

**P/2011/0457/PA**

**St Marychurch Ward**

**Torquay United Associated Football Club, Warbro Road, Torquay**

**General amendments to application P/2010/0911/MPA - new roof adjustment to 250mm higher and general roof design; relocation of new toilet block and elevational treatment fronting existing access lane and Westlands School**

### **Site Details**

The application site relates to the eastern stand and the area adjacent to it at Torquay United football ground. The football ground is located between Warbro Road to the north, School Lane to the east, Westlands Lane to the south and Marnham Road to the west. It is situated adjacent to Westlands School. Surrounding the site are residential properties. Plainmoor swimming pool is situated to the south, to the west there is an Indoor Bowling Club. Westlands School is to the east of the site. There are a number of access routes to the football ground. There are limited parking facilities on the site. The surrounding residential roads are subject to parking restrictions.

In the Torbay Local Plan 1995-2011 the site is indicated as a Community facility.

### **Relevant Planning History**

Extensive previous planning history. Most recent applications are;

2010/1212NMA	non material amendment – repositioning of toilet block and exit gates- application 2010/0911MPA approved 30.11.10
2010/0911MPA	Demolish timber grandstand and replace with new modular grandstand seating with associated accommodation on ground floor beneath stand. Accommodation comprising new changing rooms, media and IT suites, and fitness suites: external hard and soft landscaping to adjoining access road; vehicular and pedestrian access (Change to width and route of public right of way) approved 22.10.10
2005/1924	2 storey extensions to provide plant room space for filtration unit and heat exchanger (revised scheme) approved 3.1.06

### **Relevant Policies**

In the Saved Adopted *Torbay Local Plan 1995-2011* the following policies are relevant

RS	Supports the provision of new recreation, leisure, entertainment and cultural facilities.
R2	Proposals for outdoor recreation developments will be permitted subject to a number of criteria.
CFS	Sustainable communities strategy
CF1	Provision of new and improved community facilities
CF5	Refurbishment and community use of Torquay United Football Club
CF10	Supports improvement of educational facilities subject to a number of considerations.
BES	Requires new development to conserve or enhance the built environment.
BE1	Requires design of new development to take account of the wider context.
T1	Non residential development will only be permitted where more than 50% of users can gain access by foot, cycle or public transport.
T2	Sets out a transport hierarchy for all new development.

### **Proposals**

The application is for the following revisions to application reference 2010/0911 which related to the provision of a new east stand;

\* Increase in height of roof by 250mm

\* Revision of roof design to incorporate upstands projecting above the roofline which will link the roof to the steel frame system.

\* Revised siting of toilet block

\* Revised elevational treatment to the east elevation facing Westlands School.

\* Number of turnstiles at northern end of the site increased from 2 to 3 and provision of disabled access gate.

\* Width of footpath between the site and Westlands school at narrowest point increased from 2.5m to 2.7m

The new stand will provide additional seating capacity of 50 seats on the site. It will update the appearance of the east stand and will include new accommodation at ground floor level for use by the football club, Westlands school and the community.

The applicant has been asked to provide a brief explanation of why the design of the roof has been changed and the internal accommodation revised, in order to gain a clearer understanding of the reason for this application.

### **Consultations**

None.

### **Representations**

None received.

### **Key Issues/Material Considerations**

The main issues are the impact on the visual amenity of the area and the impact on amenity of adjoining occupiers.

#### *Impact on visual amenity*

The proposed alterations to the roof of the stand would alter the appearance of the building. There would be an increase in its prominence because the upstands would increase the overall height of the building. As the upstands do not form a solid mass the overall scale of the building would still largely appear as previously approved. The submitted elevations show that the height of the proposed building would be similar to the adjoining buildings at Westlands School. It is considered that the revisions would not change the character of the proposal to such an extent that it would harm the appearance and character of the area. Although the proposal would constitute a large building its scale and appearance would be appropriate to its use as a football ground and the setting adjacent to Westlands School.

The proposed revisions to the east elevation would result in a weaker east elevation to the building than previously proposed in terms of visual amenity. There would be a loss of extensive areas of glazing that added to the character of the building and provided surveillance over the public footpath. The proposed elevation has an appearance of the 'back' of the building due to the small windows which would be a less satisfactory solution. The architect has been asked to review this and to consider whether the appearance of this elevation could be improved.

#### *Impact on residential amenity*

The proposal also includes moving the location of a freestanding toilet building. This would be located adjacent to the rear curtilage of properties in Warbro Road. It would measure 4.2m by 7.8 metres. By reason of its fairly modest size it would not have an overbearing relationship with the adjoining dwellings. Its use would be predominantly during football matches and therefore it would be unlikely to detract from residential amenity. The architect has been requested to submit elevations of the proposed building.

The other revisions to the east stand are not considered to significantly alter the relationship with the adjacent occupiers and as such are not considered to result in harm to neighbouring amenity.

### **Sustainability**

The original proposal included a detailed travel plan and match day access strategy to ensure that a sustainable approach to travel is adopted. A Travel Plan Co-Ordinator will be appointed and will

undertake an annual review of the Travel Plan.

### **Crime and Disorder**

Subject to the implementation of appropriate prevention measures the proposal would not increase the risk of crime in the area.

### **Disability Issues**

The proposal includes the provision of disabled seating with ramped access. Two disabled parking spaces are provided.

### **Economic Regeneration Outcomes**

The proposal represents a significant investment in an existing community/recreation/education facility. The existing stand is in a poor state of repair and the proposed new stand will improve the visual amenity of the area through new investment in up to date facilities. The proposal would also provide new educational facilities for Westlands School. Both Torquay United and Westlands School are high profile locations visited by a substantial number of people. The proposal would represent inward investment that will be seen by and used by a significant number of people.

### **Conclusions**

The proposal would result in an improvement of facilities for the football club and provide additional facilities which would be used by Westlands School. It would accord with the objectives of Policies CF5, R2 and CF1 and therefore would constitute an appropriate form of development in this location.

### **Recommendation:**

Conditional Approval

### **Condition(s):**

01. The conditions of application reference 2010/0911MPA remain applicable to this proposal.

Reason: For the avoidance of doubt.