

DC/2017/00705

250 SEATED STAND AND HARD STANDING PATHS

UNDY ATHLETIC FOOTBALL CLUB, THE RAMP, UNDY NP26 3EN

RECOMMENDATION: APPROVE

Case Officer: Kate Young
Date Registered: 20/06/17

1.0 APPLICATION DETAILS

1.1 Undy Athletic Senior Football Team has been promoted up into the Welsh League and in order for them to play in that league they need to have a stadium which complies with the Welsh Football League grounds criteria and that includes a stand that is able to seat 250 spectators as a minimum. The current application seeks permission for that stand which would measure 46 metres in length, 3.7 metres in width and would have a mono-pitched roof with a maximum height of 3.5 metres. The stand would have a metal frame and be covered in grey box sheeting. A new hard surfaced path would be provided around three sides of the existing pitch. The existing parking area would be retained.

2.0 RELEVANT PLANNING HISTORY

DC/2005/00804 - Extension To Existing Clubhouse To Provide External Viewing Areas And Internal Refurbishment To Provide Extended Clubroom At First Floor, Improved Cellarage And Additional Referee Facilities And Storage. An Additional Overflow Car Parking Area Behind Bridewell Gardens with Access from The Causeway. - Approved

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 – Landscape, Green Infrastructure and the Natural Environment

S17 – Place Making and Design

S5 – Community and Recreation facilities

Development Management Policies

EP1 – Amenity and Environmental Protection

DES1 – General Design Considerations

CRF3 – Safeguarding Existing Recreational Facilities and Public Open Space

4.0 REPRESENTATIONS

4.1 Consultations Replies

Magor with Undy Community Council – No reply to date

MCC Public Rights of Way - The applicant's attention should be drawn to Public Footpath No. 4 in the community of Magor with Undy which runs adjacent to the site of the proposed development and over its access.

Public Path no. 4 must be kept open and free for use by the public at all times, alternatively, a legal diversion or stopping-up Order must be obtained, confirmed and implemented prior to any development affecting the Public Right of Way taking place.

No barriers, structures or any other obstructions should be placed across the legal alignment of the path and any damage to its surface must be made good at the expense of the applicant.

4.2 Neighbour Notification

Objection letters received from seven local households:

The land on which the football fields stand was originally donated to the council with a covenant that it be used for leisure purposes only.

A fence around the site will restrict access

The play park will become obsolete

Only a small number of footballers will benefit

Loss of open green space

While the senior club are doing well this is the cost to the rest of the club

Adverse impact on junior teams

Most of the senior team players live outside the village

No helping the local community

Local families will not be able to use the pitch

Decline in revenue from the bar

Loss of space for charity events

Decisions made by a minority group, no vote and no consultation

All plans should be for the benefit of the community and inline with the specific requirements of the Community Asset Transfer.

Negative impact on recreational and social purposes of the club

Can not supervise the play area and the pitches at the same time when the main pitch is fenced off

Reduces the amount of parking provision

Club membership has not been consulted

Drawings are inaccurate (does not show the outside seating area for the club)

Position of public footpath not shown

Loss of a community asset

Too close to residential properties

Difficult access for emergency vehicles

Increase in parking on The Causeway on match days will be exacerbated leading to access difficulties for residents and emergency vehicles

Increase in noise on match days

Bad language

Pitch will be closed off to local residents

Need to consider how the negative impact can be limited

Obstruction to traffic movements

Poor Access Existing stands are not used

Is there an intention to rent out the ground for financial gain?

Do not want adverts on the stands

Letters of support from 3 addresses

Good to see the development of local sports facilities.

Significant material improvement to the facilities of the club which will benefit many players

No adverse impact on the neighbourhood generally

Well away from existing houses

In line with national guidelines to improve access to sport for all.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 Policy S5 of the Monmouthshire LDP states that development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining town and village development boundaries subject to detailed planning considerations. The principle of a new stand on the existing football pitch within the development boundary is acceptable in policy terms. In this case the material planning considerations are the visual impact of the stand, impact on neighbour amenity and parking provision.

5.2 Design

5.2.1 The size of the stand is determined by Football Association of Wales (FAW) league requirements. There is a council-wide policy to develop and promote sport facilities and unless the new stand meets FAW requirements and is in place by April 2018 the senior team of Undy Athletic Football Club will be unable to play in the league to which they have just been promoted. The use of box steel sheeting is appropriate for this type of development and has been used on other sports facilities across the county including Goytre and Caldicot football club stands. The colour of the sheeting can be controlled by condition. The stand will face towards the pitch and away from the properties of Crossways Close. There is no intention to put up advertising on the stands, if that was the case it would need to be the subject of a separate application.

5.3 Residential Amenity

5.3.1 The land is already used as football pitches for the existing club. The introduction of the stand should not in itself result in an increase in the numbers of people attending the games. To the north of the pitch is the Main Railway Line and to the east are open playing fields. The residential properties of Whitehall Gardens are to the west but between these houses and the proposed new stand is a distance of at least 50 metres with an intervening road and car park. To the south of the pitch are several residential properties. There is a high mature hedge along this boundary that will effectively screen the properties from the new stand. The new stand which would be a maximum height of 3.5 metres would be at least 55 metres from the boundaries of those properties. The distance of the proposed stand from neighbouring residential properties combined with its low height means that the residential amenity of nearby residents will not be compromised. In addition the stand is facing towards the pitch and away from the houses which will help to contain any noise from spectators. The proposal therefore accords with the objectives of policies EP1 and DES1 of the LDP.

5.4. Parking Provision.

5.4.1 The main car park for visitors to the club is to the left hand side of the access towards the club house and this will not be affected by the proposal. To the south of the pitch is an area of hardstanding which is used for the turning of coaches and other large vehicles. The proposed stand will encroach on this slightly. This loss will be more than compensated for by the additional 20 spaces that are being provided on the land to the right of the access which was being used as the compound in association with Rail Bridge improvements. As a result of the stand being built there should be no net increase in the numbers of people visiting the club on match days but there will be an increase in the amount of parking provided.

5.5 Other Issues Raised.

5.5.1 Many of the issues raised by the local residents are related to the internal politics of the club and not material planning considerations. If there is a covenant on the land this is a private legal matter and not a planning consideration. The current application does not include fencing off the pitch or restricting access to the site. A separate application for a fence may be submitted at a later date. The line of the footpath across the site is not affected by this proposal and is capable of being kept open at all times. The erection of the proposed stand will not impact on the ability of emergency vehicles to access the site.

5.6 Well-Being of Future Generations (Wales) Act 2015

5.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions/Reasons

1. 5 years to start work
2. The development shall be carried out in accordance with the list of approved plans
3. Colour of the cladding to be agreed in writing before development starts.

Informative:

Public footpath to be kept open at all times.