

Parish: Brantham

Location: Brantham Athletic Sports & Social Club, New Village, Brantham

Proposal: Retention of spectator stand and turnstile.

Applicant: Brantham Parish Council

Case Officer: Elizabeth Truscott

Date for Determination: 06/05/09

THE SITE

1. Brantham Athletic Sports & Social Club is located in the centre of Brantham and is surrounded on all sides by residential development. The site consists of a large area of open space incorporating a football pitch, a bowling green, tennis courts, and a large two storey leisure centre building and car park. To the side and rear of the leisure centre building are a number of porta cabins and storage sheds.

THE PROPOSAL

2. The application is for retrospective permission for the retention of a spectator stand and turnstile building. The spectator stand is located to the northern end of the football pitch, behind a goal post. It consists of a metal tiered structure, open on three sides with seating for 144 and a canopy type roof. To the rear of the stand is a 2.5 metre high hedge and a bowling green. The turnstile building is a small timber building with a low pitched roof. It is located between the bowling green and football pitch adjacent to a number of similar buildings.

RELEVANT HISTORY

3. There are various applications relating to other uses within the site, the directly relevant history is as follows
4. B/07/01776 Retention of 4 (no.) temporary buildings for a period of 5 years – Granted
5. B/06/01069 Retention of temporary siting of porta-cabin toilet for five years – Granted
6. B/05/02129 Temporary siting of porta-cabin for five years – Granted
7. B/92/00255 Erection of replacement football spectator stand – Granted
8. B/86/00370 Installation of four floodlights (18.5 m high) Granted

NATIONAL GUIDANCE

9. **PPS1 (Delivering Sustainable Development)**
10. **PPS17 (Planning for Open Space, Sports and Recreation)**

PLANNING POLICIES

11. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

East of England Plan - 2008

- **SS1 Achieving sustainable development**

Babergh Local Plan (Alteration No.2) 2006

- **CN01 Design Standards**
- **RE01 Sports Facilities**
- **EN25 Noise**

The relevant documents can be viewed via the internet. Please see Page 4 for details.

CONSULTATIONS

12. PC – Brantham – none received
13. LHA – Does not wish to restrict the grant of permission.
14. Environmental Protection Team –The stand will be used to replace an existing unprotected spectator standing area. The level of noise generated is unlikely to be materially different to the noise previously generated by spectators (which is in any event only a small number of days in a year). Environmental Health has never received any complaints regarding sporting activities at this site and overall I have no objections to the retention of the spectator stand and the turnstile.

REPRESENTATIONS

15. Three letters of objection from neighbouring properties, relating to:
- the loss of character and green space
 - may result in the need for a larger and more permanent stand in the future
 - traffic along New Village to the athletic club is extremely heavy and dangerous
 - overdevelopment

PLANNING CONSIDERATIONS

Principle of development

16. The site is currently used for recreational purposes, and is within the built up area boundary of Brantham. As such there is no objection to the retention of the structures in principle. The proposal complies with policy RE01 of the Babergh Local Plan (2006) which states that support and encouragement will be given to additional formal sports facilities.

Design and Impact on Character

17. Policy CN01 states that all development proposals will be required to be of appropriate scale and form for the location. The turnstile building is small scale and low key; it is constructed in timber with a felt roof which is appropriate to the location. The football pitch is already developed with floodlighting and a 200 seat stand adjacent to adjoining properties; the retention of this further stand would therefore not appear incongruous.

18. The stand is of a functional appearance in keeping with other structures on the site and is of a scale which matches the level of development of the site. The stand is constructed in light weight aluminium with a canvas roof and is approximately 12.8m x 4.8m and 6.4m in height. It is fully open to both sides and partly open to the rear. The stand only takes up a small part of the open space and is not detrimental to the character of the area. As such it is considered to be acceptable
19. The gable end of the spectator stand is sited approximately 9.5 metres from the boundary of the adjacent residential properties. These properties have relatively long gardens and are sufficiently screened from the recreational ground by a mixture of fencing and hedging. As such the stand will not have an overbearing impact on neighbouring properties. To the rear of the stand is a large hedge and a bowling green, which decreases the impact of the stand on residential dwellings along New Village.

Noise

20. The stand replaced an existing standing area, and as such it should not increase the number of spectators attending football matches. Environmental Health have considered the application and have no objection, furthermore there have been no noise complaints relating to sporting activities at the site. As such the proposal is in accordance with policy EN25. The siting of the spectator stand results in it having less impact on the neighbour's amenity, than the stand on the West side on the pitch which is to remain and is adjacent to residential dwellings.

Highways

21. The Local Highway Authority does not wish to restrict the grant of permission. The stand is intended to replace an existing standing area and therefore should not increase the number of spectators or traffic movements.

Other matters

22. Concerns have been raised about the permanence of the stand and the potential for further stands to be constructed. Members are respectfully reminded that any further applications at the site would be judged on their own merits. While the comments raised by objectors are noted and discussed in the report, there is no planning reason for refusing the application. The recommendation to members therefore is one of approval.

REASONS FOR APPROVAL

23. The proposed development is considered to be in accordance with Adopted Development Plan Policy of SS1 and C2 of the East of England Plan 2008, in addition to Policies CN01 and RE01 of the Babergh Local Plan (2006) by reason of this scheme constituting a development that is acceptable in terms use, design, scale and relationship to adjoining development. The proposal would not have an adverse impact upon highway safety or the character and appearance of the area. Nor would the potential noise from the development be detrimental to the amenity of the neighbouring properties

RECOMMENDATION

That planning permission be granted.