
REFERRED ITEM R3

**TITLE: 09/00407/FUL
CONSTRUCT 2 NO. SHELTERS ADJOINING PLAYING PITCH
STAMBRIDGE UNITED FOOTBALL CLUB STAMBRIDGE
ROAD STAMBRIDGE**

APPLICANT: MR DERICK JAMES VALENTINE

ZONING: METROPOLITAN GREEN BELT

PARISH: STAMBRIDGE PARISH COUNCIL

WARD: ASHINGDON AND CANEWDON

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 999 requiring notification of referrals to the Head of Planning and Transportation by 1.00 pm on 15 September 2009, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs T J Capon.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

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- 3.1 **Stambridge Parish Council:** Any permanent fixture contravenes with the lease and everything relating to the football club (except the lights) should be removed at the end of the season, although historically the barrier is left up; know this isn't a planning issue but we felt it should be mentioned.
- 3.2 The grounds are in Green Belt and a permanent fixture needs to be a vital use for the sport; these are not necessary and wooden removable structure which can be stored away after each game would be far more appropriate and would be safe from vandalism and undesirable uses.

NOTES

- 3.3 Planning permission is sought to construct 2 no. shelters adjoining the playing pitch.
- 3.4 The site is on the eastern side of Stambridge Road. The site is located on and bound by land designated as Metropolitan Green Belt, relatively remote from the residential envelope of Stambridge and Great Stambridge.

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- 3.5 The site is currently in operation as a playing pitch for Stambridge United FC, with Stambridge Memorial Hall located in the north eastern corner of the site. The playing pitch shares an access with the Memorial Hall. The wider site, including the Memorial Hall, is bound by trees/hedgerows and as such is visually separated from the wider fields beyond. The wider site also contains a hard surfaced court to the north of the playing pitch and a children's playing area to the east of the pitch. Plentiful off street parking is provided within the site.
- 3.6 The playing pitch is surrounded by white painted metal barriers approximately 1m in height. Four flood lights (two to the eastern side and two to the western side) are positioned on the pitch.
- 3.7 The proposed application is part retrospective in that construction of the proposed shelters has commenced. The shelters are subject to enforcement case 09/00154/BLDG_C. The shelter furthest north is most advanced in construction, with only the roof to construct. The other shelter is only a few brick courses from the ground. The plans, although somewhat lacking in detail, show the finished shelters to be to a maximum height of 1.66m, including a slightly sloping roof, a depth of 1.03m and a width of 2.71m.
- 3.8 The design and access statement indicates that each shelter will be able to provide a covered viewing area for 4 people, namely the manager of each football team and three substitute players. The current shelters are temporary structures that can be removed from the pitch, but are, however, in a poor state of repair.
- 3.9 The application will be determined against national guidance PPG2 and LT1 of the Rochford Local Plan.
- 3.10 PPG2 stresses the general presumption against inappropriate development in the Green Belt. It would need to be established whether the circumstances for the development outweigh the harm that would be caused to the Green Belt. Paragraph 3.4 of PPG2 highlights that new buildings within the Green Belt will be inappropriate unless the development conforms to one of the five criteria as set out in PPG2. One of the possible appropriate uses as stated within PPG2 is 'essential facilities for outdoor sport and recreation'. Paragraph 3.5 continues to state that essential facilities should be genuinely required for uses of land that preserve openness of the Green Belt and do not conflict with the purposes of including land within it. Possible examples of such facilities include small scale changing rooms or unobtrusive spectator accommodation for outdoor sport.

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- 3.11 The two modest sized shelters are considered to be small scale facilities for outdoor sport. It would be considered reasonable to suggest that the shelters are an essential facility for the football/sport club use. The shelters are not dominant additions nor detrimental upon the character, openness or visual amenity afforded to the Green Belt. It is considered therefore that the proposed shelters are in accordance with PPG2 and as such are considered an appropriate development within the Green Belt.

Policy LT1 states that leisure proposals in rural areas will be permitted provided that the rural landscape, biodiversity and the character of the area will not be adversely affected by reason of the size, scale and design of the proposal or by way of the intensity/activity associated with the use. It is considered, as detailed above, that the rural landscape will not be adversely affected. The size and scale of the shelters are considered appropriate. The proposal will introduce a limited seating area for up to eight people, it is considered unlikely that this development will result in a significant change in the number of visitors/spectators to the site, which would unreasonably increase the intensity or activity on the site, which would considerably raise the intensity of the use of the site, inappropriate within the Green Belt.

- 3.12 **Essex County Highways:** No objection.

APPROVE

- 1 SC4B Time Limits Full - Standard

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.

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Relevant Development Plan Policies and Proposals

LT1, of the Rochford District Council Adopted Replacement Local Plan
As saved by Direction of the Secretary of State for Communities and Local
Government in exercise of the power conferred by paragraph 1(3) of schedule 8 to
the Planning and Compulsory Purchase Act 2004. (5 June 2009)

Supplementary Planning Document 5 (Vehicle Parking Standards)



Shaun Scrutton
Head of Planning and Transportation

For further information please contact Katie Simpson on (01702) 546366.

The local Ward Members for the above application are Cllrs Mrs T J Capon and
T G Cutmore.

