

MIL/10797/19 – Milton United FC Erection of 112 seat tiered grandstand with three seating spaces allocated for wheelchair users. Milton Playing Fields, Milton Heights, Milton

1.0 The Proposal

1.1 This application proposes the erection of a grandstand for spectator seating for Milton United Football Club. The grandstand would accommodate 112 seats in 4 rows with an area which would accommodate 3 wheelchairs at the front. Its overall height would be 2.8m and it would be formed of plastic coated steel cladding. It would be located on the south side of the football pitch, to the south-west of the existing seating stand and club house. The application drawings are at **Appendix 1**. Colour photographs of a similar stand will be included in the Committee presentation.

1.2 The application comes before Committee as the Parish Council objects.

2.0 Planning History

2.1 Relevant history includes an application for the change of use from agricultural land to a sports field in 1995. Temporary consent has been granted for a pavilion building and portable units. Floodlights were granted permission in 1999 and so was retrospective permission for the existing spectator stand. An extension to the existing pavilion was permitted in 2003.

3.0 Planning Policies

3.1 Policy DC1 of the adopted Local Plan states that development will be permitted provided that it is of a high quality design and its layout, scale, mass, height and materials do not adversely affect the character of the area.

3.2 Policy L8 states that small-scale developments for sport and recreation will be permitted within or on the edge of settlements provided they meet an identified local need, do not require buildings or works of a type or scale which will be harmful to the character of the surrounding area and do not have a detrimental effect on the ecology of an area.

4.0 Consultations

4.1 Milton Parish Council objects for the following reasons:

1. The proposal is not proportionate to the current development
2. It extends over the current building line
3. There is insufficient car parking for the extended stand

4.2 4 neighbour objections have been received which relate to the following:

- Proposal would be a blot on the landscape
- Existing buildings are an eyesore
- Impact on views
- There is not sufficient infrastructure on site to support the proposal
- May lead to further applications for more car parking etc
- Increased noise levels
- Negative impact upon property values (this is not a material planning consideration)
- Traffic generation
- House building is restricted in this area – so too should other developments
- New stand means flood lights are likely to be on more often

4.3 The County Engineer has no objection.

5.0 **Officer Comments**

- 5.1 Your officers consider that the main issues in determining this application are 1) the visual impact of the proposed stand, 2) whether there would be any harmful impact on the amenities of neighbouring properties and 3) whether the parking and access arrangement is acceptable.
- 5.2 There is no doubt that the stand would be visible from certain vantage points along Potash Lane and from nearby properties. However, the setting of the stand is that of an established football pitch with an existing seating area, club building, floodlights, railings and goals. As such, it is not considered that the stand would be read as an alien structure in the landscape. The sheeting material comes in a range of colours and it is suggested that a condition be attached requiring it to be dark green to help it blend into the background.
- 5.3 The stand would be over 170m from the nearest property and, although it would be visible, it is not considered that there would be any undue impact either visually or in terms of noise and disturbance.
- 5.4 The application proposes additional seating. However, given the fact that it is an existing club and that the road is wide at this point is not considered that any increased use of the access would be detrimental to highway safety. The existing parking arrangements are also considered acceptable. The County Engineer raises no objections.

6.0 **Recommendation**

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

1. *Time Limit – Full Application*
2. *Notwithstanding any details shown on the submitted plans the stand shall be finished in a dark green colour and shall remain as such thereafter.*