

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 16 February 2006

Item No: 02
Address: Winchester City Football Club, Hillier Way, Winchester, Hampshire
SO23 7SU

Parish/Ward Winchester Town

Proposal Description: Placement of 2 no. ancillary mobile buildings on east side of ground
(RETROSPECTIVE)

Applicants Name Winchester City Football Club

Case No: 05/02844/FUL

W No: W05102/19

Case Officer: Mr David Cunningham

Date Valid: 1 December 2005

Delegated or Committee: Committee Decision

Reason for Committee: The site is owned by Winchester City Council

Site Factors: Tree Preservation Order
County Heritage Site
Public Right of Way

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Site Description

- Established football club with pitch, clubhouse, floodlights and various temporary buildings and stands
- The site is within the countryside and is adjacent to the Winchester Rugby Club
- There is a small car parking area to the side of the pitch which is at a lower level and a designated parking area to the north as well as a small hall
- The perimeter of the site is characterised by mature trees and the pitch itself is enclosed by a combination of close boarded timber fences and chain link fencing
- The two temporary buildings that form part of this application lie to the north and south of the covered spectator stand which runs along the eastern side of the pitch
- The northern building has a white coloured finish while the southern building has a light green finish
- Nuns Walk, a National Trail/recreational path runs alongside the western perimeter of the ground

Relevant Planning History

- W05102 – Erection of building to provide changing facilities for Football Club (*Application Permitted 20/11/1979*)
- W05102/01 – Erection of equipment store (*Application Refused 14/07/1981*)
- W05102/02 – Erection of temporary store (*Application Refused 23/10/1981*)
- W05102/03 – Erection of club house (*Application Permitted 23/03/1982*)
- W05102/04 – Erection of sports pavilion (*Application Permitted 21/11/1983*)
- W05102/05 – Erection of liquid petroleum gas store (*Application Permitted 02/10/1984*)
- W05102/06 – Floodlights (*Application Refused 27/03/1986*)
- W05102/07 – Car Park (*Application Permitted 24/04/1987*)
- W05102/08 – Headquarters building for Sea Cadets with twin tube rifle range (*Application Permitted 06/12/1990*)
- W05102/09 – Erection of 6 no. floodlights (*Application Withdrawn 06/08/1999*)
- W05102/10 – (AMENDED DESCRIPTION) Provision of floodlighting to football pitch 6 no. x 15 metre high masts (*Application Refused 13/12/1999*)
- W05102/11 – Single storey extension to existing clubroom and erection of sports hall (*Application Refused 25/05/2000*)
- W05102/12 – Erection of 6 no. x 12 metre high demountable floodlights (*Application Permitted 07/12/2000*)
- W05102/14 – Covered spectator stand for 180 people (*Application Permitted 02/02/2002*)
- W05102/14B – Use of clubhouse as a nursery school (*Application Permitted 15/07/2002*)
- W05102/16 – 4 No. ancillary buildings (RETROSPECTIVE) (*Application Permitted 06/01/2005*)
- W05102/17 – Use of land for car parking (*Application Refused 10/03/2005*)
- W05102/18 – Use of land for car boot sales, to be held 30 Saturdays in any calendar year (*Application Refused 10/03/2005*)

Proposal

- As per Proposal Description
- The building to the north of the spectator stand measures 7.7 metres by 3.0 metres and will be used for accommodation for visiting officials and toilets
- The building to the south of the spectator stand measures 9.14 metres by 3.0 metres and will be used as a club shop selling club merchandise such as programmes, replica kits etc.
- The walls of the buildings are constructed of steel and timber whilst the roofs are steel and bituminous weatherproofing
- A 3 year temporary permission is being sought.

Consultations

Estates:

- No objection

Enforcement:

- No objection

Engineers:Highways:

- No highway objection
- The application seeks retrospective permission to place two mobile temporary ancillary buildings to provide better and increased accommodation in connection with Match Day requirements
- It is considered that the buildings themselves will not generate any additional traffic to the site and therefore it is unlikely that the proposals will cause demonstrable harm to users of the adjoining highway

Environment Agency:

- No objection

Landscape:

- Recommend approval subject to confirmation of current approvals and conditions as a coordinated landscape scheme for the overall site
- The units are mainly hidden behind the close boarded fence when viewed from the public footpath to the east although they are visible from Nuns Walk
- Whilst it is appreciated this boundary consisting of parallel fences of timber and chain-link is essential for security purposes, it is not ideal in terms of reinforcing local character in this sensitive area
- A new hedgerow comprising indigenous species and specimen trees needs to be introduced between the two fences to help marry in units and existing boundary with surrounds
- Additional planting is also advised for the boundary adjacent to Nuns Walk
- As there have been several applications for different uses within this site, it is essential that there is a coordinated approach overall to avoid a detrimental visual impact on the character
- It should also be noted that this site is within 500m of the SSSI consultation zone

Representations:

City of Winchester Trust:

- Object on the grounds of inadequate information
- The information provided is considered inadequate: there are no floor plans or elevations, and the photographs included on the public access system provided no useful information
- It is presumed these two mobile buildings are in addition to the four installed without permission that were granted earlier this year, and it is urged that it should be imposed on the club that, like other applicants, it should make an application and get permission before making any further installations on the site

Letters of representations received from neighbours

- None

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- C1, C2, E19, R3, UB3

Winchester District Local Plan

- C.1, C.2, C.24, EN.5, RT.4, W.1

Winchester District Local Plan Review Deposit and Revised Deposit:

- C.1, C.27, DP.3, DP.11, RT.7, W.1

Supplementary Planning Guidance:

- Winchester District Landscape Assessment

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- Winchester City and its setting
- National Planning Policy Guidance/Statements:
- PPS1 – Delivering Sustainable Development
 - PPS7 – Sustainable Development in Rural Areas
 - PPG17 – Planning for Open Space, Sport and Recreation

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area
- Comments on representations

Principle of development

- The principle of recreational facilities in the countryside is acceptable provided they maintain or enhance the landscape character of the area and require only small-scale buildings that are ancillary to the primary open recreational use of the land
- Similarly to the previous application for four ancillary buildings (Reference W05102/16), a temporary permission is necessary as the buildings are not considered to be worthy of long-term retention and should only serve as a temporary measure until such time as better facilities can be incorporated into a more sensitive building and/or location

Impact on character of area

- The proposal is retrospective for 2 ancillary buildings within the site and will be used for the purposes of accommodation for visiting officials (including toilets) and as a club shop selling club merchandise such as programmes, replica kits etc.
- The pitch is enclosed to the public by 2 metre wooden fencing located around three of the sides and wire fencing along the western boundary adjacent to Nuns Walk
- Although located in the countryside, the buildings are not prominent in the landscape, particularly when viewed from the car parking area to the east where only the tops of the buildings can be seen
- Having regard to the temporary nature of the buildings, it is considered that it would be inappropriate to require the applicant to provide the landscaping the measures recommended by the Landscape Officer

Comments on representations

- The City of Winchester Trust comments have been noted, however the buildings have been approved only for a temporary time period – these buildings are required to allow Winchester City Football Club to comply with the Football Association's requirements for promotion to the next division of non-league football
- In a letter to the Local Planning Authority dated 17th January 2006, the football club stated that: *"it has no further need for additional ancillary buildings at the site as these – with the others for which Planning Consent has already been granted – allow the Club to fully meet its requirements for promotion to Level 4 and Level 3 of the non-league "pyramid". May I assure you that there is no plan for "building creep". It is, simply, that the offer of the buildings was too good to be declined. Nevertheless, I took all the steps of consultation with the City Council that were possible BEFORE they had to be moved from their previous location and brought to site"*
- Winchester City Football recognise that a temporary consent is acceptable as a short term solution until such time as improved facilities are required to further progress up the divisions. The club have stated: *"As the two buildings are totally ancillary to the Established Use of the site as a Football Ground and will only be used in that connection, the grant of a three year consent would not, in my view, in any way run counter to the Council's Planning Policy Guidelines"*

Recommendation

APPROVE – subject to the following condition(s):

Conditions/Reasons

01 The permission hereby granted shall be for a limited period expiring on 16.02.2009 on or before which date the buildings hereby permitted shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: The development is of a type not considered suitable for permanent retention and has been permitted purely for the current needs of Winchester Football Club.

Informatives

01. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: C1, C2, E19, R3, UB3

Winchester District Local Plan Proposals: C.1, C.2, C.24, EN.5, RT.4, W.1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C.1, C.27, DP.3, DP.11, RT.7, W.1