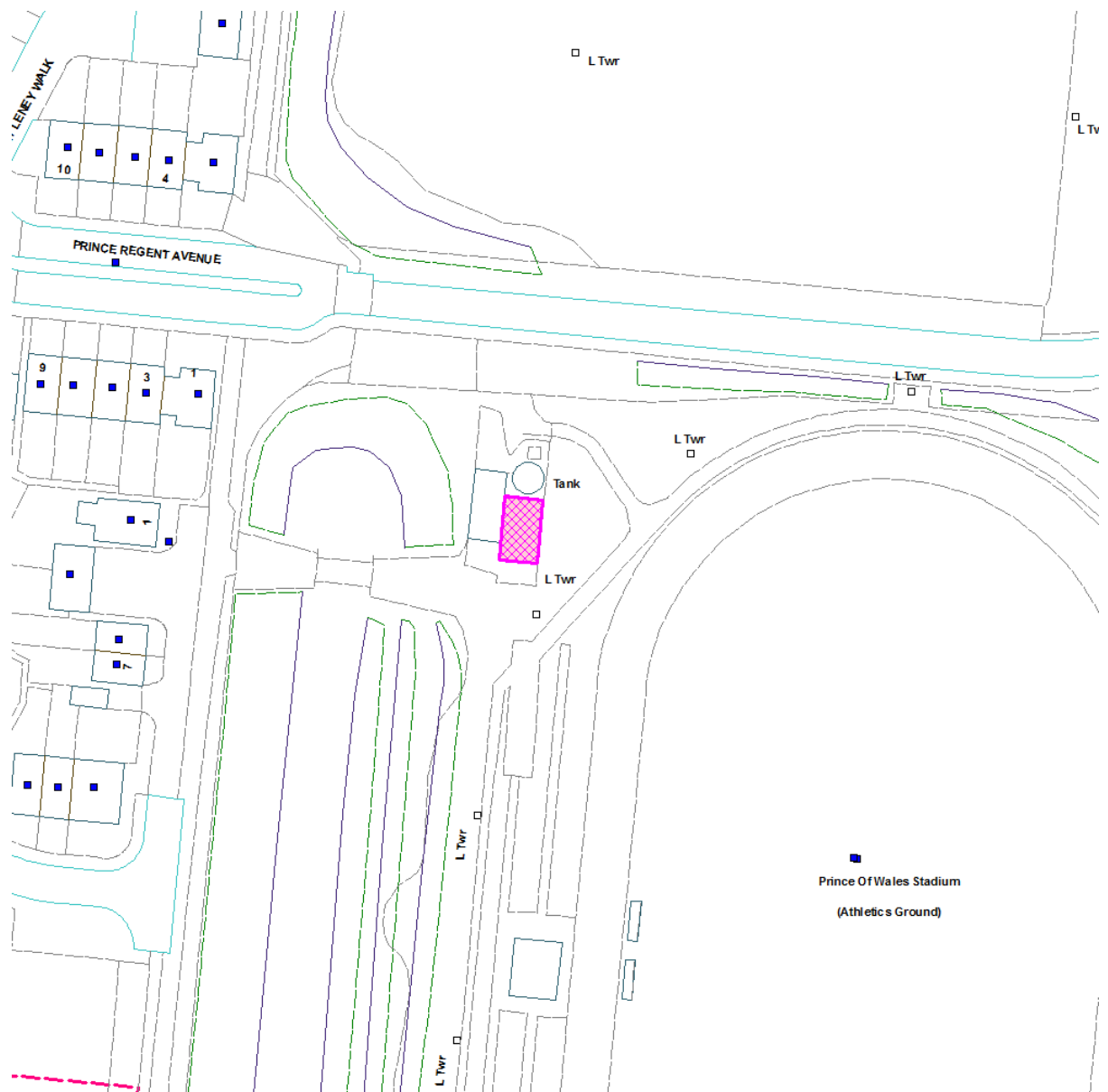


Officer Report

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| APPLICATION NO: 22/01078/FUL | OFFICER: Mrs Victoria Harris |
| DATE REGISTERED: 16th June 2022 | DATE OF EXPIRY: 11th August 2022 |
| DATE VALIDATED: 16th June 2022 | DATE OF SITE VISIT: |
| WARD: Pittville | PARISH: |
| APPLICANT: | Cheltenham and County Harriers |
| AGENT: | Agent |
| LOCATION: | Prince Of Wales Stadium Tommy Taylors Lane Cheltenham |
| PROPOSAL: | Two portable steel containers on existing hardstanding |

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a Sports Stadium. The facilities comprise of a 6 lane 400m running track; a central sports area also utilised as a rugby pitch; and a main stand with changing rooms, hospitality area, toilets and seating for approximately 480 people.
- 1.2 Planning permission is sought for the positioning of two standard shipping containers on an existing area of outstanding/concrete base.
- 1.3 The shipping containers will be painted dark green and will have a maximum height of 2.59m. This would be surrounded by, in part, an existing corrugated iron shed and 2m high fencing.
- 1.4 The application is before the Planning Committee because the Council own the Sports Stadium.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary
Principal Urban Area

Relevant Planning History:

02/00233/ADV 17th January 2003 GRANT

Non illuminated rugby club match board (2.4m x 2.0m) fixed to scaffolding (top of board 4.8m from ground level)

87/00855/PF 27th August 1987 PER

Prince Of Wales Stadium Cheltenham Gloucestershire - Extension Of Security Fence, Additional Spectator And Training Areas (Scheme 1)

87/00856/PF 27th August 1987 REF

Prince Of Wales Stadium Cheltenham Gloucestershire - Extension Of Security Fence, Additional Spectator And Training Areas (Scheme 2)

87/01245/AN 17th December 1987 REF

Prince Of Wales Stadium Cheltenham Gloucestershire - Display Of Non Illuminated Advertisement

89/00230/AN 27th April 1989 PER

Display Of Advertisement As Amended By Revised Plans

89/00419/PF 27th April 1989 REF

Erection Of Store Shed

89/00420/PF 27th April 1989 REF

Erection Of Store Shed

99/50443/GDO42 16th December 1999 WDN

Erection of a 15m integrated column incorporating 3 no. antennae and 2 no. dishes together with associated equipment cabin

78/01252/PF 12th June 1978 PER

Construction running track, terracings fencing and outline for stadium, club house and car park

82/01119/PF 29th July 1982 PER

Floodlighting

82/01120/PF 29th July 1982 PER

Floodlighting practice pitch

83/01204/PF 22nd September 1983 PER

All weather training area with car park

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 10 Supporting high quality communications
Section 11 Making effective use of land
Section 12 Achieving well-designed places

Adopted Cheltenham Plan Policies

D1 Design
SL1 Safe and Sustainable Living

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction
SD4 Design Requirements
SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

The Cheltenham Climate Change SPD (June 2022)

4. CONSULTATIONS

None

5. PUBLICITY AND REPRESENTATIONS

5.1 2 site notices were displayed and no letters of representation have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The key issues in determining this application are considered to be siting and design, and neighbour amenity.

6.3 The site and its context

6.4 The proposed storage units are located to the north of the site, are to the side of the running track and next to an existing corrugated iron shed.

6.5 Cheltenham & County Harriers (C&CH) make the application, and the units will house items including (for example): hurdles; throwing implements including discus, hammer, javelins; on field marker boards; associated equipment including for example brushes, rakes etc. The submitted information explains that within track and field athletics, certain disciplines require the use of equipment. This equipment can be bulky, heavy, awkward to transport and expensive. Currently, such equipment is stored either in upstairs rooms in the main stadium building (necessitating lengthy transport down ramps and across the site) or in a shared tunnel beneath the main stand.

6.6 Officers support the aims of the club with regard to sports and recreation opportunities. The need for storage units appears to be justified and in keeping with the uses and activity

taking place in the stadium, as such the principle of the storage units are considered acceptable.

6.7 Design and layout

6.8 Policy SD4 of the JCS and Policy D1 of the Cheltenham Plan set out design requirements of new development which reflect the general principles set out in Chapter 12 of the NPPF.

6.9 These documents require that schemes respond positively to their context, character and sense of place; that proposals are designed to contribute to safe communities, facilitate connections to sustainable transport modes and are inclusive and adaptable.

6.10 The shipping containers will be visible from the highway to the north of the site and are considered to have a negative impact on the character of the area. Officers have suggested that a more suitable and permanent solution would be more appropriate however no scheme has been submitted. A temporary permission of 2yrs has been suggested which will allow time for a long-term plan for a more permanent building, however the agent has confirmed that this would not be a cost-effective option for the club.

6.11 To mitigate the impact the shipping containers have on the character of the area, a 2m high timber fence is proposed close to the containers. The fence will not obscure the containers in their entirety given the height and difference in land levels between the sports stadium and highway; however, they will help in part to obscure the proposal. In addition the containers will be painted a dark green, located over 20m from the highway and would appear in the context of other buildings as opposed to being in an isolated location where it would appear more prominent. As such, the siting of the containers are considered to be acceptable.

6.12 Impact on neighbouring property

6.13 Policies SD14 of the JCS and SL1 of the Cheltenham Plan require that development does not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality.

6.14 The shipping containers will have little impact on the neighbouring amenity, they are approximately 42m from the nearest residential building with mature vegetation between, are set off the boundary and are single-storey. As such, the proposal is considered to comply with the relevant policies in terms of protecting neighbouring amenity.

6.15 Sustainability

6.16 The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising homes over the next decade. For development proposals, including new non-domestic buildings, there are opportunities to improve the environmental performance of buildings through the inclusion of technologies and features such as photovoltaics, replacement windows, heat recovery, permeable (or minimal) hard surfaces, works to chimneys, insulation, replacement heating systems (heat pump) and thoughtful kitchen design.

6.17 In this instance, the submitted sustainability supporting statement states that the containers are being donated by a local Cheltenham firm and therefore not new but recycled. In addition the applicant intends to use rechargeable LED lights.

6.18 Public Sector Equalities Duty (PSED)

6.19 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.20 Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

6.21 In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons outlined above the proposal is considered to be acceptable and is therefore recommended for approval.

8. CONDITIONS / INFORMATIVES

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

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

- 3 The proposed fence indicated on the approved layout plan shall be carried out in accordance with the approved details prior to the storage containers first being sited on the land and shall be painted in green and remain sited in accordance with the approved details for the lifetime of the development.

Reason: In the interests of the character and appearance of the area and residential amenity, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD14 of the Joint Core Strategy (2017).

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.