

PLANNING COMMITTEE

14th July 2021

Planning Application 21/00631/FUL

Creation of an outdoor functional fitness area and associated fencing and lighting works

Abbey Stadium Sports Centre, Birmingham Road, Riverside, Redditch, B97 6EJ

Applicant: Mr Scott Brinkworth (Rubicon Leisure)
Ward: Abbey Ward

(see additional papers for site plan)

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3206 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site relates to land which is located between the northern face of the Abbey Stadium Sports Centre and the associated running track.

The Abbey Stadium is situated to the eastern side of Birmingham Road and is accessed via Bordesley Lane.

Proposal Description

This application seeks planning permission to create an outdoor functional fitness area with fencing, and lighting. The applicant states that the development would contribute to the improvement of sporting facilities at Abbey Stadium.

The proposed outdoor sports fitness area would include 2 no. insulated containers with roller shutter doors to house sports / cardio equipment; a surfaced and tiled area; the installation of 3m high perimeter security fencing in a dark green colour; 2no 6m high lighting columns with LED fittings; a roofed canopy to cover a cross-fit style training rig. The training area would measure 10 x 6m in area.

The wider development area would be 25m x 9.1m with a total area measuring approximately 228 sqm.

The 2no. storage containers would be 2.59m high and would have an anthracite grey, powder coated finish. The arched roof system between the two containers would reach a maximum height of 5.62m. The roof would be constructed in a durable PVC coated fabric tensioned across a steel frame. This would be light grey in colour.

The surfacing within the area used for gym and circuit training activities would be predominantly in a sprung heavy rubber material. A small sprint straight area for speed training would have a porous polymeric material similar to that of the adjacent running track.

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The facility is proposed to be operational between the hours of 0600 to 2200 seven days a week.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 43: Leisure, Tourism and Abbey Stadium

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Relevant Planning History

None

Consultations

Worcestershire County Council (WCC) Highways

No objection

North Worcestershire Water Management (NWWM)

Comments summarised as follows:

The proposed development site is situated in the catchment of the River Arrow. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding is indicated as low.

Having reviewed the details there is no reason to withhold approval of this application on flood risk grounds and I do not deem it necessary to recommend attaching a drainage condition.

Arboricultural Officer

No objections to the removal of Tree 4 and Tree 5 as shown in order to facilitate the proposed development. These are trees of medium/low quality. Suitable mitigation for their loss should be provided via a landscape plan showing the locations for the plants. Hornbeam, Field Maple, or Cherry would be suitable species.

Police Crime Risk Manager

No objection

Worcestershire Regulatory Services: Light Pollution

No objection to the application in terms of light nuisance

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Public Consultation Response

None received

Assessment of Proposal

Policy 43 of the Borough of Redditch Local Plan no. 4 (BoRLP4), at 43.5 comments that *The Borough Council will safeguard land within the curtilage and land adjacent to the Abbey Stadium Complex for development which is for leisure and leisure-related uses.* As a proposal relating to sports and leisure facility which is in an accessible and sustainable location, the principle of the proposed development is acceptable.

Policy 39 of the BoRLP4 requires development to contribute positively to the local character of the area. Paragraph 39.5 states that areas should be designed to ensure they make places better for people. Policy 40 of the BoRLP seeks development of a good design including that which contributes to both public and private spaces. In order to achieve this, Policy 40 expects proposals to be of a high-quality design which reflects or complements the local surroundings.

Views of the proposed development would be partially screened by existing trees which are situated between the site of the facility and the A441 Birmingham Road, which is located approximately 85 metres to the west.

Notwithstanding this, the proposed scale and design of the development including material and colour choices are considered to reflect and enhance that of the modern Abbey Stadium building and are thus considered to be acceptable.

Two small trees would need to be removed to accommodate the proposals which is regrettable although the Council's Tree Officer has raised no objection to the development subject to suitable mitigation for their loss.

A planning condition is considered to be an appropriate method of securing appropriate new planting (recommended Condition 3 below).

No objections have been raised by consultees, which in this case include WCC Highways, NWWM and the Police Crime Risk Manager. Further, Worcestershire Regulatory Services: Light Pollution have examined the lighting proposals which include downlighting within the main fitness / training area and include the provision of two new 6m high lighting columns with LED fittings and raise no objections in terms of light nuisance having regard to the location of the nearest residential occupiers (those residing in Alfrick, Farndon and Linthurst close) beyond, and to the west of the A441 Birmingham Road.

There have been no third party representations received as a result of public consultation and no technical concerns have been raised and as such it is recommended that planning permission is granted subject to conditions.

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RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

SSL2863 01 Site Location Plan dated 20 April 2021
SSL2863 02 Tree Locations Plan dated 20 April 2021
SSL2863 03 Proposed Plans dated 20 April 2021
SSL2863 04 Proposed Elevations dated 20 April 2021
Appendix A Lighting design document SSL2863 dated 20 April 2021
Fencing to be powder coated steel weld mesh finished in Dark Green RAL6005
Roof to be finished in light grey: RAL 7035
Containers to be powder coated with an Anthracite Grey RAL 7016 finish

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning and in the interests of visual amenity.

- 3) The development hereby approved shall not be brought into use until full details of soft landscape works including details of new planting have been submitted to and approved in writing by the Local Planning Authority.
All soft landscaping works shall be carried out in accordance with the approved details prior to the development being brought into use. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason: In the interests of the visual amenity of the area

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Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is being reported to the Planning Committee because the application site relates to land belonging to Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.