

Application Number: 12/02541/FUL
Minor

New boundary fence and concrete footpath to pitch

AT Olney Town Football Club, East Street, Olney

FOR Mr Malcolm Thomas

Target: 16th January 2013

Ward: Olney

Parish: Olney Town Council

Report Author/Case Officer: Mr Mathew Wilde

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The site is Olney Town Football Club in Olney. The land is designed recreation and open space under the Milton Keynes Local Plan. The car park is to the North of the ground, houses to the West and some houses to the South and other recreational grounds to the East. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

The proposal is to erect a 1.1m high fence comprising of steel posts with green PVC sleeve and a green wire mesh infill panel and white UPVC rail on top around the football pitch. The proposal also includes concrete path to go around the fencing. At its closest point the fence will sit approximately 17m from East Street. Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework

- Paragraph 7: Definition of sustainable development

2.2 Local Policy

Core Strategy

Emerging Policy CS 13: Ensuring High Quality, Well Designed Places”.

Adopted Milton Keynes Local Plan 2001-2011

D1: Impact of Proposals on Locality

T15: Parking Provision

Supplementary Planning Guidance

None.

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

3.1 The main issues are:

Impact on the character and appearance of the area. Due to the design of the fence and location of the existing car park and the proposed concrete hard standing it is considered that the character and appearance of the area will not be significantly affected.

Access to pitch. This is assured, several “emergency exits” can be opened when it is not match day for the football club allowing the public to access the pitch.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Justification

The fencing is proposed to be erected due to the criteria set out in the guidance document “National Ground grading” for “step 6” clubs. Olney Football Club is currently a step 6 club, and to maintain this rating they need to erect fencing and a hard standing surface around the fencing. The fence and distances are proposed to meet the standards outlined in this document.

5.2 Impact on the character and appearance of the area

The proposed fence is 1.1m high and projects all around the football pitch. The proposed fence consists of steel posts with a green PVC sleeve with a green wire mesh infill panel and white UPVC rail on top. The proposal also incorporates an area of hard standing, which consists of 0.8m wide concrete around the edge of the fencing.

5.3 The fencing will have prominence in the street scene, and be visible from all areas of the football pitch, the existing car park and road. Due to its design and

appearance the fencing is considered not to cause significant harm in the wider character and appearance of the area.

5.4 The proposed concrete path will also have prominence in the street scene; it will however have less visibility than the fence as it does not project vertically. The Landscape Officer initially raised concerns about the concrete; however after seeing the “National Ground Grading” requirements he agreed that whilst not ideal, the concrete provided a suitable surface to meet the standards. It is considered that the existing car park adjacent to the site will significantly reduce the potentially harsh visual impact of the concrete path on the site, as it is very prominent in the street scene. It is aimed at providing safe standing for spectators but also people walking around the ground.

5.5 **Access to the pitch**

Concerns have been raised about the accessibility of the site for recreational use by the general public. The proposed fence is not aimed to keep the public from using the site; there are several “emergency entrances” which can be opened in the event of a public event or in the off season for the football club.

5.6 **Conclusion**

It is therefore concluded that the fence is a necessary addition to Olney Town Football Club in order to maintain its current “step 6” status. It will not significantly affect the character and appearance of the area, and continue to provide access for the general public use.

6.0 **CONDITIONS**

(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

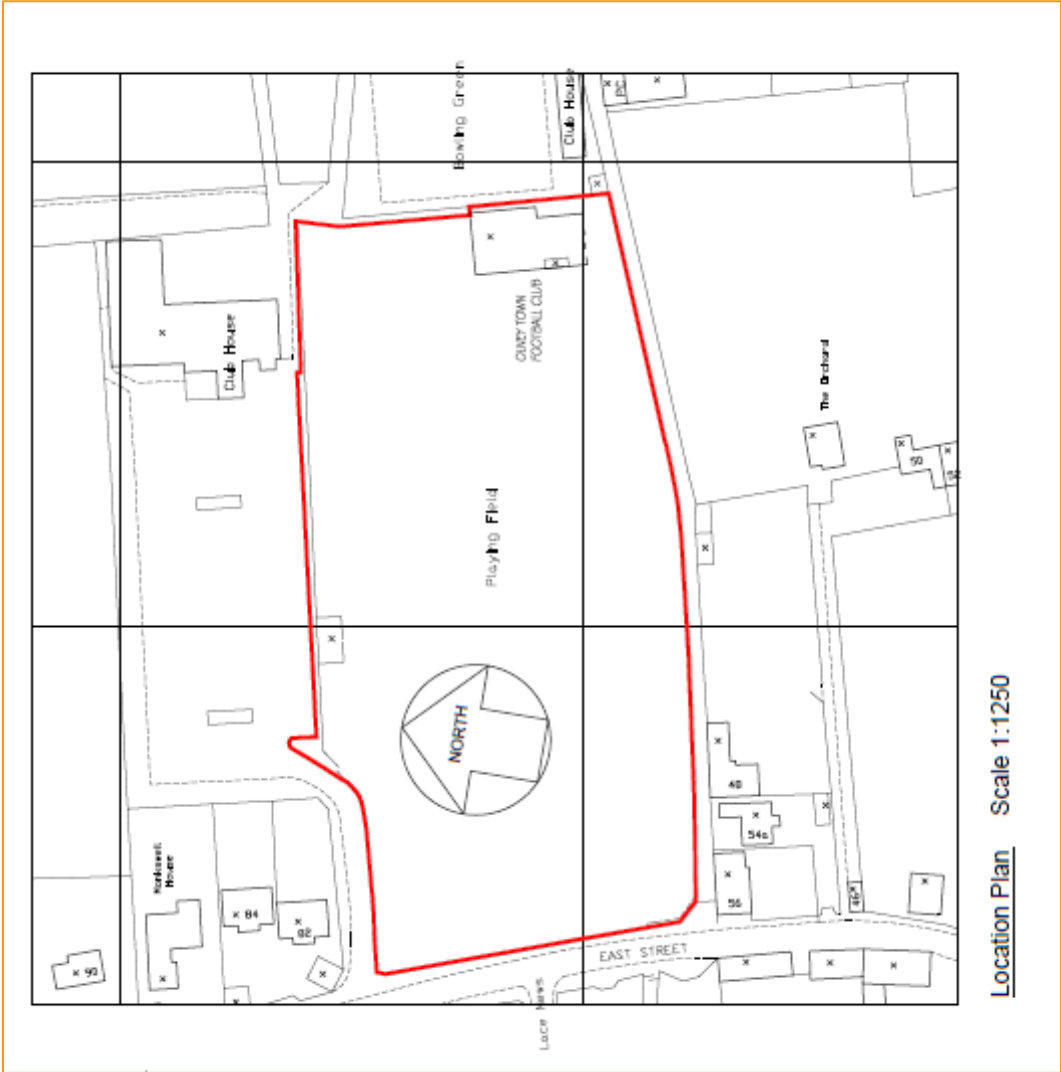
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

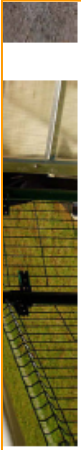
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. Notwithstanding the approved details shown in the application particulars only hand dig construction shall be employed during construction of the development hereby permitted where the area of work/construction falls within the spread of an existing tree canopy.

Reason: To minimise damage to tree roots to preserve the amenity of the trees.

Plans (Main plan has been split up into sections to ensure visibility)





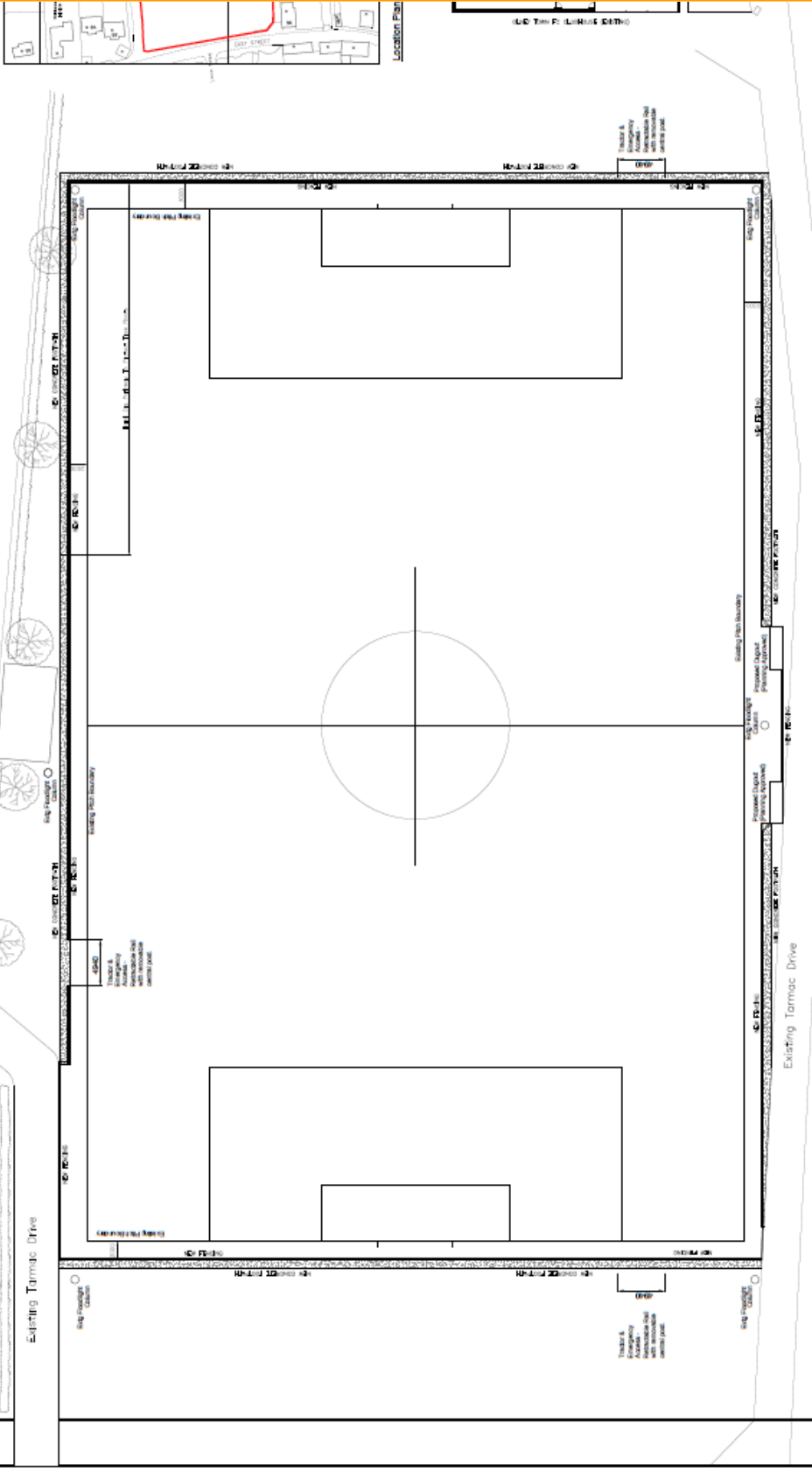
Typical Path Cross Section

Existing Car Park

Typical Fence Panel

Existing Tarmac Drive

Typical Installation Showing Green Mesh Infill



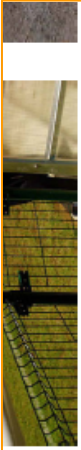
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TRAFFIC & PROXIMITY INFORMATION FOR THE SITE

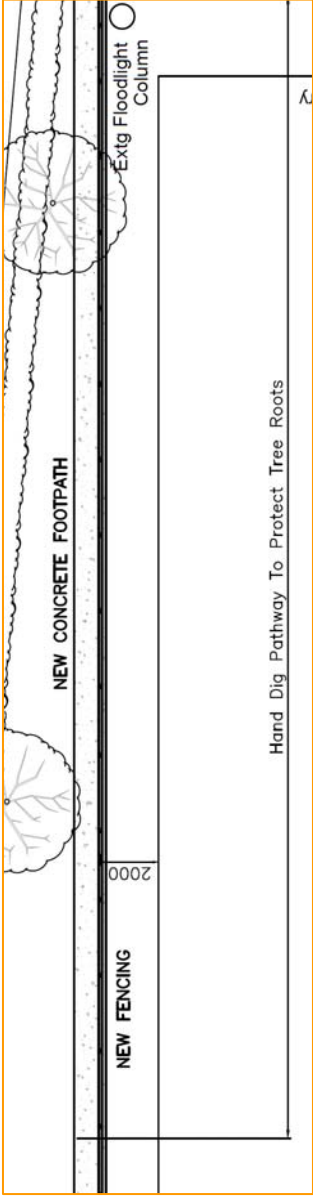
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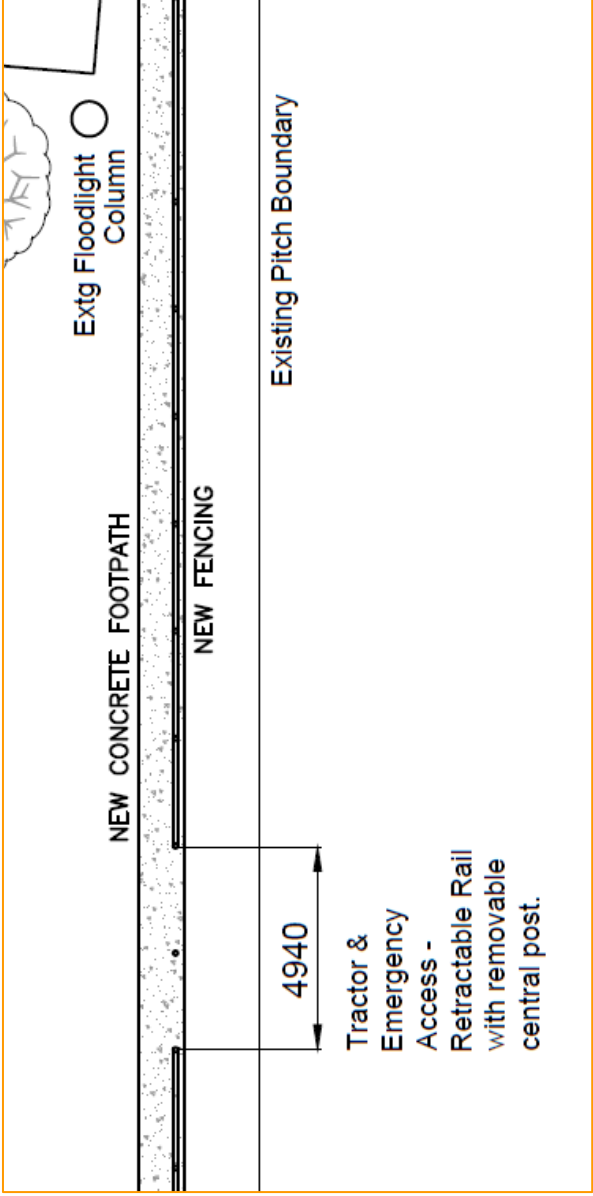
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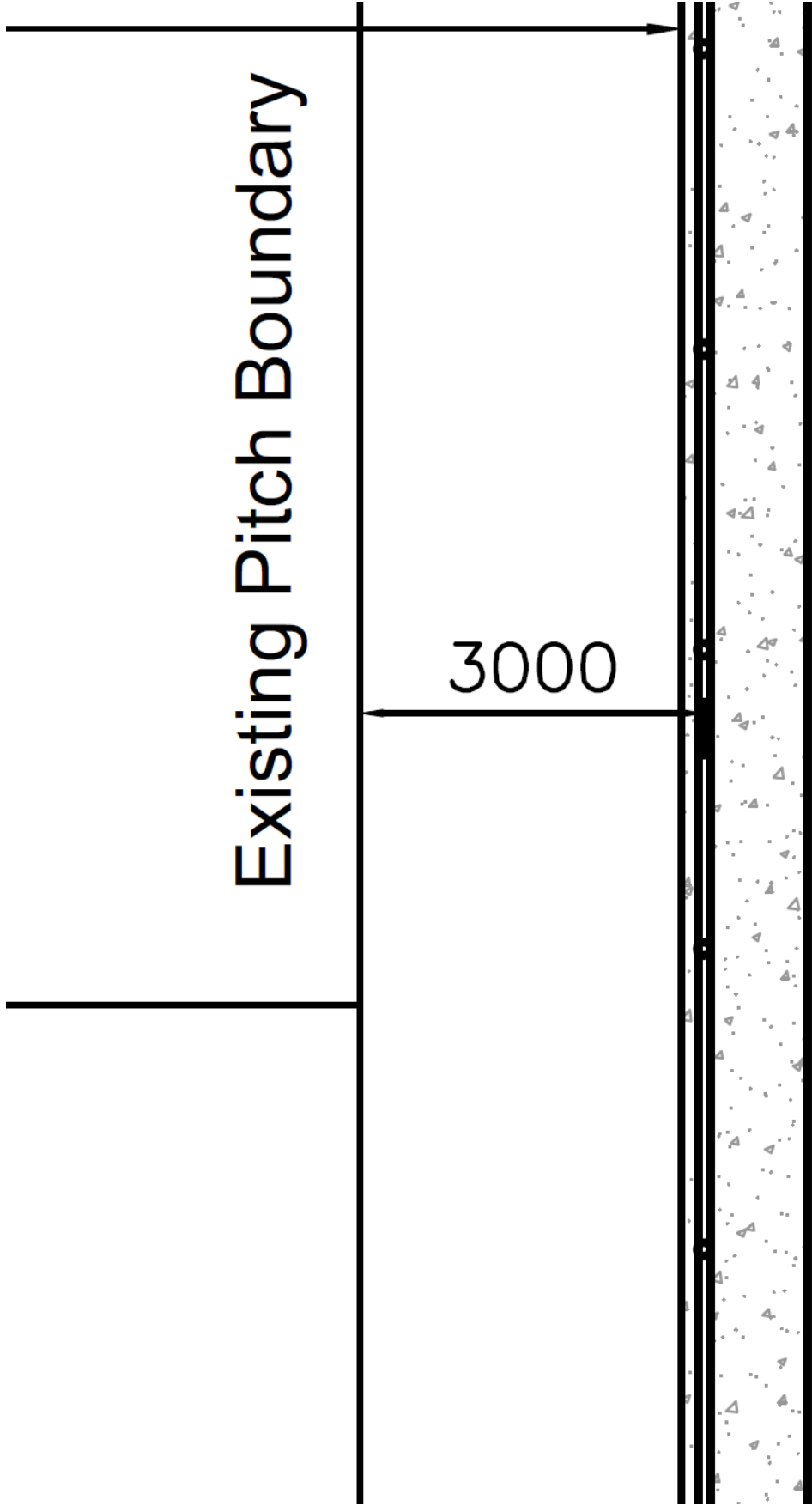
Existing Tarmac Drive



Typical Installation Showing Green Mesh Infill



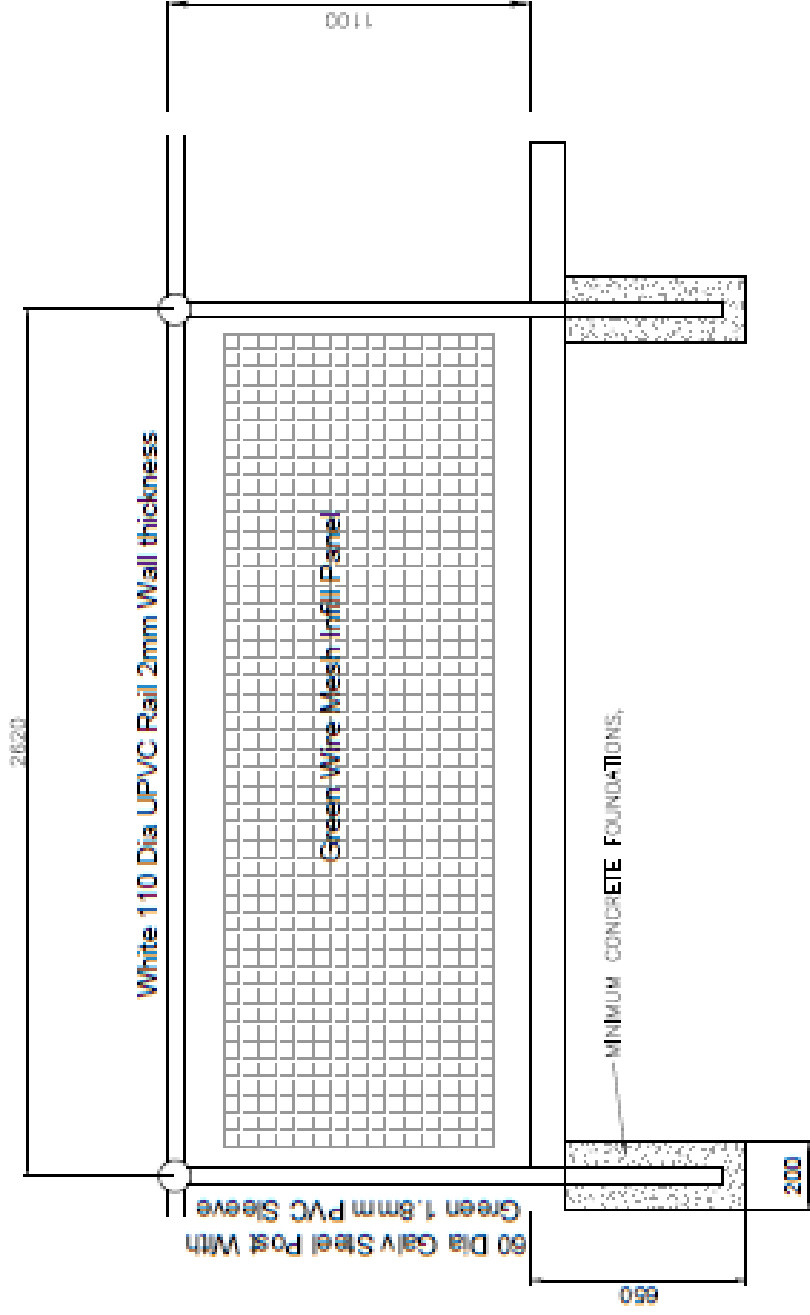




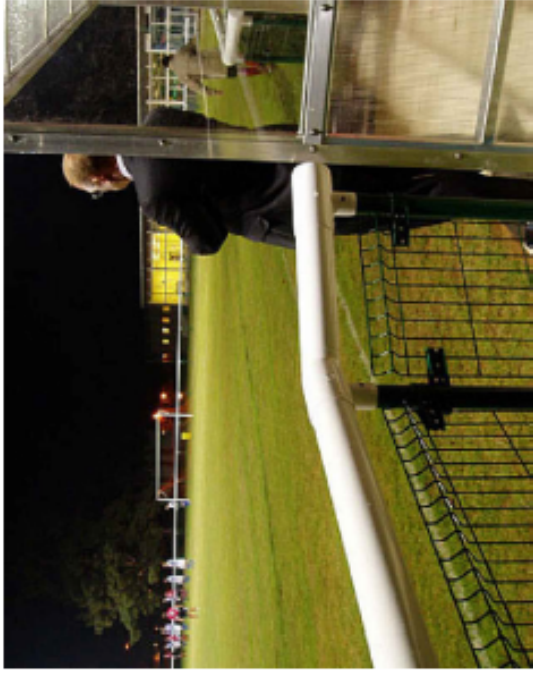
Existing Pitch Boundary

3000

NEW CONCRETE FOOTPATH



Typical Fence Panel



Typical Installation Showing Green Mesh Infill



Typical Installation (Green Mesh Infill To Be Used)

Appendix to 12/02541/FUL

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 None.

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 Impact on parking provision

No changes are proposed to parking provision and as such is it not an issue in this proposal.

A2.2 Impact on trees

A condition has been attached for hand dig around tree canopy areas, this is to ensure the trees remain healthy and their roots are not affected.

A2.3 Site notice

A site notice was posted in the car park and all known adjacent properties were consulted. However concerns have been raised by the parish council in regard to wider publicity of the proposed works. A site notice is claimed not to have been in place. Olney Parish Council wish to defer the application; however officers consider that all appropriate consultation was carried out and there is no reason why the application should not be considered and determined by the Panel.

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

A3.1 Parish – Olney

“As discussed earlier this morning, the council is supportive of this application with one reservation. We would prefer to see a different surface material for the perimeter path shown in the plans such as tarmac which could be painted green to blend in with the surroundings.

See paragraph 5.4

A3.2 We did here concerns from residents that the site notice had not been posted, and the applicant confirmed that they had not seen one displayed. We would therefore ask that a decision is deferred for a month to allow for the site notice to be posted which will give local residents who do not live in the immediate vicinity of the site to be made aware of the application. We are conscious that this is a sensitive application locally and would want all local residents to be able to comment on the application if they so wished. “

See paragraph A2.2

A3.3 Senior Landscape Architect

Initial comments:

Is the use on concrete necessary? It's visually 'hard' & expensive. If the objective is to provide a firm spectator area, then other 'softer' products would be more appropriate to the setting & must be considered. Products include: synthetic grass, reinforced grass netting & geotextile

matting that allows grass to grow through.

The path location at the north east corner may conflict with the rooting area of existing trees, so careful construction at this point will be necessary. Some of the suggested alternative surface types would reduce or remove any impact. A condition for hand digging within tree canopy areas must be applied.

Football pitches should have 'safety margins' to allow player overrun & these areas must be confirmed & relate to the distances required by the appropriate governing bodies (FA, Sport England etc). Noted.

Revised comments:

Margins provided are acceptable under the "step 6" which Olney Town Football Club is currently in. Although not ideal I will not object to the concrete.

A3.4 **Local Residents**

The occupiers of the following properties were notified of the application:

The Orchard East Street Olney

Meadow Rise East Street Olney

The Orfc Clubhouse East Street Olney

Olney Bowling Club East Street Olney

82 East Street Olney MK46 4DA

1 Lace Mews East Street Olney

54A East Street Olney MK46 4DW

East Cote East Street Olney

56 East Street Olney MK46 4DW

48 East Street Olney MK46 4DW

The following neighbours objected:

1 Lace Mews East Street Olney

1. why is the pitch proposed to be fenced in
2. land designated recreational ground- used by all
3. loss of easy access to pitch
4. fence will detract from natural appearance of inviting pace.

1. See paragraph 5.1
2. See paragraph 5.5
3. See paragraph 5.5
4. See paragraph 5.2+5.3

East Cote East Street Olney

1. issues viewing plans
2. used by general public for 25 years

1. Noted. Neighbour eventually viewed plans after several help emails.
2. See paragraph 5.6

56 East Street Olney MK46 4DW

1. enjoyed by people of Olney
2. fence will restrict activity
3. out of character

1. See paragraph 5.5
2. See paragraph 5.5
3. See paragraph 5.3+5.4