

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Chris Jones
Application No.	19/00871/COUPP
Date Valid	16th December 2019
Expiry date of consultations	9th January 2020
Proposal	Use of land for siting of one storage container to provide storage facility for community cycling club
Address	The Rushmoor Community Stadium Farnborough Town Football Club Cherrywood Road Farnborough
Ward	Cherrywood
Applicant	Mrs Mara Makunura
Agent	
Recommendation	GRANT

Description

The application site is located within the enclosed area of the Rushmoor Community Stadium and is an area of approximately 30m by 30m situated at the south-east corner of the playing pitch between the south and east stands. It is separated from the adjoining car park and allotment entrance by metal fencing.

The proposal is to site a metal storage container on the land to provide facilities for the Bechkwin Community Cycling Club. The container would be a standard shipping container measuring 2.4m in width, 6.0m in length and 2.6m in height. It would be used for the storage of bicycles, trikes and other cycling equipment for the use of the club's members.

This application is being referred to the Development Management Committee because the applicant is Cllr Mara Makanura, who is the founder of the Bechkwin Community Cycling Club.

Consultee Responses

RBC Property Services	No Objection.
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Neighbours notified

In addition to posting a site notice and press advertisement, 5 individual letters of notification were sent to properties in Peach Tree Close.

Neighbour comments

None received at time of writing, an update will be provided at the Committee Meeting.

Policy and determining issues

The site is within the Defined Urban Area as shown on the policies map of the Rushmoor Local Plan and contains a major playing field. Policies IN1 - Infrastructure and Community Facilities, DE1 - Design in the Built Environment, DE6 - Open Space, Sports and Recreation and DE7- Playing Fields and Ancillary Facilities are considered to be relevant.

The main determining issues are considered to be the principle of the development, impact upon visual amenity and the character of the area, impact upon residential amenity and parking/highway safety.

Commentary

Principle -

The Bechkwin Community Cycle Club has been set up to provide access to cycling for people who do not necessarily own their own cycles and equipment and to encourage community cycling events for the health and other benefits that this may produce. Equipment is currently stored at Farnborough Grange Nursery and Infant School but this space will shortly be required for other purposes and new facilities must be sought elsewhere. The Rushmoor Community Stadium already supports a number of community uses and it is considered that the provision of a storage facility for a community based cycling club would fit well with its overall use and would be acceptable, provided that it would not interfere with the primary use of the site as a football ground, that it would not adversely affect the character and amenity of the area, that it would not affect residential amenity or impact upon highway safety.

Impact upon Sports Pitch -

The area where the container would be sited is located clear from the sports pitch and is not actively used by the Football Club. Access to the area would be via a gate in the fence separating the area from the car park. The proposal would have no impact upon the operation of the football ground and pitch.

Impact upon Visual Amenity and Character of the Area -

The proposed location for the container is set well away from the boundary with Cherrywood Road, is enclosed by solid metal fencing and is adjacent to the south or Prospect Road End stand. The container would be small in scale in comparison with the adjacent stand. In consequence, it is considered that the container would not be readily visible from the public road and there would be little impact on visual amenity or the character of the area.

Impact upon Residential Amenity -

The storage container would be positioned 20m from the closest residential property in Peach Tree Close. The upper part of the container may be visible from the upper floor windows of properties in Peach Tree Close, where it would be viewed against the backdrop of the much larger south stand behind. It is therefore considered that the proposed container would have little impact upon residential outlook and amenity.

Parking and Highway Safety-

The proposed storage container would not intrude onto the adjacent car park or the access road to the allotments. Any parking demand associated with the cycle club's use of the area is likely to be low and could be accommodated within the car park, provided that events are not held on match days.

Duration of Consent -

With applications of this type, the Council normally considers it appropriate to grant planning permission on a temporary basis, so that the condition of the container and the nature of the use can be monitored, the responsibility for its removal (if no longer required) rests with the applicant, and visual and residential amenity are safeguarded in the long term. The Property and Estates Manager has advised that it would be likely the structure would be granted a license to remain on the site for up to two years, which would be reviewed as necessary. Although In this case, the applicant has requested that permission be granted on a permanent basis, it is considered that the duration of the planning permission should reflect the duration of the license and the 'temporary' appearance of the proposed structure. The applicant can seek a new planning permission as and when appropriate and this can be considered on its merits.

Conclusion -

It is considered that the proposal would provide a community-based recreation facility and would not adversely affect visual amenity, residential amenity, the operation of the football ground or highway safety. It accords with Policies IN1, DE1, DE6 and DE7 of the Rushmoor Local Plan.

Full Recommendation

It is recommended that permission be **GRANTED** subject to the following conditions:

- 1 The temporary structure hereby permitted shall be removed from the site on or before 31st January 2022.

Reason - To safeguard the residential and visual amenity of the surrounding area.

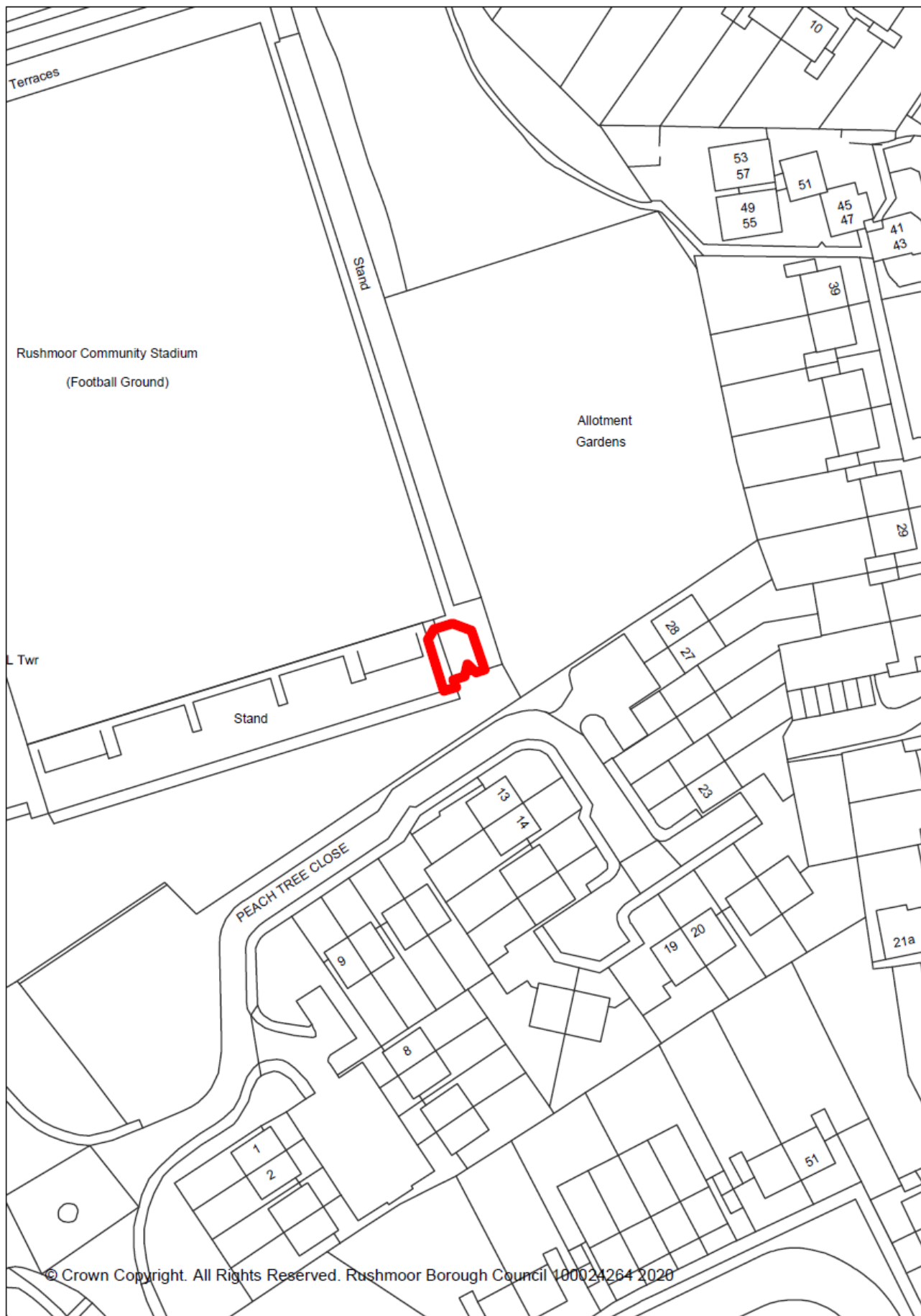
- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: Plan 1, Container Specification Sheet and site location plan.

Reason - To ensure the development is implemented in accordance with the permission granted

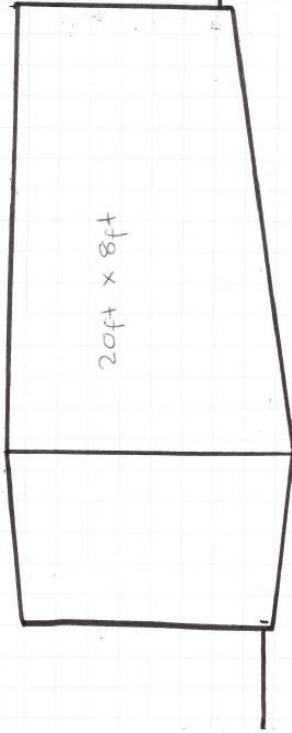
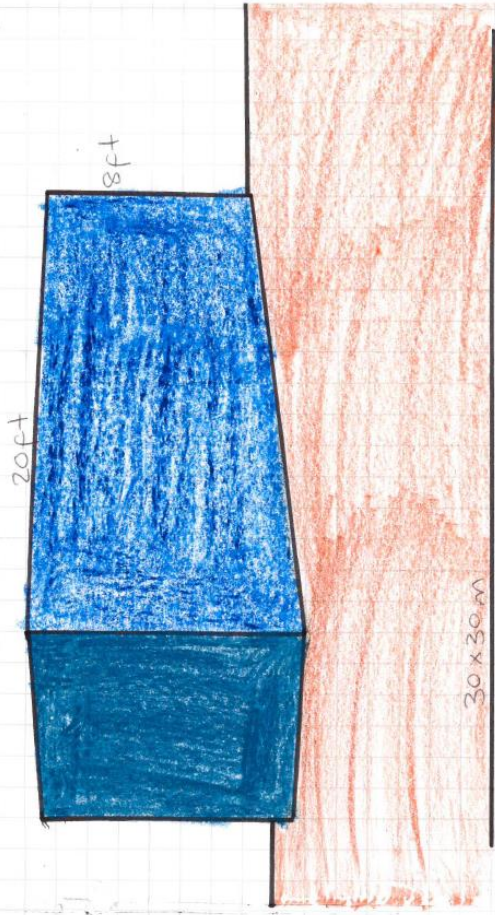
Informatives

- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

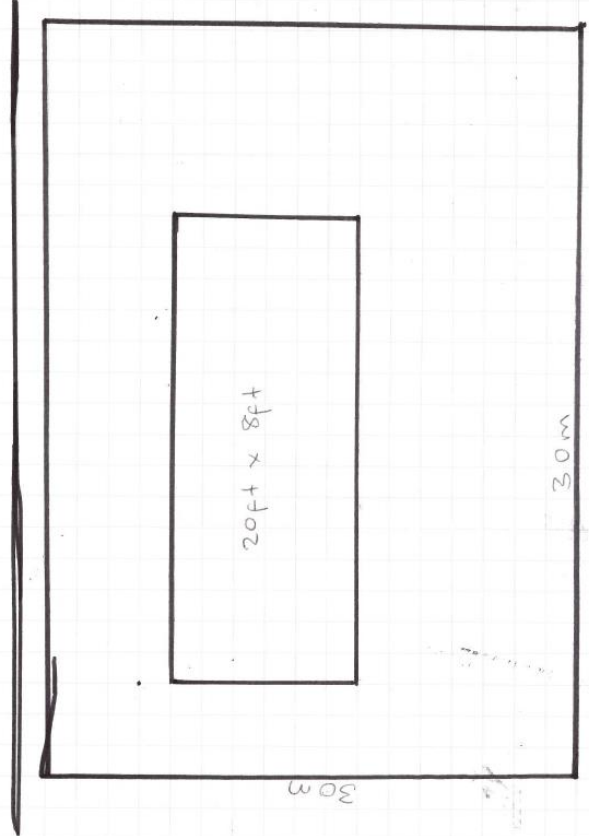
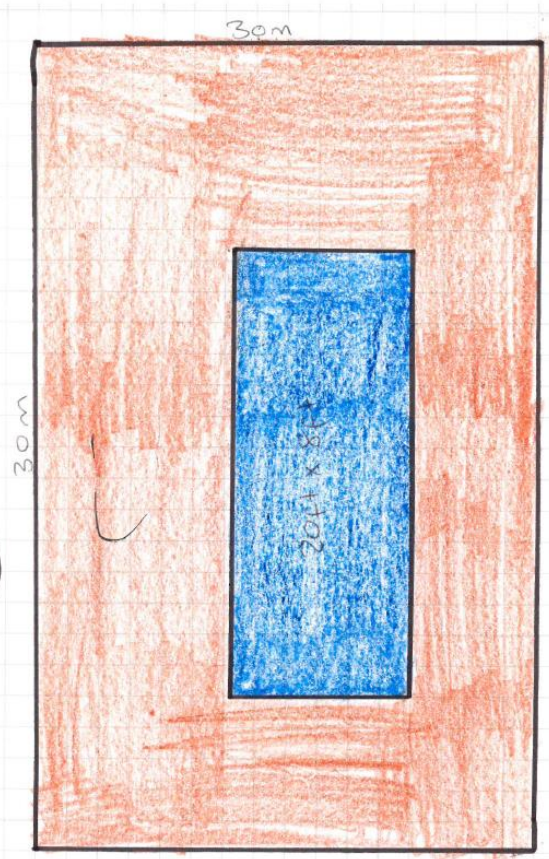
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because it is considered that the proposal would provide a community-based recreation facility and would not adversely affect visual amenity, residential amenity, the operation of the football ground or highway safety. It accords with Policies IN1, DE1, DE6 and DE7 of the Rushmoor Local Plan. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.



3D



2D



PLAN 1



20FT X 8FT STEEL STORAGE CONTAINER FOR HIRE (CLEAN FOR FURNITURE)

PRODUCT DETAILS

20ft x 8ft standard shipping containers for hire, manufactured in China and used once for shipping cargo into the UK.

Built to ISO standard container dimensions we reserve the furniture containers for the storage of selected clean products. These are ideal for containerised storage of a wide range of materials and products including food items, soft furnishings and electrical goods.

20FT SHIPPING CONTAINER HIRE (CLEAN FOR FURNITURE) FEATURES

- Shipping container construction
- Rubber door seals
- 1 or 2 vertical locking bars per door, fitted lockbox and high security container padlock
- Heavy duty 28mm wooden floor – strong enough to operate/drive small wheeled equipment inside such as diggers and forklifts
- Vermin proof
- High level vents provide air circulation and reduce the build-up of condensation inside the container
- Can be stacked with containers of the same size, when using the double-ended twist lock accessory. You will need to provide access to the first storey as no staircase is available to hire.

Our delivery drivers will level up the unit under the 4 corners. You will need to let us know beforehand if you have a very uneven or sloping site.



This container is fitted with forklift pockets – only suitable for lifting with fork tines of at least 8ft (2.4m) length and suitable truck capacity.

Interested in buying a 20ft container rather than hiring? View our range of [new and used 20ft containers for sale](#).

PRODUCT SPECIFICATIONS

External Length (m)	6.058
External Width (m)	2.438
External Height (m)	2.591
Internal Length (m)	5.844
Internal Width (m)	2.438
Internal Height (m)	2.39
Door Width (m)	2.34
Door Height (m)	2.28
Floor Type	28mm Marine Ply

PRODUCT DOWNLOADS

-  **Product Profile** (PDF 615kb)
-  **Layout Drawing (QF639)** (PDF 110kb)

To view PDF documents you will need the free Adobe Reader installed on your device. If you do not have the reader you can get it from the [Adobe website](#).