

PLANNING APPLICATION NUMBER: P09/1533

Type of approval sought	FULL PLANNING PERMISSION
Ward	KINGSWINFORD NORTH & WALLHEATH
Applicant	KEWFORD EAGLES FOOTBALL CLUB
Location: SWINDON ROAD/KIDDERMINSTER ROAD, WALL HEATH, KINGSWINFORD, WEST MIDLANDS	
Proposal: FORMATION OF NEW MEANS OF VEHICLE ACCESS INTO NEW COMMUNITY FOOTBALL FACILITY AND CONSTRUCTION OF NEW FOOTWAY.	
Recommendation summary: APPROVE SUBJECT TO CONDITIONS	

SITE AND SURROUNDINGS

1. This site occupies a rural location at the extreme western edge of the Borough. Its southern boundary is adjacent to that of South Staffordshire Council. It currently comprises a grassed strip of verge which slopes upwards from the carriageway (there is no footpath on this side of the road) to a field boundary hedge which contains one ash tree. On the other side of the hedge is a large agricultural field which is situated within South Staffordshire and is allocated as green belt within their adopted Local Plan.
2. There is one dwelling directly adjacent to the site, No 3 Swindon Road, which is also within South Staffordshire. On the opposite side of Swindon Road is Heathbrook Farm area of public open space with housing in Ostler Close beyond.

PROPOSAL

3. The application is for the provision of a new means of access and associated footpath. The new access would facilitate the development of a new youth/community football facility for Kewford Eagles Football Club which currently has no permanent base. The development would be within South Staffordshire. It would cover an area of 30 acres and would include the development of 8No. small football pitches (overlapping larger

pitches); 3No. three quarter sized pitches; 7No. full sizes pitches; 1No. premier football pitch; 100No. car parking spaces; up to 40No. overspill parking spaces within the site for peak events only and 6No. coach parking spaces. It is understood that the applicant has been holding pre-application discussions with South Staffordshire Council for some time and have now submitted the application for these facilities to South Staffordshire which in principle, has officer support but is as yet undetermined.

HISTORY

4. None

PUBLIC CONSULTATION

5. The application was advertised by means of a site notice and an advertisement in the Express and Star newspaper. Local residents were also sent letters directly. One letter of objection from the occupier of the adjacent house, No 3 Swindon Road has been received. A copy was sent to South Staffordshire Council. With respect to access issues the letter states that the entrance would be immediately adjacent to the property and that all of the vehicles using the site would pass within 'a matter of feet' from the side entrance to the house. The result would be noise and fumes. If the facility is used seven days a week, with the likelihood of early starts then the enjoyment of the house and gardens and personal privacy would be severely restricted. The objector notes that he moved to the property some years ago to provide a better environment to mitigate his chronic asthma and bronchitis. The objector also states that Swindon Road already carries significant traffic volumes and that access should be via the A449 instead. A second objection letter cites impact upon green belt, intensity of use of the site and increase in traffic.
6. There have also been letters of support received from 10No. local residences and also one from Dudley Kingswinford RFC. These letters support the provision of this local facility which would benefit the community especially local children.

OTHER CONSULTATION

7. Group Engineer - Development – the revised junction plan indicates that manoeuvres from the largest coach expected to visit the development can be **catered for without**

representing a highway safety issue. This revised access and the provision of the new footway will be subject to detailed design and an agreement under Sec. 278 Highways Act 1980 and a condition should be placed on the permission to require that details of the proposed junction arrangement and footway are submitted to and agreed in writing by the LPA prior to works commencing on site.

8. Head of Environmental Health and Trading Standards – no adverse comments.
9. Severn Trent – no objections raised. There are public sewers however within the site and would therefore suggest that an informative be added to the application should it be approved regarding this matter.
10. South Staffs Water – no objection. But there is apparatus in the public highway. If the ground level is to be altered then provisions for its protection must be made.

RELEVANT PLANNING POLICY

11. Adopted Dudley Unitary Development Plan

Policy DD1	Urban Design
Policy DD6	Access and Transport Infrastructure
Policy DD7	Planning Obligations
Policy DD10	Nature Conservation and Development
Policy AM1	An Integrated, Safe, Sustainable and Accessible Transport Strategy
Policy AM12	Pedestrians
Policy AM14	Parking
Policy AM15	Personal Mobility
Policy S01	Green Belt
Policy LR1	Open Space
Policy LR5	Playing Fields
Policy NC1	Biodiversity
Policy NC6	Wildlife Species
Policy NC9	Mature Trees
Policy NC10	The Urban Forest

12. Supplementary Planning Documents

Planning Obligations

Parking standards and travel plans

13. National Planning Documents

Planning Policy Guidance 13: Transport

Planning Policy Statement 9: Biodiversity and Geological Conservation.

ASSESSMENT

Key Issues

- Green Belt
- Provision Of The New Access and Footpath
- Impact Upon The Amenities of Adjacent Residents
- Impact Upon The Boundary Hedge and Hedgerow Tree
- Planning Obligations

14. Green Belt

The thin strip of land which is the subject of this application has no specific allocation within the Dudley Unitary Development Plan. However, the adjacent land, including the hedge and the large agricultural field are within South Staffordshire and are allocated as green belt within its adopted Local Plan. The introduction of this new facility onto what is currently an agricultural field is likely to raise objections. However, the provision of recreational facilities of this type are, in principle, acceptable within the green belt.

Provision of the New Access and Footpath

15. The provision of a new access at this point would facilitate the development of a new football facility, providing a permanent base for Kewford Eagles Football Club which would be available to the local community. There is no objection, in principle, to a new access at this point. An amended plan with a re-aligned junction has been submitted which satisfies the Group Engineer that a coach could enter and leave the site in safety.

He also supports the provision of the new footpath which would enable pedestrians to walk from the new junction to Kidderminster Road in safety.

Impact upon the Amenities of Adjacent Residents

16. The introduction of this new facility onto what is currently an agricultural field is likely to raise objections. However, the provision of recreational facilities of this type are, in principle, acceptable within the green belt. This application is purely for a new access and footpath from Kidderminster Road to the new facility. The position of the new access and the configuration of the junction are considered to be acceptable in highway safety terms. A recent amendment to the re-alignment of the junction to accommodate coaches has enabled the junction to be moved slightly away from the closest dwelling No.3 Swindon Road. In addition, a planting buffer of native shrubs and trees which should assist in providing a visual screen can be planted between this dwelling and the application site as indicated on the landscape plan submitted to South Staffordshire Council.

Impact Upon The Boundary Hedge and Hedgerow Tree

17. In order to construct the footpath the existing grassed verge would require regrading. As such the roots of the existing hedge and tree which mark the field boundary fronting Swindon Road would be affected. Whilst the hedgerow is likely to withstand these works it is likely that the Ash tree would require removal. An ecological report was submitted with the application. Although bats have been recorded in the local area no evidence of roosting bats were found on the site. The loss of this tree should therefore have no impact upon protected species. The landscape plan which has been submitted to South Staffordshire Council, and used for indicative purposes on this application, shows a belt of woodland planting directly behind this hedge. As such it is considered that if the tree is removed there would be sufficient replacement planting and mitigation works carried out.

Planning Obligation

18. In accordance with Policy DD7 of the adopted Dudley Unitary Development Plan and Supplementary Planning Document 'Planning Obligations' this type of development would attract a requirement for a commuted sum to be paid towards transport Infrastructure Improvements. However, supporting evidence has been submitted by the agent confirming that Kewford Eagles FC is a registered charity and is also a non-profit making organisation. It notes that the club's membership is drawn from the local community and that the club currently use local pitches which are over-utilised and their condition is suffering.
19. In addition to these mitigating circumstances it is also relevant that the club has already agreed to fund on-site highway works by the provision of the new footpath from the new access to the junction with Kidderminster Road. These works would require re-grading, the relocation of a telegraph pole and adjustments to underground services. The minimum cost for these works have been estimated by the applicant to be at least £21,000 and could prove to be more. On this basis, it is considered that further contributions to highway infrastructure would not be necessary.

CONCLUSION

20. The application is for the formation of a new access and associated footpath to facilitate a new youth/community football facility and permanent base for Kewford Eagles Football Club. In principle, the creation of a new access at this point is acceptable. The re-alignment to the junction would enable coaches and other vehicles using the site to enter and leave it safely. The provision of the new footpath would provide satisfactory pedestrian access to the site. As such the application is acceptable being in accordance with Policies DD1, DD6, DD7, DD10, AM1, AM12, LR1, LR5, NC1, NC6, NC9 and NC10 of the adopted Dudley Unitary Development Plan.

RECOMMENDATION

21. It is recommended that the application is approved subject to the following conditions:

Reason for Approval

The application is for the formation of a new access and associated footpath to facilitate a new youth/community football facility and permanent base for Kewford Eagles Football Club. In principle, the creation of a new access at this point is acceptable. The re-alignment to the junction would enable coaches and other vehicles using the site to enter and leave it safely. The provision of the new footpath would provide satisfactory pedestrian access to the site. As such the application is acceptable being in accordance with Policies DD1, DD6, DD7, DD10, AM1, AM12, LR1, LR5, NC1, NC6, NC9 and NC10 of the adopted Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

Note for Applicant

The development hereby permitted shall be built in accordance with the approved plans, numbered 3419 AD(0) 001 A, 3419 AD(0) 004 A, 3419 AD(0) 008 A, 3419 AD(0) 010 F, 0736/L01 A, 570/GA/002/A, and 570/ATR/01/B unless otherwise agreed in writing by the Local Planning Authority.

Informative

Severn Trent Water advise that there are public sewers located within the application site. Public sewers have statutory protection and may not be built close to, directly over or diverted without consent. You are advised to contact Severn Trent Water to discuss your proposals.

Conditions and/or reasons:

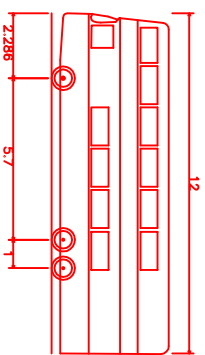
1. BA01 Commencement within 3 years (full)
2. Prior to the commencement of development on the site precise details of the proposed junction arrangement and footway shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the use of the site for the football facility and shall thereafter be retained for the life of the development.

Site layout drawings are based upon survey data provided by client. Should any discrepancies be identified, they should be reported immediately to the Architect.



17

DO NOT SCALE



Trident II – 12.00m 3-Axle
Overall Length 12.00m
Overall Width 2.28m
Overall Height 4.140m
Min Body Ground Clearance 0.311m
Track Width 2.06m
Lock to Lock 4.06m
Kerb to Kerb Turning Radius 9.500m

B	21/12/2009	TBB	SITE ACCESS AMENDED TO ALLOW TWO WAY FLOW			DR	DB		
A	20/11/2009	EJH	FIRST ISSUE			DR	DB		
REV	DATE	BY	DESCRIPTION			CHK	APP		

DRAWING STATUS: FOR INFORMATION ONLY



Colston 33, Colston Avenue, Bristol BS1 4UA UK
Tel: +44 (0)117 930 2000 Fax: +44 (0)117 929 4624
<http://www.wspgroup.com>

CLIENT:

KEWFORD EAGLES

ARCHITECT:

PCPT ARCHITECTS

PROJECT:

KEWFORD EAGLES
COMMUNITY SPORTS DEVELOPMENT

TITLE:

SITE ACCESS
VEHICULAR SWEEP PATHS

SCALE @ A2:	CHECKED:	APPROVED:
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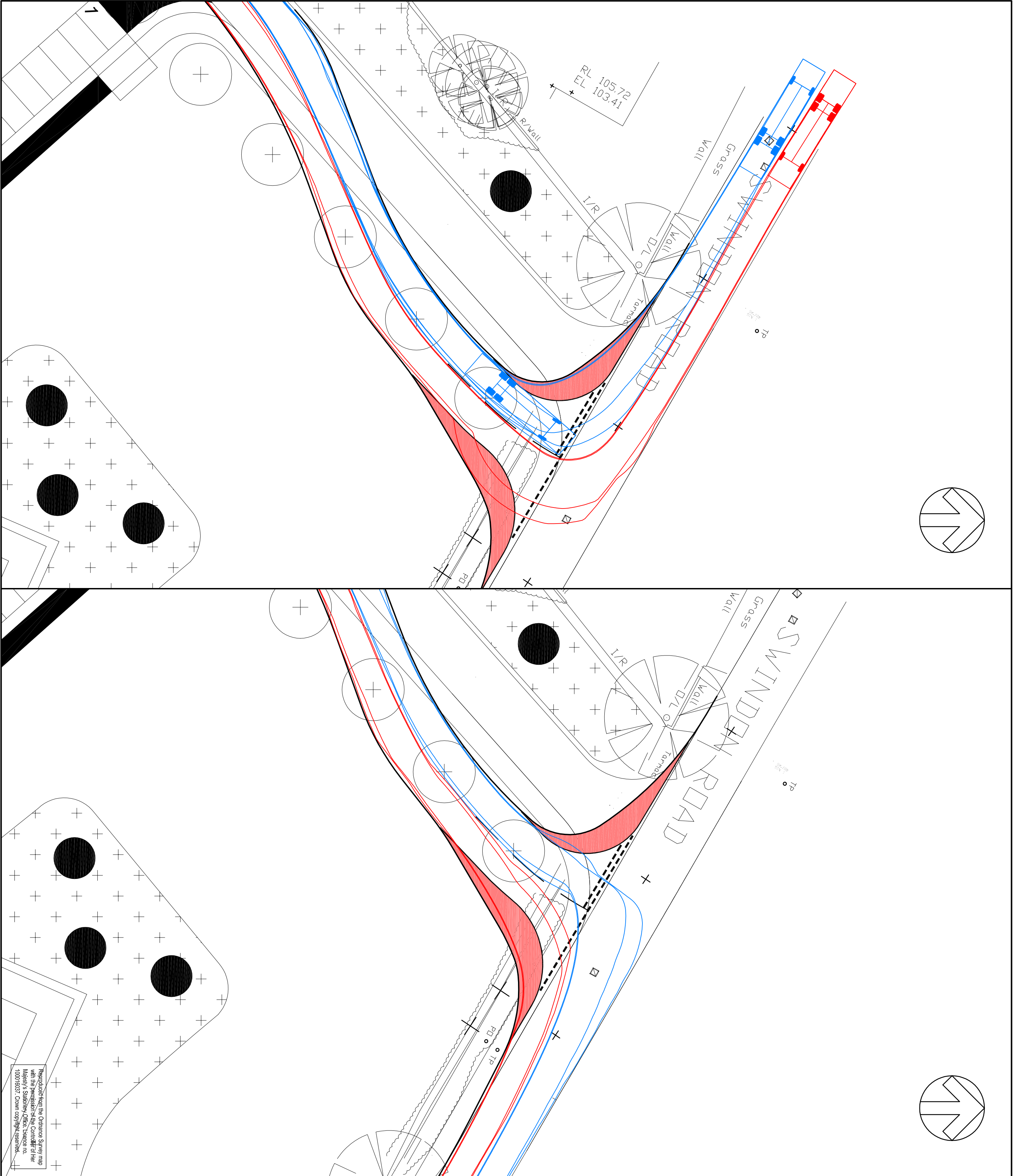
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CAD FILE:	DESIGN-DRAWN:	DATE:
570-ATR-01	EJH	November 2009

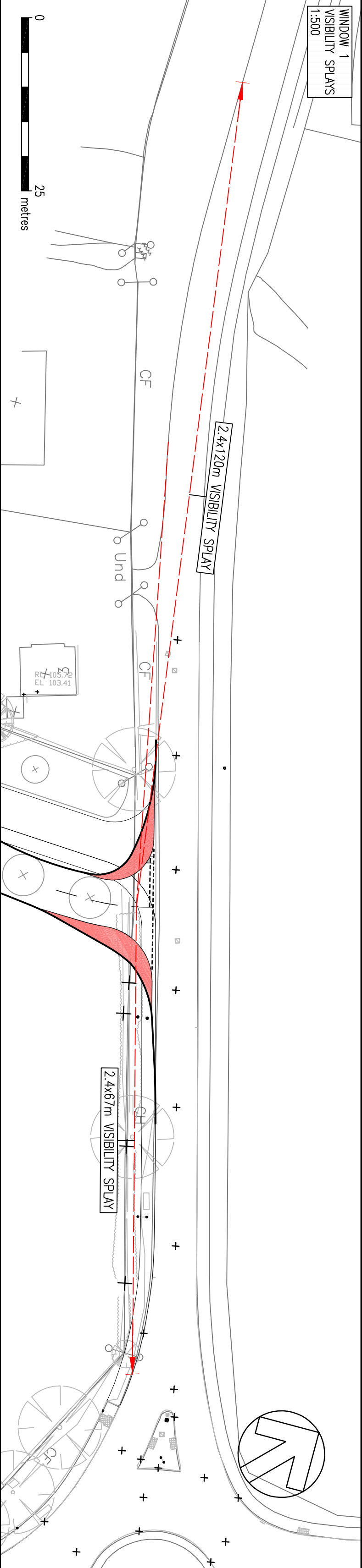
PROJECT No:	DRAWING No:	REV:
11050750	570/ATR/01	B

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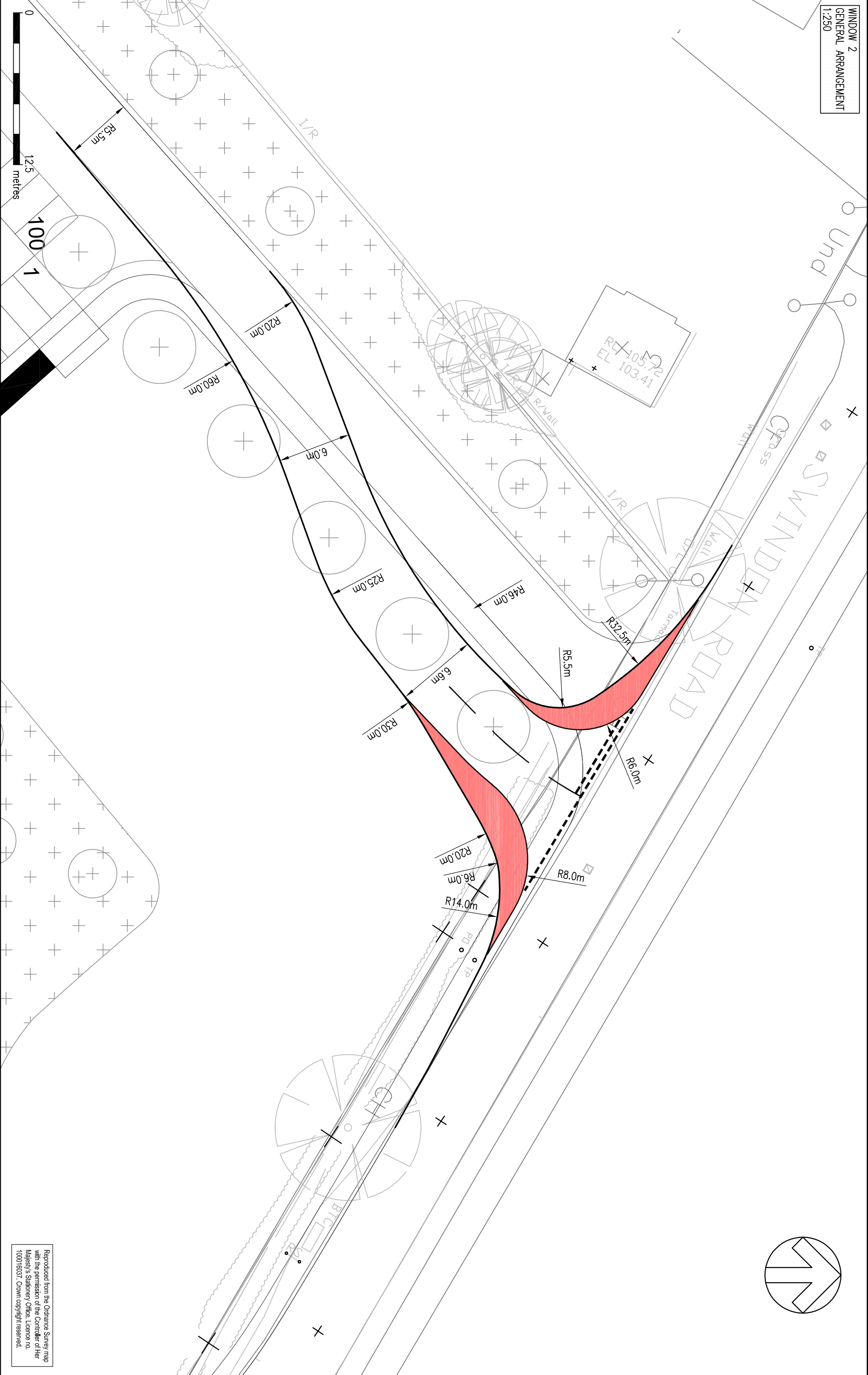
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WINDOW 1
VISIBILITY SPLAYS
1:500



WINDOW 2
GENERAL ARRANGEMENT
1:250



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DO NOT SCALE

A	22/12/2009	TRB	INITIAL ISSUE	DR	DB
REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS:
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CLIENT:
KEWFORD EAGLES

ARCHITECT:
PCPT ARCHITECTS

PROJECT:
KEWFORD EAGLES
COMMUNITY SPORTS DEVELOPMENT

TITLE:
PROPOSED SITE ACCESS
GENERAL ARRANGEMENT

SCALE @ A2:	CHECKED:	APPROVED:
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1:250	DR	DB
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CAD FILE:	DESIGN-DRAWN:	DATE:
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570-GA-002	TRB	DECEMBER 2009
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PROJECT No:	DRAWING No:	REV:
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11050750	570/GA/002	A
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N.B. This design drawing was prepared on behalf of Kewford Eagles Football Club and is intended for the purpose of providing guidance for Planning Application purposes only.

Location and design of incoming services TBC.

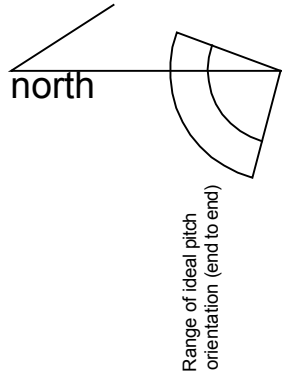
It is to be read in conjunction with all relevant drawings and documents issued for Planning purposes by PCPT Architects Ltd. and in addition those provided by WSP Group Ltd. Pat Johnson Associates Ltd & Collins Environmental Consultancy Ltd.

New areas of planting to be relative species, as specified by the relevant authorities. The proposed planting should be confirmed by the relevant authorities. The proposed planting should be confirmed by the relevant authorities. The proposed planting should be confirmed by the relevant authorities.

For full details of visibility studies to the access please refer to drawing 507070/GA001 Rev B issued by WSP group Ltd and November 2008.

Site layout drawings are based upon survey data provided by client. Should any discrepancies be identified, they should be reported immediately to the Architect.

Levels shown relate to survey datum at 100.00 only. Levels should be cross referenced against OS levels.



Rev F: As of 10.10.20, vehicle access, landscaping related to LA requirements and updated as per specialist consultants layouts. Tree removal, a boundary planting set back from visibility splay. Increased parking area and landscaping. Minor roadworks to maintain kerbside furniture and protection. - CF

Rev E: 14.10.09 PLANNING ISSUE Landscaping layout overlaid. - CF

Rev D: 07.10.09 Position of Pitches confirmed. - CF

Rev C: 28.09.09 Pitch layouts adjusted following LA comments. - CF

Rev B: 15.09.09 Scale amended to 1:1000. - CF

Rev A: 10.09.09 Scale amended to 1:1000. - CF

Continues as proposed added. - CF

Client
Kewford Eagles Football Club

Project Name
**'Grass Roots Project'
Proposed Football Complex
Swindon Road, Wall Heath
Site Plan as Proposed
Phase One**

Planning

PCPT Architects Limited
15, The Quadrant
Jewellery Quarter
Birmingham
B16 6LS
T: 0121 236 7070 F: 0121 236 7717
design@pcptarchitects.co.uk

Scale
1:1000 @ A1

Drawn by
cf

Checked by
cf

Plot Date

Date
October 2008

Drawing No.	Revision
3419 AD(0) 010	F

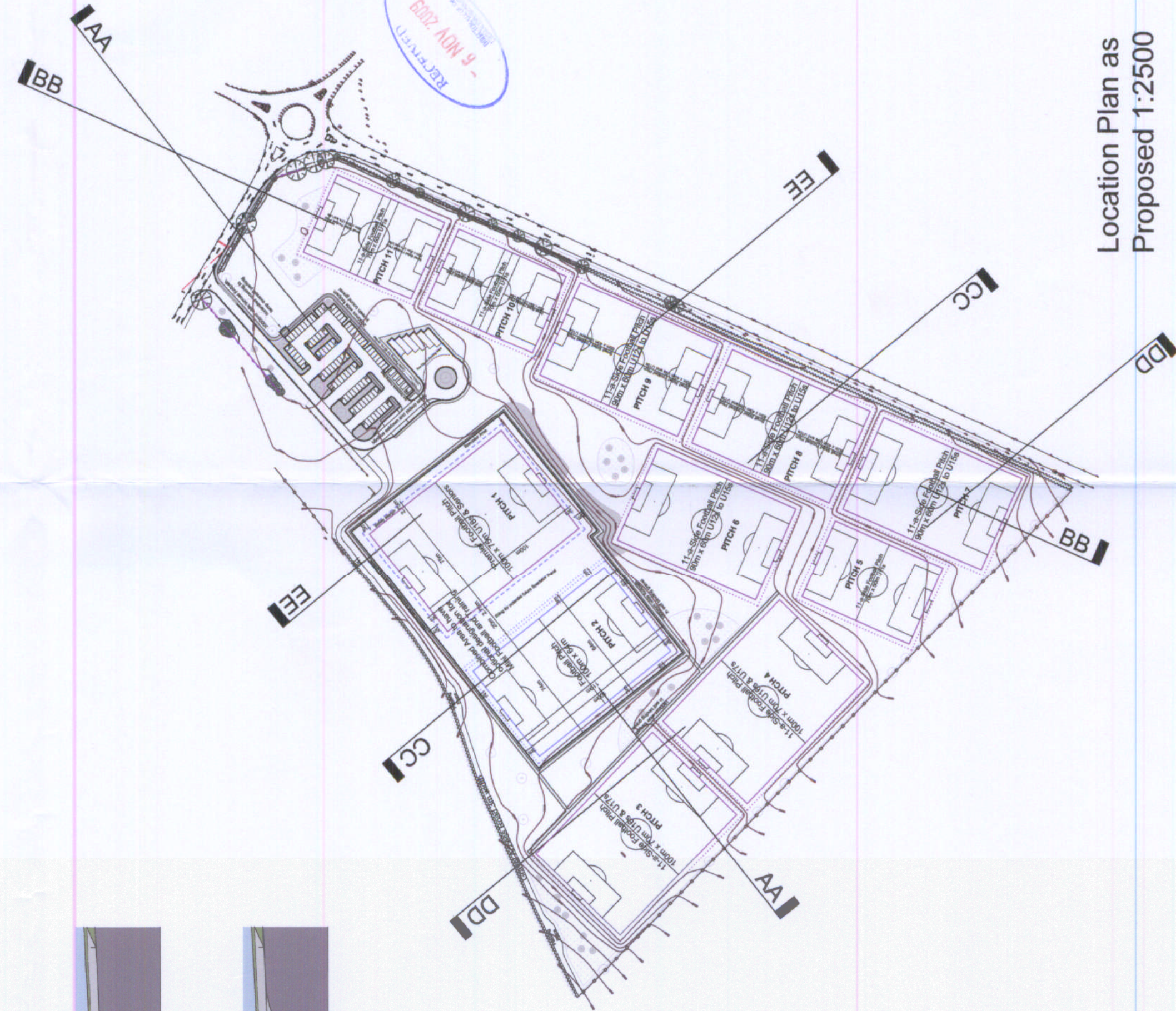
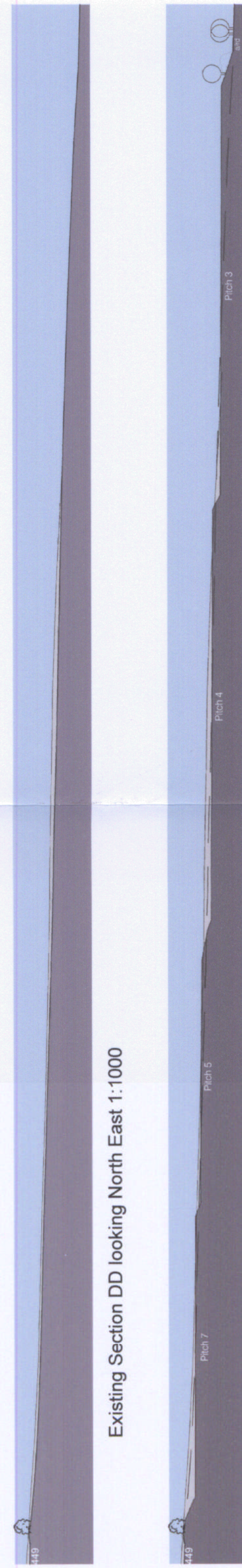
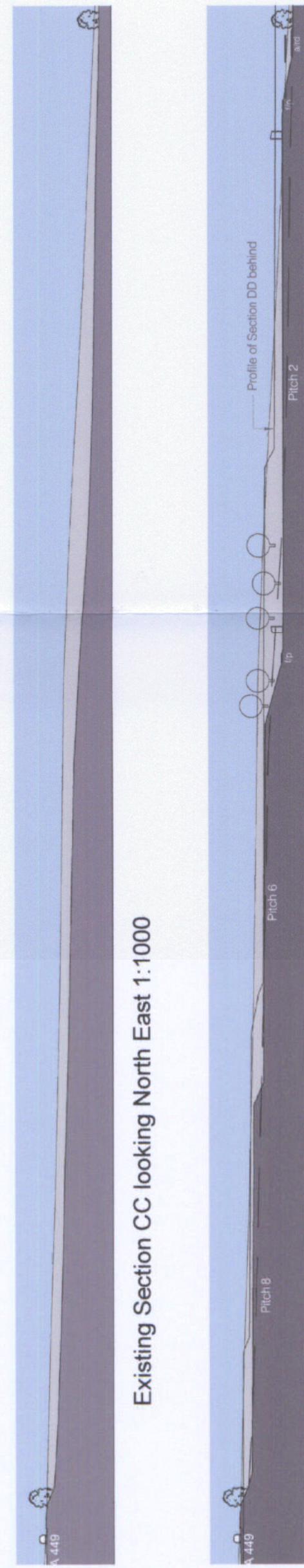
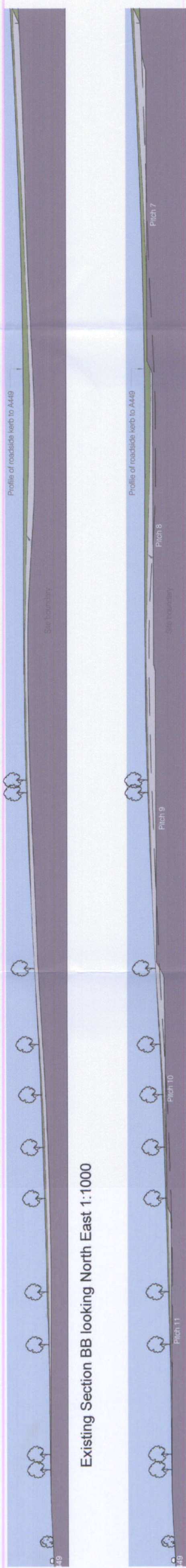
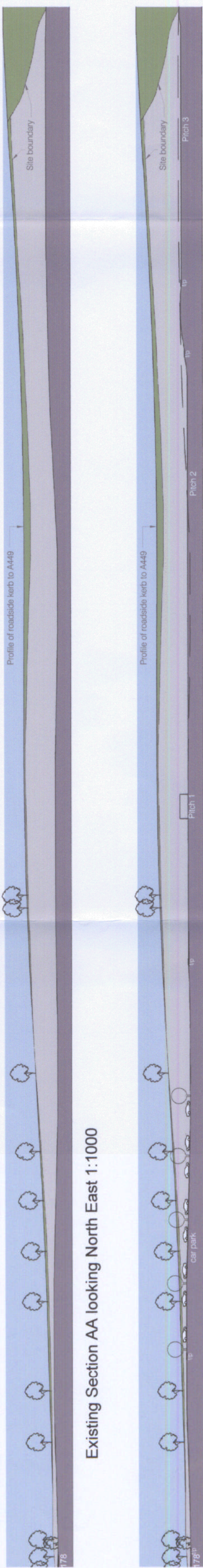
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Report any discrepancies immediately.
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N.B. This design drawing was prepared on behalf of Kewford Engineering Ltd. The Club and is intended for the purpose of providing guidance for Planning Application purposes only.

Location and design of loaming services TBC.

It is to be read in conjunction with all relevant drawings and documents issued for Planning purposes by PCPT Architects Ltd, and in addition those provided by WSP Group Ltd, Pat Johnson Associates & Collins Environmental Consultancy Ltd.

Site layout drawings are based upon survey data provided by client. Should any discrepancies be identified, they should be reported immediately to the Architect.



Rev A 03.11.09 PLANNING ISSUE. Phase One illustrated only.
Amended to match revised pitch layouts. -CF

Client
**Kewford Eagles
Football Club**

Project Name:

'Grass Roots Project'
Proposed Football Complex
Swindon Road, Wall Heath

Site Sections

Phase One

Planning



PCPT Architects Limited
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marketing@newnorthbooks.co.uk

Scale	Date
1:1000, 1:500 @ A1	September 2008

Drawn by MM/BW	Checked by CF
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Plot Number

Drawing No	Revision

Drawing No.
3419 AD(0) 004

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Location Plan as
Proposed 1:2500

