

**PLANNING
COMMITTEE**

21st June 2023

Planning Application 23/00464/FUL

Proposed Storage Shed

Feckenham Football Club, Mill Lane, Feckenham, Redditch, Worcestershire, B96 6HY

Applicant: Mr P Phillips
Ward: Astwood Bank And Feckenham Ward

(see additional papers for site plan)

The case officer of this application is Emily Darby, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: emily.darby@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is Feckenham Football Club. The site comprises of a playing field, pavilion building to the north and play area to the east. The boundary is bounded by mature vegetation on the edge of the residential settlement of Feckenham.

Proposal Description

The proposal comprises the addition of a free-standing timber storage shed adjacent to the existing football pavilion. The shed will measure 7m x 3m with a height of 2.6m. It will be located in an area previous occupied by decking and situated on concrete slabs and raised hardcore made ground.

The application site is located within the Feckenham manorial moated site (List Entry No. 1018361), Feckenham Conservation Area, Green Belt and Primary Open Space.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: Green Belt

Policy 13: Primarily Open Space

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 38: Conservation Areas

Policy 43: Leisure, Tourism and Abbey Stadium

Others

NPPF National Planning Policy Framework (2021)

REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE

Redditch High Quality Design SPD

Relevant Planning History

1977/458/FUL	Football club pavilion	Granted	20.03.1978
1996/035/FUL	Extension To Changing Rooms	Granted	29.03.1996

Consultations

Feckenham Parish Council

No Objection.

Ancient Monuments Society

No Comments Received to Date

Conservation Officer

The application is for a modest timber storage shed adjacent to the modern club house. No Objections are raised.

Worcestershire Archive And Archaeological Service

The Planning and Heritage statement submitted with application confirms that there will be no ground excavation and that the timber shed will sit upon an existing slabbed base. Therefore, there will be no requirement for archaeological investigation on this occasion.

Historic England

The application site is located within the Feckenham manorial moated site (List Entry No. 1018361). Historic England has no objection to the application on heritage grounds. The works would not result in any harm to the significance of the scheduled monument. Scheduled Monument Consent is required and was granted by the Secretary of State on 22nd May 2023 (SMC Ref: S00244179).

Arboricultural Officer

No Objection.

Sport England

The playing field contains an adult football pitch to the south of the pavilion that would be unaffected by the proposed development. The provision of the storage shed will assist with the maintenance of the playing field by providing a facility for the storage of tools and materials etc. The proposal therefore does not reduce the playing pitch and is ancillary to the use of the playing field. Therefore, no objection is raised.

PLANNING COMMITTEE

North Worcestershire Water Management

The proposed development site is situated in the catchment of the Bow Brook. The site falls within flood Zone 1. Based on the available information 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

Public Consultation Response

18 Neighbour letters were sent 4th May 2023 and expired on 28th May 2023. A site notice was placed onsite on 10th May 2023 and expired 3rd June 2023. A Press Notice was placed in the Redditch Standard on 19th June 2023 and expires on 5th June 2023.

No public comments have been received as a result of this consultation.

Assessment of Proposal

The application site is located within the Feckenham manorial moated site (List Entry No. 1018361), Feckenham Conservation Area, Green Belt and Primary Open Space. The proposal is for a small timber shed for storage associated with the existing Football Club onsite.

Ancient Scheduled Monument

The application site is located within the Feckenham manorial moated site (List Entry No. 1018361). The shed will be located in an area previously occupied by decking and situated on concrete slabs and raised hardcore made ground. No groundworks are needed for landscaping or foundations. Drainage is to be tied into the existing manhole located to the rear of the shed.

Whilst the works would constitute an addition to the scheduled monument, there would be limited physical impact and any change to the character or appreciation of this site would be minimal. The proposals would not result in any harm to the significance of the scheduled monument. The works would require Scheduled Monument Consent (SMC) and this has been applied for and granted by the Secretary of State for Culture, Media and Sport (SMC Ref: S00244179). Conditions of the SMC govern the works needed to install the shed and its drainage, including the requirement for archaeological monitoring.

Feckenham Conservation Area

Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be given to preserving conservation areas. Policies 36-38 of the BoRLP 4 and the historic environment policies found within the National Planning Policy Framework (NPPF), broadly reiterate these requirements. Furthermore, policies 39 and 40 of the BoRLP4 together require development of a high-quality design that would positively contribute to the local character of the area.

PLANNING COMMITTEE

The conservation officer has been consulted during the application process and has raised no objection. The shed is small in scale, simple in construction within the site of the sports club and would therefore preserve the significance of the conservation area.

Green Belt

The site is located within the Green Belt. Paragraph 149 of the NPPF states that the construction of new buildings within the Green Belt is inappropriate development. However, it lists certain forms of development which are not regarded as inappropriate. This includes the provision of appropriate facilities for outdoor sport as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The free-standing timber storage shed is sited adjacent to the existing football pavilion. The shed will measure 7m x 3m and is therefore modest in size. It will be located in an area previously occupied by decking and situated concrete slabs and raised hardcore made ground. This shed will provide the club with adequate storage for the supplies required to maintain the pitch and 2m around the pitch to a higher standard. This provision is currently held off site. For these reasons, the proposed development is considered to preserve openness and is therefore considered appropriate development in the Green Belt.

Primary Open Space

Policy 13 identifies that Open space will be protected and, where appropriate, enhanced to improve quality, value, multifunctionality and accessibility. In order to maintain the levels of open space provision in the Borough, proposals which would result in the total or partial loss of Primary Open Space will not normally be granted planning permission unless it can be demonstrated that the need for development outweighs the value of the land as an open area. In this instance, the proposal serves the existing use onsite and does not result in the loss of the playing pitch and as such is appropriate in this Open Space location.

Sports Facilities

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the NPPF (particularly Para 99) and against its own playing fields policy, which states:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

PLANNING COMMITTEE

- o all or any part of a playing field, or
- o land which has been used as a playing field and remains undeveloped, or
- o land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

The proposal relates to the erection of a small storage shed to be located to the west of the existing pavilion building. The playing field contains an adult football pitch to the south of the pavilion that would be unaffected by the proposed development. The provision of the storage shed will assist with the maintenance of the playing field by providing a facility for the storage of tools and materials etc.

Having assessed the application, Sport England is satisfied that the proposed development meets exception 3 of their playing fields policy, in that:

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- o reduce the size of any playing pitch
- o result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- o reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- o result in the loss of other sporting provision or ancillary facilities on the site; or
- o prejudice the use of any remaining areas of playing field on the site.'

The proposal will also accord with Exception E2 being ancillary to the use of the playing field. No objection has been raised by Sports England.

Other Matters

The proposed development site is situated in the catchment of the Bow Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. EA's flood mapping indicates that risk to the site from surface water flooding is minimal. Although some risk is indicated along Mill Lane. No objections have been received from North Worcestershire Water Management.

No concerns have been raised by the Tree Officers.

Conclusion

Your officers have therefore concluded that the application would amount to sustainable development and would not conflict with the Borough of Redditch Local Plan No.4 as a

PLANNING COMMITTEE

whole. Subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

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

Existing & Proposed Block Plan, Site Location & Plan

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

Procedural matters

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