DELEGATED REPORT

Application Reference:	PL/2023/04998
Application Type:	Full Planning permission
Site Address:	STANLEY PARK SPORTS GROUND, PEWSHAM, CHIPPENHAM, SN15 3RR
Proposal:	A temporary (12 months) marquee for training space for Forest Green Rovers Football Club
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks temporary planning permission for a marquee to be erected for a period of 12 months to be used as space for football training.

The marquee measures some 15m by 40m with a height of 5.5m to the ridgeline and an eves height of 2.8m. Its construction appears to be typical, with a PVC covering over steel frame. Doors and windows are to be inserted into the sides.

The proposed use of the marquee is as a covered training area for football training and practice.

The application form confirms that the marquee is to be used between the hours of 09:00-17:00hrs daily (including Sundays and public holidays).

SITE DESCRIPTION

The application site is part of the Stanley Park sports ground, which is a well-established facility owned and operated by the Chippenham Town Council. The complex has a number of existing buildings, the proposed marquee is in close proximity to these buildings.

The remainder of the site is set up with multiple sports pitches.

There are no additional constraints in terms of conservation, ecological and heritage constraints.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping

North Wiltshire Local Plan
Policy CF2: Leisure Facilities and Open Space

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

MAIN ISSUES

- Principle of development
- Scale and design
- Residential amenity

CONSULTATION

Chippenham Town Council: No objection

Wiltshire Council Highways: No objection

> *"I raise no objection to the proposed temporary placement of the marquee. There is no information provided and no expectation that the permitted development will lead to an increase in trip attraction and vehicle movements sufficient to be seen to rise to the level of highway safety concern. Given that the permission is for 12 month use monitoring of the wider site over the period can determine if vehicular movements have significantly increased as a result of this permission."*

REPRESENTATIONS

No representations received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

While the proposal is outside of the settlement boundary in this instance the proposed use is clearly in conjunction with the established sports use. Saved policy CF2 to the North Wiltshire Local Plan supports the delivery of leisure, sports and recreation provision within or adjoining the framework boundaries of towns and villages.

The application seeks temporary planning permission for the marquee and it is considered necessary to make use of planning condition to ensure the development is removed after a period of 12 months and the land restored to its previous condition.

However, the detail of the proposals must also be considered against other policies within the development plan.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposal will see the erection of a large marquee immediately adjacent to the existing building. The marquee has a footprint of 15m by 40m with a height of 5.5m to the ridgeline and an eaves height of 2.8m.

This is undoubtedly a large structure and addition to the sports ground and will be placed in a position between the existing large building at Stanley Park and the A4 highway. As a result of the proposal's position, the proposed marquee would be viewed from the A4 in the immediate setting of the main building on the sports ground.

While, the proposal is visible from the A4, views towards the proposal are also mitigated by the established hedgerows and wider planting. In terms of views into and out of the site, the proposal in this instance is not considered to result in a sense of overdevelop or encroachment into the wider area. Furthermore, when viewed in the context of the wider site and its immediate relationship with the neighbouring buildings it is not considered to result in a perception that the site is being overdeveloped, as the marquee does not suggest that the proposal is a disproportionate addition to the immediate site or wider countryside.

In terms of scale the proposal is not considered to be unacceptable in scale, as it remains a subordinate element. Indeed, its overall built form, has the typical appearance of a temporary building utilised in this sort of development, while also being conscious that the marquee has a prominent appearance.

Unlike the other conventional built form sports building the proposed marquee has a lightweight form and construction. As a result, the proposal does not read as an oppressive or heavy structure. In terms of design, the white finish of the covering will likely be highly conspicuous in the immediate vicinity and apparent, due to the proposal's contextualised position against existing buildings, it is not considered that those chosen finish would render the development unacceptable. Ultimately, whilst there is incongruity with a traditional sports building, it is proposed to only keep it at the site for a temporary 12 month period, which does mean that impacts will be transitory.

The development dealt with under this application is not considered to result in an unacceptable element in terms of scale or design. The development is considered to comply with the requirements of CP51 and CP57 of the WCS.

Residential amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The use of the proposed marquee is for football training in association with the established use of the wider site as a football training ground. No information has been submitted which would suggest that the proposal is to be utilised for anything other than sports/football training. In such a circumstance, it is considered reasonable to make use of a condition which expressly limits use of the structure for football training, thereby excluding activities such as social or other club related activities.

Due to the location of the proposed development, and significant distance from neighbouring properties it is not considered that the proposed marquee would result in an unacceptable impact upon the amenity in terms of overlooking, overbearing impact, or loss of privacy. Indeed, the Stanley Park site is already used for sporting activities and it is not considered that the proposed structure would result in any additional noise or disturbance in that context.

Ultimately, it is concluded that the development would not result in unacceptable impact upon the amenity or living conditions of surrounding residential occupiers when assessed against CP57 of the WCS.

Highways

Given the existing use of the wider site and the temporary permission applied for, it is not considered that the proposal would result in an unacceptable increase in vehicle movements in relation to the marquee and the wider site. No highways objection has been raised and as such the proposal is considered to be acceptable in terms of highways impact.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. Subject to the implementation of conditions, it is not considered that the proposed temporary development would result in unacceptable impact upon the character of the area, wider landscape, or on the living conditions of neighbours. The proposal is therefore in accordance with Core Policy 51 and 57 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The building hereby permitted shall be removed and the land restored to its former condition on or before 18/09/2023 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

   REASON: In the interests of amenity, in order to secure the restoration of the land upon removal/extinguishment of a building/use for which permission can be justified only on the basis of a special temporary need.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

   Location Plan
   Marquee Site Plan
   Marquee Elevation Plan
   (Received by LPA 21st June 2023)

   REASON: For the avoidance of doubt and in the interests of proper planning.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

   REASON: In the interests of visual amenity and the character and appearance of the area.

5. The marquee hereby approved shall be used only for the purpose of football training only.

   REASON: To ensure that appropriate levels of amenity for neighbouring properties are maintained.

INFORMATIVES

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such

works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.