the 2021 application who 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 were 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 now be a blockwork building with a painted finish to match the other buildings within the ground. The paint colour is proposed to be controlled via a suitable Condition. It is therefore considered that the proposed building would be in keeping with the general character and appearance of the wider football ground.

Due to the size and siting of the proposed building within the football ground, it is not considered that it would be highly visible from within the street scene. In replacing the dilapidated concrete garages, the proposed building would also enhance the appearance of the existing football ground.

Although the site is not situated in the setting of a listed building, there are listed buildings near to the football ground. The Conservation Officer has raised no objection to the scheme on heritage matters.

Amenity

The proposed building would be sited adjacent to the rear gardens of two of the neighbouring residential dwellings. However, due to the siting 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. Members will also be aware of the extant consent for a structure in this location approved under application 21/01819/FUL.

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 20.01.2022

Bromsgrove Sporting 1:500 Map dated 20.01.2022

Bromsgrove Sporting Football Club Revised Toilet Block General Arrangement
Revised 22 June 2022

Bromsgrove Sporting Proposed Toilet Block

Bromsgrove Sporting FC Sheet No. 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.

Case Officer:

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