

Planning Committee: 05 April 2006

Item Number: 08

Application No: W 06 / 0172

Registration Date: 30/01/06

Town/Parish Council: Warwick

Expiry Date: 27/03/06

Case Officer: Martin Haslett

01926 456526 planning_west@warwickdc.gov.uk

Racing Club Warwick F C, Hampton Road, Warwick, CV34 6JP

Erection of new clubhouse and stand, extension/refurbishment/conversion of existing clubhouse, re-orientation of football pitch, construction of car park
FOR Racing Club Warwick F.C.

This application is being presented to Committee as the site is Council-owned.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: no objection.

Neighbours: one letter of objection, on grounds of :

- proposal harms the openness of the area of restraint;
- development would not contribute to the character and quality of the area;
- hedgerows and habitat would be lost;
- increased noise, traffic and parking needs;
- proposal would be a precedent;
- lighting would be harmful and intrusive;
- loss of privacy to houses;
- loss of amenity to local residents.

WCC(Ecology): no objection, subject to bat and bird notes.

Warwickshire police (architectural liaison): no objection.

WCC(Archaeology): no objection, subject to a watching brief condition.

WCC(Fire and Rescue): no objection, subject to the provision of fire hydrants.

RELEVANT POLICIES

- (DW) ENV2 - Areas of Restraint (Warwick District Local Plan 1995)
- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING HISTORY

The site has been used as a sports ground for some time and there have been some applications for small-scale development related to the football club. In 2005 an application for a stand, similar in size (but of different design) to the present one was withdrawn, following discussions with officers. (application no. W05/1663).

KEY ISSUES

The Site and its Location

The site is located between the racecourse and Hampton Road, adjoining the recently constructed car park and between the junctions of Goldsmith Avenue and Shakespeare Avenue with Hampton Road. The football pitch is currently served by some single storey buildings and a very small stand. To the rear of the site there is a hedgerow which forms the boundary of the site with the racecourse and there are 4 mature trees to the southern part of the site, adjoining the football pitch. One of these is in poor health, but the others are shown retained.

Details of the Development

It is proposed to construct a new clubhouse, which would provide the following accommodation for the football club:

- about 150 seats, in a tiered arrangement;
- new changing rooms, toilets, and referee accommodation;
- a multi-function room, with kitchen;
- club offices;
- community educational facilities, including computer rooms.

The new buildings would measure about 52m by 21m maximum) and would be 8.5m high, with a pitched metal roof. Walls would be of brick and block work.

The existing clubhouse would be extended and refurbished and converted to various community uses, including a nursery and youth facilities. The extensions have been designed to improve the appearance of the existing buildings, whilst retaining the single storey appearance. Some additional buildings would be demolished and additional areas of car parking would be laid out.

The whole site would be served by a new access off the adjoining car park, rather than being served direct off Hampton Road, as at present.

Assessment

The issues to be considered are the visual impact of the proposed new stand and clubhouse and the impact the development could have on the area.

The new clubhouse would be a very substantial building and would have a considerable visual impact. Its construction would mean removal of part of the hedge which forms the boundary with the racecourse and this too would have some effect. Nevertheless, this is a large open site and the building would not be out of scale with its setting.

The increased use of the new and existing buildings would have some impact on the amenities of the area, but the neighbouring houses are on the other side of Hampton Road, the nearest being about 120m away. It is true that, with increased popularity, the football club may attract more supporters, which would mean more parking, but the adjoining car park, plus the spaces within the site, would be sufficient to ensure that off-street spaces are available.

The site lies within an area of restraint where policy ENV 2 of the Warwick District Local Plan 1995 states that development will not normally be permitted which would change the open character of land. Whilst the proposals will affect the open character of the land, I consider that the proposal is justified by the fact that the principal use is an open one which does support that openness.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 3 A landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. Existing trees which are shown as being

retained shall be dealt with in accordance with BS 5837:2005. In particular, before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch spread of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects which would justify a refusal of permission. The building would support a use which retains the openness of the area. The proposal is therefore considered to comply with the policies listed.