

WINDSOR DEVELOPMENT CONTROL PANEL

17 December 2008

Item: 6

Application No.:	08/02749/FULL
Location:	Ascot United FC Pavilion Winkfield Road Ascot
Proposal:	Erection of a covered stand
Applicant:	Mr Michael Harrison - Ascot United Football Club
Agent:	Not Applicable
Parish/Ward:	Sunninghill And Ascot Parish
If you have a question about this report, please contact: Diane Charlton on 01628 685699 or at diane.charlton@rbwm.gov.uk	

1. SUMMARY

- 1.1 The covered stand is considered to be essential for the development of the football club and therefore amounts to appropriate development in the Green Belt. It is also considered that the covered stand would not conflict with Local Plan Policy GB2 in that it would not result in any significant harm to the openness or countryside character of this part of the Green Belt. There are no parking, highway safety or neighbour amenity concerns arising from the covered stand.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- It is considered appropriate that the Panel determines the application as it is related to another application for a new clubhouse on this agenda, albeit that the outcomes are not considered to be determinant on each other, that itself is required to be determined by Panel and cannot be determined under delegated powers.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 Ascot Football Club consists of 2.8 hectares of land that is leased from the Ascot Racecourse Authority. The site provides one full sized football pitch and three junior sized football pitches. It is located in quite a secluded location within the Green Belt. At present there are two buildings on the site, one provides for the clubhouse and the other provides for the changing rooms. Both are of a poor appearance and provide for sub-standard facilities internally. The buildings are constructed on brick piers with flat roofs and cedar cladding. There is also a small steel storage container and a wooden shed on the site.
- 3.2 There are also 2 small dugout shelters located mid-way on the west side of the main playing pitch.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

08/01889	Replacement clubhouse	Approved 02/10/08
08/02097	Replacement floodlights	Approved 01/10/08
08/02632	Replacement Clubhouse, dugouts, hard surfacing and lighting	Panel item.

- 4.1 The current application proposes the erection of a covered seating stand to accommodate 100 spectators located near to the touchline of the full sized football pitch.

- 4.2 The stand is modular and fabricated in painted box section steel, with a cladded roof and back in box profile steel finished in a low maintenance plastic coating in a clover green colour. The stand measures 16.44 metres in length, 2.94 metres in depth and 2.61 metres high at its highest point. It will be positioned on the western boundary of the full sized pitch close to the clubhouse.

5 MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

National Indicators

- 5.1 The recommendation would contribute to the achievement of these relevant national indicators:

NI 8	Adult participation in sport	✓
NI 56	Reducing childhood obesity	✓
NI 177	Local bus passenger journeys originating in the authority area	✓

More information on these indicators can be found at:

<http://www.communities.gov.uk/publications/localgovernment/finalnationalindicators>

Local Area Agreement

- 5.2 The recommendation would contribute to the achievement of these selected priorities of the Council and its partners:

Improve life chances for all children and young people	✓
Promote healthy lifestyles	✓

More information on these priorities can be found at:

http://www.rbwm.gov.uk/web/partnerships_laa.htm

Berkshire Structure Plan and Royal Borough Local Plan

- 5.3 The main strategic planning considerations applying to the site and the associated policies are:

	Green Belt
	✓
Structure Plan	DP3
Local Plan	GB1, GB2, P4

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issue for consideration is:

i) whether the proposed covered stand amounts to appropriate development in the Green Belt, and if not whether there are any very special circumstances that would override the harm caused to the Green Belt because of its inappropriateness and any other harm caused by the proposal.

Green Belt:

- 6.2 Policy GB1 of the Local Plan sets out those uses and forms of development that are considered to be appropriate in the Green Belt, which are considered acceptable in the Green Belt. These uses are also defined in PPG2. Policy GB1 advises that the objectives for the use of land in the Green Belt include providing opportunities for access to the open countryside for the urban population and the provision of opportunities for outdoor sport and recreation near urban areas. Under Policy GB1 the construction of new developments for “essential facilities for outdoor sport

and recreation” amounts to appropriate development in the Green Belt. The Council needs to be satisfied that the proposed stand is essential to the progression of the Club within The National League System and therefore satisfies Policy GB1.

- 6.3** Since permission was granted in October for a replacement clubhouse , the Club has received further requirements of The Football Foundation, The Football Association and The Hellenic League. The Club have been advised of additional facilities that would be required to meet Steps 5 and 6 ground grading standards and this has led to this further application. The FA require seating in a covered stand for a minimum of 100 people. It is therefore considered that the stand is essential for the club and funding for the overall scheme depends on the provision of all the FA’s requirements. The proposal therefore complies with Policy GB1 of the Local Plan.
- 6.4** It is considered that the positioning of the stand is acceptable and would not have a greater impact on the openness of the Green Belt . The proposal therefore complies with Policy GB2 of the Local Plan.

Other Material Considerations

- 6.5** There are a number of trees surrounding the site, one small band of trees to the south of the existing changing rooms and one Silver Birch is located to the west of the existing clubhouse. None of the trees are affected by the proposal.
- 6.6** There are no residential properties in the immediate vicinity, the nearest being across the New Straight Course of Ascot Race Course at a distance of over 200 metres away. It is not therefore considered that the new stand raises any neighbour amenity concerns and no neighbour responses have been received.
- 6.7** The proposal will not result in the need for any additional parking provision at the site.

7. CONSULTATIONS CARRIED OUT

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	No objection provided it meets Green Belt guidelines.	6.1

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Environmental protection	No response has been received.	

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Proposed position in relation to proposed clubhouse.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

Conditions and Reasons

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990.