

DELEGATED REPORT

Application Ref.	21/00482/FUL
Site Address:	Playing Field, Chapel Street, Bishops Itchington, CV47 2TG
Description of Development:	New sports pavilion including changing rooms, W Cs and club meeting room to replace the existing building and additional parking to the front of the pavilion
Applicant	Bishops Itchington Parish Council
Case Officer:	Joseph Brooke
Ward Member:	Councillor C Kettle
Town/Parish Council:	Bishop's Itchington
Description of Site Constraints:	<ul style="list-style-type: none">• Sports Field• BUAB
Summary of Recommendation	GRANT

Date Due	30.04.2021 EoT: 05.07.2021
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DEVELOPMENT PLAN AND MATERIAL CONSIDERATIONS

Development Plan

- Stratford-on-Avon District Core Strategy (2011-2031)

Material Considerations

Central Government Guidance

- National Planning Policy Framework (NPPF) 2019
- National Planning Practice Guidance (NPPG)
- National Design Guide 2019

Supplementary Planning Documents & Guidance

- Development Requirements SPD

Other Material Consideration(s) and Emerging Plans

- Site Allocations Plan (draft)
- Bishops Itchington NDP (Regulation 14)

SUMMARY OF RELEVANT HISTORY

Reference Number	Proposal	Decision and date
16/03566/FUL	Construction of new sports pavilion on playing field off Chapel Street (to replace existing pavilion), demolition of old pavilion building and extension of car park area.	Permitted, 28.04.2017
01/02194/FUL	Laying of two all weather sports courts. Erection of 3.05 metre high perimeter fence. Erection of flood lighting. Relocation of some items of childrens' play equipment	Permitted, 13.11.2001

REPRESENTATIONS

Ward Member – Cllr C Kettle

No comments received.

Parish/Town Council – Bishops Itchington

No comments received.

Third Party Representations

One letter of support:

- Request a condition for the parking to be completed first and 100% in accordance with the proposal.
- Concern over the current parking situation.

CONSULTATIONS

Warwickshire County Council Highways (WCC Highways)

No objection, subject to one condition (17.05.2021)

Warwickshire County Council Ecology (WCC Ecology)

No objection, subject to two conditions (25.03.2021)

Warwickshire County Council Fire and Rescue

No comments received

SDC Environment Health

No objection (09.03.2021)

SDC Street Scene

No comment (29.03.2021)

WCC Rights of Way

No comments received.

Sports England

No objection (31.03.2021)

ASSESSMENT OF THE KEY ISSUES

Principle of Development

The application is seeking to erect a new sports pavilion (with changing rooms) and club meeting rooms, replacing the existing building which is presently used as changing rooms for the local sports teams. Bishop's Itchington is categorised as a Category 1 LSV and therefore AS.10 is considered to apply. AS.10(s) supports small-scale sport and recreation uses. Additionally, CS.25 supports the provision of new or enhanced sport and leisure facilities as a way of promoting healthy, inclusive communities.

The proposed re-development of the sports pavilion is considered to create an improved facility for the existing sports club. No objection has been raised by Sports England. I am therefore satisfied that the development is acceptable in principle, having regard to Policies AS.10 and CS.25 of the Core Strategy.

Landscape, Design and Distinctiveness

The proposed application site lies to the south-east of the village centre. The site comprises of playing fields, two all-weather sports courts, a children's play area and the current sports pavilion and the associated parking.

The current pavilion is single storey in height, has an overall footprint of 87sq.m and is constructed out of a mix of brick, block and painted concrete planks, with a duo-pitched metal corrugated roof.

The proposed pavilion will be constructed with two duo pitched roofs connected by a flat roofed volume, creating two separate wings. The walls will utilise a mixture of both red facing brickwork and dark metal cladding. The roof will be constructed from a ply membrane (with solar panels) and the fenestration will be assembled from PPC aluminium. The pavilion will incorporate 2 changing rooms, associated showers and WC's, kitchen area, club room, storage space and a plant room with outdoor boot/shoes washing facilities, with an overall footprint of 219sq.m.

Although I acknowledge that the building will be larger than the existing building, the application is proposing to use a palette of materials that is representative to the local area and, moreover, is a significant improvement in both design and functionality than the existing building.

Given the open nature of the location, I do consider it prudent that hard and soft landscaping and external lighting details are conditioned to ensure that the development wouldn't cause detrimental harm to surrounding, open, landscape.

In consideration of the above, I consider the development complies with the area's development plan and would not cause unacceptable harm on the landscape and character of the area, when having regard to the benefits of the scheme.

Residential Amenity

The nearest neighbouring dwelling is 15m away to the west. However, the pavilion will be set at 5.5m to ridge (at the maximum point), with no second floor, and all rooflights facing away from the neighbouring properties. In addition, the changing rooms and wash facilities are the closest element to the properties (with no facing windows) and therefore, the clubhouse is situated 21m away without any windows facing onto the dwellings. I am therefore satisfied that the application will not cause any overlooking, loss of light and/or dominance on the properties.

SDC Environmental Health was consulted on the application in respect to noise, pollution and contamination, and raised no objection to the proposal.

The proposal is therefore acceptable with regards to the provisions of Policy CS.9 of the Core Strategy.

Highways Matters and Parking

The application is proposing to utilise the existing access point from the public highway, which already serves the existing building and associated playing fields. WCC Highways were also consulted on the application and raised no objection (subject to one condition for the parking layout to wholly accord with the proposed plans). Furthermore, the application site can easily accommodate the necessary parking standards (as set out in Part O of the Development Requirements SPD and Sports England's Guidance) and the safe turning and manoeuvring of vehicles within the site.

I therefore consider that the proposal would be acceptable with regards to highway safety considerations and parking provision, and thus complies with the provisions of Policy CS.26.

Water Environment and Flood Risk

Surface water

The site is located within Flood Zone 1 and no conditions would be required to deal with any anticipated flood risk on-site.

Foul Water:

I am of the opinion that there is sufficient space within the site to accommodate the installation package to serve the proposed dwelling, as depicted by Part H of the Building Regulations and the Land Drainage Act.

Natural Environment

The impact upon local ecology/biodiversity has been taken into consideration in the determination of this application. Warwickshire County Council Ecology has been consulted on this application and have raised no objection; subject to two conditions for both the precautionary recommendations and ecological enhancements, as set out in sections 5 and 6 of the ecological appraisal, to be adhered to.

With the imposition of the said conditions, I am satisfied that the proposal accords with Policy CS.6 in this regard.

Climate Change and Sustainable Construction

Government policies in the NPPF require the planning system to support the transition to a low carbon future and shape places in ways that contribute to minimising vulnerability and improving resilience and the re-use of existing resources.

A rain harvesting system could be secured via planning conditions on any future permissions to help tackle climate change. Furthermore, the applicant has submitted Part V of the Climate Change Checklist which will also be secured via planning condition to support all reasonable steps to help tackle climate change.

Policy CS.2 and SPD Parts D, Q and V support this stance and the application is considered to accord with the expectations of the policies and guidance contained therein.

Community Infrastructure Levy (CIL)

This development is not liable for the Community Infrastructure Levy.

Conclusion

The current application conforms to the Development Plan and associated guidance and to the aims and requirements of the NPPF. I can find no material considerations that warrant an alternative approach.

RECOMMENDATION

It is therefore recommended that the application be GRANTED subject to the following conditions and notes

Conditions:

1. Standard time limit

2. Approved plans
3. Materials to match plans
4. Hard and Soft Landscaping Plan and Details
5. External lighting details
6. Removal of the existing sport pavilion (within three months of first occupation/use)
7. Parking layout (including gates) to accord with the approved plans
8. Section 5 of the Preliminary Ecological Appraisal
9. Section 6 of the Preliminary Ecological Appraisal
10. Water-butts
11. Climate change checklist

Notes:

1. NPPF
2. Highways

Case Officer & Date: J Brooke 30.06.2021

Manager & Date: A Cosnett 05.07.2021

ROBERT WEEKS
HEAD OF REGULATORY SERVICES