

App.No: 150600 (PPP)	Decision Due Date: 25 August 2015	Ward: Langney
Officer: Leigh Palmer	Site visit date: 17 August 2015	Type: Planning Permission
Site Notice(s) Expiry date: 19 November 2015		
Neighbour Con Expiry: 19 November 2015		
Press Notice(s): n/a		
Over 8/13 week reason: To amend the proposal and return to Planning Committee		
Location: Sports Ground, Shinewater Lane, Eastbourne.		
Proposal: Erection of 80 seat stand to football ground		
Applicant: Mrs Tracey Saunders		
Recommendation: Grant planning permission		

Executive Summary:

The application was previously deferred from planning committee in September and a Committee Site Visit was undertaken to assess the impact of the proposal. The application has been amended, to propose the stand to the west of the playing field (moved from Eastern side).

The team (Langney Wanderers Football Club) have gained promotion to County League Division 2 and as such the Sussex FA require various upgrades to the ground including the installation of this stand the subject of this planning application. The amendment to the location of the stand is considered to reduce the impact on surrounding residential properties and therefore it is recommended that planning permission is granted.

Constraints:

TPO Trees

138

Land in Shinewater Lane

TPO33

North Langney (Groups and individual Trees)

No trees are affected by this proposal

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013
B2 Creating Sustainable Neighbourhoods
C9 Shinewater & North Langney Neighbourhood Policy
D10A Design

Eastbourne Borough Plan Saved Policies 2007
HO2 Predominantly Residential Areas
HO20 Residential Amenity
LCF18 Extension of educational establishments
LCF2 Resisting loss of playing fields
NE16 Dev within 250m of former landfill site
US4 Flood Protection and Surface Water
UHT1 Design of New Development
UHT4 Visual Amenity

Site Description:

The application site is a non-local authority playing field (Owned by Fields in Trust) of approximately 2.8 hectares, located to the east of Milfoil Drive, adjacent to the South Downs Community School.

The site can be accessed via Shinewater Lane and Lavender Close. The playing field is surrounded by residential properties. The northern part of the playing field is used as a football pitch, and has been used as such for a considerable amount of time. The football pitch is bounded by metal railing and a small 'dug-out' located at one end of the pitch.

Relevant Planning History:

960093 Erection of a spectator Stand Planning Permission Approved conditionally
09/10/1996

130158 Erection of railings around football pitch Planning Permission
Approved conditionally 02/05/2013

131017 Erection of 4no. floodlights, measuring 18m in height, and a covered terrace, measuring 8m wide, 3m in depth and 2.8m high, to the football ground. Floodlights to be in operation on Saturday afternoons and for 1 no. weekday fixture per week. Approved conditionally 11/06/2014

Proposed development:

The erection of an 80 seater stand measuring 3m in width, 3m in height, 16m in length to be sited to the western edge (adjacent to existing school fence) of the existing football pitch which is sited to the northern end of the playing field surrounded by a white post and rail barrier (previously granted planning permission 02/05/2013 ref: 130158).

Consultations:

Neighbour Representations to the Original Scheme:

A petition with 32 signatures from local residents in Elmwood Close, New College Close, Windsor Close have objected to the proposal on the following grounds:

Loss of residential amenity

Noise pollution

Local vandalism is a continuing issue and residents doubt the robustness of the security of the structure

Character of the area would be affected

Increase in local parking at and within the vicinity of the site

Floodlights required to progress up the league have not been installed

Rustic charm of the area is being eroded

Donated to the community as 'Village playing fields'

Residents are worried about other developments/enhancements that may be needed to progress further up the league; further stands, fencing off the pitch introduction of payments etc

Pitch is difficult to find located within the heart of a residential housing estate.

Individual letters of objections have been received from the following properties;

1, 2, 4 Elmwood Close

3, 5, 6, 7 New College Close

42, 44 Wroxham Road

Covering the following points;

- Impact on the open space of the field
- Impacts on residential amenity of neighbours noise/disturbance
- Visual appearance from neighbouring properties
- Anti-social behaviour and Vandalism when not in use
- Use of field is for all not just for the Football Team
- Increase in noise from kicking against the structure
- Increase in noise level when pitch is in use
- Impact on parking (they currently allow parking on match days in the proposed location of the stand)
- Impact on wildlife/natural habitat
- Attracts people to congregate
- Change the unspoilt look of the field
- No toilet provision in the stand
- Ownership disputes/rights of way over the field
- Impacts on surrounding highways and parking

Neighbour Representations to the Revised Scheme:

6 New College Close support the amendment to the proposal.

44 Wroxham Road Objects to the proposal on grounds of impact of additional traffic.

Appraisal:

Principle of development:

The agent for the application outlines that the team (Langney Wanderers Football Club) have gained promotion to County League Division 2 and as such the Sussex FA require various upgrades to the ground to enable them to retain their position in the football pyramid. The provision of the this spectator stand is one of these requirements.

Officers have not seen any corroboration of the agents claim by/from The Sussex Football Association.

There is no objection in principle to community societies/clubs wishing to extend/adapt/alter their facilities to meet changing demands and responsibilities subject to their aspirations not resulting in any material harm to the interest of acknowledged importance. In short where a proposal can demonstrate that the development of a community asset can be achieved/delivered without giving rise to significant harm to either visual amenity or the amenities of the local residents then it should receive full support.

It is accepted and noted that over time there have been a number of consents/planning permissions that have supported the establishment and growth of this local football club, this proposal is materially larger than any scheme previously considered/determined.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The playing field is surrounded by residential properties. The amended proposal to alter the location of the stand reduced the impact on surrounding residential properties, moving the stand away from the nearest residents.

There is a significant amount of greenery/shrubbery to the eastern boundary of the field which do form a separation for residential properties. Therefore the stand would not be overly visible from these properties other than from upper floors.

The plan states that the stand would be completely enclosed with a security shuttered front. There are not specific details of how this would work, but it is understood that this would be a metal mesh secured to the stand when not in use to prevent access and therefore reducing concerns relating to the potential for anti-social behaviour.

The team have expanded over the years requiring further infrastructure to facilitate the use of the playing field as their 'ground'. The stand in addition to other facilities is considered to be another step in the intensification of the use of the playing field which is a concern raised by the surrounding residents.

It is considered that a supporters stand of this size is likely to bring a 'focus' to the supporting activity rather than being dispersed around the pitch boundary. The relocation of the proposed stand to the eastern side of the existing pitch, will reduce the impact in terms of noise to the residential properties to the north-east.

Design issues:

The stand is proposed to be formed with a steel framework and upvc sheet walls, with a security gated front. No specific details of the security gate have been provided, however it is understood that this would constitute a metal mesh which would be bolted onto the stand when not in use.

It is considered that the facility would not be in use for a greater period of time than it would be in use and as such the security shutter would be down. The amendment to the location of the stand is considered to reduce the impact visually on the openness of the field, as it would be situated adjacent to the school fencing and 'dug outs'.

Impact on character and setting of a listed building or conservation area:

The site is not listed, nor is it situated within a conservation area.

Impacts on trees:

Given the location of the stand on a cleared section of the field, there would be no impact on surrounding trees.

Impacts on highway network or access:

The stand is proposed to provide seating for 80 people with 3 wheelchair spaces. There is no control over the current number of spectators who could attend a match, and it is not considered that the erection of a stand in and of itself would entice more people to attend matches to the extent that there would be significant impacts on the surrounding highway network or on-street parking demand to warrant the refusal of the application. Therefore it is not considered that a refusal on highways grounds could be justified.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

It is accepted that the proposal does include accommodation/space for disabled supporters, and or people with prams, this would provide a weatherproof viewing area and as such may entice/encourage access to the widest possible sector of the community.

Conclusion:

It is acknowledged that the proposal is to support the team's promotion to the next league. The club is a sporting facility with benefits to the local community the benefits and the amendment to the location of the proposed stand is considered to overcome previous concerns in relation to the harm to the amenity of surrounding occupiers and in relation to the visual appearance and impact on the openness of the field. Therefore given the amendment to the location of the stand it is recommended that planning permission is granted.

Recommendation

Grant planning permission subject to the following conditions;

1. Time for commencement
2. Approved drawings
3. The stand shall be properly secured/enclosed when not in use to minimise anti-social behaviour.

Informative;

The applicant is reminded that the display of any advertisements at the site would require express advertisement consent from the Local Authority. Class A, schedule 1 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 allows for the display of advertisements on enclosed land on the condition that the

advertisement is not readily visible from outside the enclosed land or from any place to which the public have a right of access.

Appeal:

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.