

**Football and Community Facility - Application for Planning Permission
Town Council 14 October 2014**

Recommended that the Town Council makes an application to South Somerset District Council for Planning Permission for a football and community facility as detailed on the plans attached to this report

Introduction

1. The Town Council is asked to consider submitting a planning application for a football and community facility based upon the plans attached to this report as appendix 1a-f
2. As an overview, the proposed facility will provide:
 - 4 changing rooms each with showers and toilets approx 6m X 5M
 - 2 referee changing rooms each with shower and toilet approx 2M X 5M
 - General User toilets (ladies, gents and disabled)
 - Food prep and bar area
 - First aid / physiotherapy room approx 3M X 2M
 - Kit, training and equipment store approx 3M X
 - Machine equipment store approx 3M x 4M
 - Function room approx 14m X 8M
 Outside there will be:
 - 3 full size football pitches
 - 4 youth football pitches
 - 1 mini pitch
 - And ultimately a lit training area

The overall dimensions of the single storey building are 37M long X 14 M wide"

Council Resolutions regarding a Football Facility

3. At its meeting on Tuesday 4th October 2011 the Town Council resolved "It was RESOLVED that the Football club should be allowed to move to Britten's Field to enable them to build facilities more suited to their needs" - Minute No 8
4. On 8 January 2014 the Town Council agreed elements of a masterplan for the Recreation Ground and Britten's Field which included pitch layouts and building locations.
5. On 24 June 2014 the Town Council "Resolved that as part of the open spaces review, the Town Council would be willing to apply for planning permission on the behalf of the Football Club or Cricket Club, with regard to sports facilities if the said clubs make such a request."
6. At the Council meeting on 22 July 2014 it was resolved that "subject to the Football Club undertaking all the preparation work for grant funding bids and planning permission the Town Council will take ownership of the new Football Facilities building and upon completion of the building will lease it to Ilminster town Football Club."
7. At the Council meeting on 19 August 2014 the Town Council resolved that it would provide a financial contribution to the football facility equating to 10% of the capital grant awarded by South Somerset District Council.

Development of Plans by the Football Club

8. Working with an architect, the Football Club have been developing and refining the design of a new facility and have taken advice from a number of organisations including the Football Foundation and the Community Health and Leisure Team at South Somerset District Council.
9. As the Football Club is keen to make the facility inclusive, advice has been sought from the South Somerset Disability Forum whose comments are reproduced at appendix 2.

The architect has confirmed that these comments have been taken on board in the plans being presented to Council.

10. Liaison with the Somerset County Council Highways team elicited the comments reproduced in appendix 3 regarding access, visibility and vehicle flows.
11. Comments regarding parking availability were sought from Somerset County Council Highways team and those are given as appendix 4
12. There have been pre-application discussions with the Planning Officers at South Somerset District Council who have given advice about the location and shape of the building as well as tree planting / landscaping. They have suggested that decisions regarding materials and details such as lighting outputs and hours of use would be part of the conditions applied to any consent.

Other Information

13. At the Open Spaces Committee on 22 April 2014 a petition with the heading 'This is to petition against the construction of the planned building and car park on the Britten's Field site. We believe that all permanent buildings should remain on the Recreation field leaving Britten's field as an Open Space' was handed to the meeting Chairman. The signatures on the petition have been verified as follows: 923 signatures of people who are on the electoral roll for Ilminster; 123 signatures for people who say they live in Ilminster but who are not on the electoral roll; 121 signatures for people who live outside Ilminster or did not give a residential address in Ilminster.

Report Attachments:

Appendix 1 a-f	Facility plans
Appendix 2	Comments from South Somerset Disability Forum
Appendix 3	Comments from Highways about access, Visibility and Traffic Flows
Appendix 4	Comments from Highways about parking

Contact for further information: The Town Clerk, email town.council@ilminster.gov.uk, Tel 01460 52149

Comments from South Somerset Disability Forum

"I have examined the drawing submitted and generally these look very good. There are a few comments I would like to make as there is very little written detail on the drawings.

All work should conform to BS8300 and Part M of Building regulations with particular attention to door widths (800mm clear opening width). The front entrance doors look a bit on the narrow side and we recommend an overall frame width of 1800mm to ensure individual door clear widths of 800mm when open at 90deg.

The disabled parking bays should conform to BS8300 section 4.2.3 diagrams 2&3 refer. There should be a hatched safety zone 1200mm wide to both sides of the vehicle and also at the rear. The vehicle parking space 2.4m x 4.8m long.

Any exterior pathways must have a smooth non slip surface, try to avoid gravel or other loose surfaces.

When furnishing the club house give consideration to providing some chairs with arms. Any self closing devices should impose minimum restriction to ease of opening."

Informal Comments from Highways Regarding Vehicle Flows

I have now had the chance to look at your proposal and I can't foresee any great difficulties. I am assuming that your peak times will not be at peak times on the network and that means that there won't be any congestion issues to deal with. When you submit a planning application this sort of information will be required so that we can demonstrate why these issues are being set aside.

The business plan makes clear that many of the activities are already taking place on the site such as the football and cricket already being played. I am able to envisage the level of increase that the renewed facilities might offer but it needs to be explicit in the planning application.

In terms of highway safety, we need to ensure that there is sufficient visibility for emerging vehicles and with a wide highway margin, this is unlikely to be a problem. The 3 metre strip that currently extends across the frontage is sufficient to contain all of the necessary visibility.

Your drawing shows the ability of vehicles to pass within the access which is good because this means that there shouldn't be vehicles waiting on the highway before turning into the site. To that end the access should be at least 5 metres wide up to the car park where vehicles can wait away from the highway should there be manoeuvring within the car park.

I am assuming that the car park surface will be unbound, of gravel for instance. This is fine and will mean that there is little need to worry about drainage. The access is currently hard surfaced close to the highway edge which is important because it prevents loose material being carried on to the carriageway. Any alterations to allow vehicles to turn out on to the highway should also be hard surfaced for this reason.

There are footway and cycleway connections along the site frontage and it will be important for walking and cycling to your site that those connections are extended into the site as far as the proposed pavilion. That pedestrian route into the site exists at present but you could consider improving the connection to include cycling.

I notice that social activities are mentioned in the business plan which implies social use at times other than when football is being played. There is no problem with this but the possible frequency of such events and the numbers of attendees involved will need to be mentioned in any submission. This will help in our assessment process.

In conclusion, it would appear that this proposal represents very little increase in traffic movements because most of the activities that will make use of this facility are already taking place. There is some opportunity for more social events but the increase will not be significant. The vast majority of the uses will be outside peak times on the highway network which means that congestion will not be an issue.

If this proposal were to be submitted as a planning application, the Highway Authority would be very unlikely to raise an objection.

The above view is given without prejudice to any subsequent decision taken by the Local Planning Authority or the Highway Authority and is informal officer opinion only"

Informal Comments from Highways Regarding Parking Provision

"The level of parking is likely to be difficult. There will clearly be peaks and troughs in the use of the car park and we would not wish to see too many spaces provided. The key question is whether 25 spaces is going to be enough. You will have a better idea than me of how many cars typically turn up at any given time and this will inform the amount of parking that will be provided. It is the social events that are slightly worrying and I wonder if 25 spaces is sufficient to cover these events. I recall the Business Plan mentioning social events forming part of the fundraising effort and the number of spaces will have to be tailored to suit the likely number of visitors on such occasions. An overflow area could be identified for when there is short term peak in demand and this area may need improvement to prevent the ground being churned up. We have to be mindful of where vehicles might park if there are insufficient spaces on site and parking on the verges on Canal Way would not be acceptable because of the damage that could be done to the verges and the kerbing.

The number of parking spaces does not impact on my comments about the access at all because the access will be safe and secure for the proposed level of traffic. Careful consideration of the proposed parking level will be needed to avoid poor parking especially on Canal Way.

The above view is given without prejudice to any subsequent decision taken by the Local Planning Authority or the Highway Authority and is informal officer opinion only."

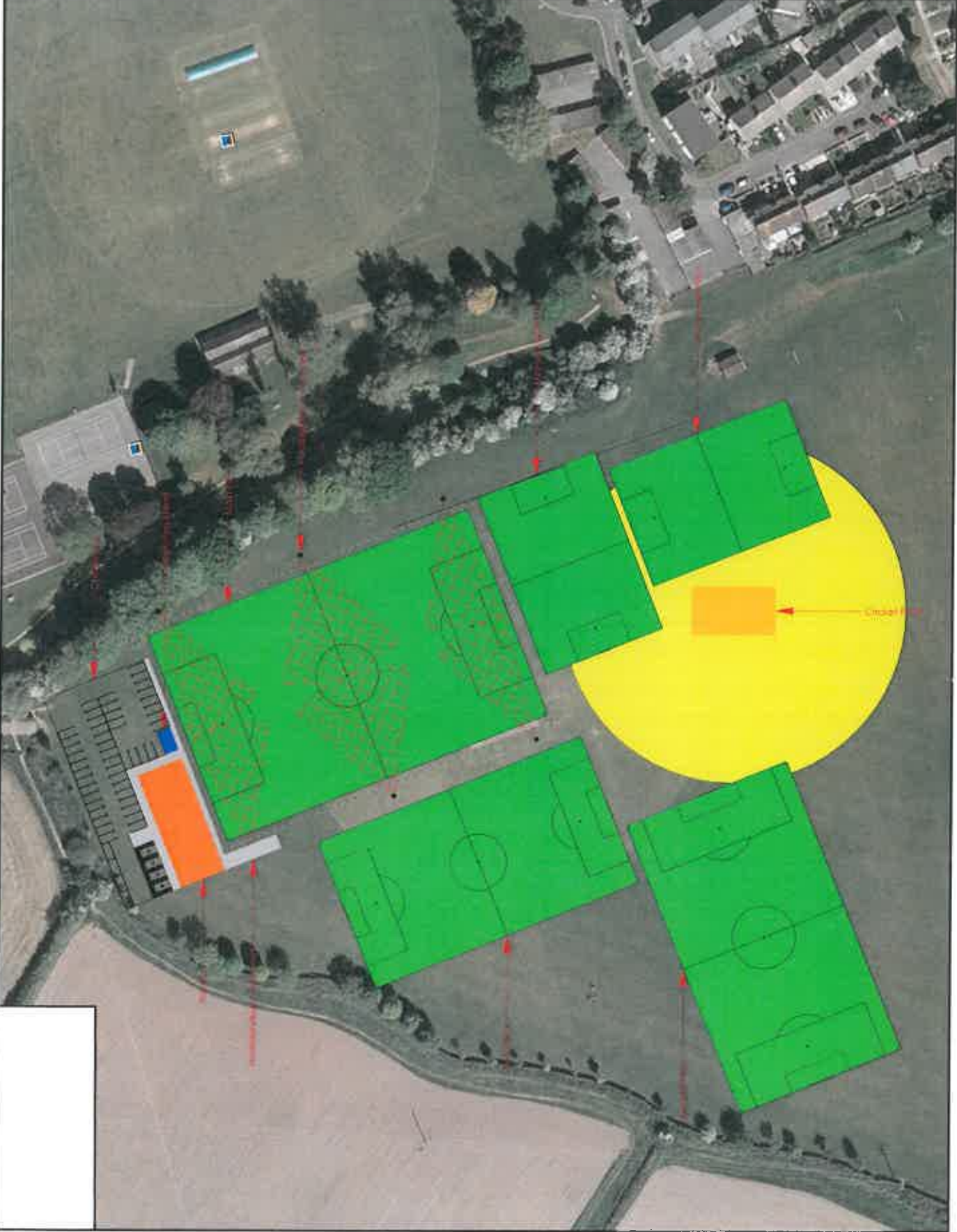
Notes

Pitch Dimensions:

- 1 No. Main Pitch - 64m x 100m
- 1 No. Second Pitch - 50m x 90m
- 1 No. Youth Pitch - 45.7m x 82.2m
- 2 No. Mini Soccer Pitch - 36.5m x 55m
- 1 No. Cricket Pitch - 100m Diameter

Other Dimensions:

- Pavilion - 14m x 35m
- Entrance / Exit - 8.4m
- Car Park - Approx. 1356m²
- Supporter Stand - 7m x 4m x 3m High
- floodlights - 15m High



Item No.	By	CHK	Date	Description
22	DMH	DMH	10/07/14	Revised Sign / Stand
21	DMH	DMH	17/04/14	Revised Entrance
20	DMH	DMH	19/02/14	Final Issue
19	DMH	DMH	19/02/14	Final Issue
18	DMH	DMH	19/02/14	Final Issue
17	DMH	DMH	19/02/14	Final Issue
16	DMH	DMH	19/02/14	Final Issue
15	DMH	DMH	19/02/14	Final Issue
14	DMH	DMH	19/02/14	Final Issue
13	DMH	DMH	19/02/14	Final Issue
12	DMH	DMH	19/02/14	Final Issue
11	DMH	DMH	19/02/14	Final Issue
10	DMH	DMH	19/02/14	Final Issue
9	DMH	DMH	19/02/14	Final Issue
8	DMH	DMH	19/02/14	Final Issue
7	DMH	DMH	19/02/14	Final Issue
6	DMH	DMH	19/02/14	Final Issue
5	DMH	DMH	19/02/14	Final Issue
4	DMH	DMH	19/02/14	Final Issue
3	DMH	DMH	19/02/14	Final Issue
2	DMH	DMH	19/02/14	Final Issue
1	DMH	DMH	19/02/14	Final Issue

For Planning

Project Title
New Clubhouse & Changing Facilities For Limner Town Football Club

Site No.
GPS Pitch Layout

POHAINES
 Planning & Design
 10, 11 & 12
 The Arcade
 14, 15 & 16
 High Street
 Colchester
 Essex
 CO1 1 2LL
 Tel: 0206 819 113
 Email: info@pohaines.co.uk
 Website: www.pohaines.co.uk

Project No: **11FC** Drawing No: **1010**

Notes

Pitch Dimensions:

- 1 No. Main Pitch - 64m x 100m
- 1 No. Second Pitch - 50m x 90m
- 1 No. Youth Pitch - 45.7m x 82.2m
- 2 No. Mini Soccer Pitch - 36.5m x 55m
- 1 No. Cricket Pitch - 100m Diameter

Other Dimensions:

- Pavilion - 14m x 35m
- Entrance / Exit - 8.6m
- Car Park - Approx. 1356m²
- Supporter Stand - 7m x 4m x 3m High
- Floodlights - 15m High

02	DRH	DM	10.09.14	Floodlights
01	DRH	DP	17.04.14	Rev Entrance
00	DRH	DP	19.02.14	First Issue
Rv	By	Chk	Date	Description

For Planning

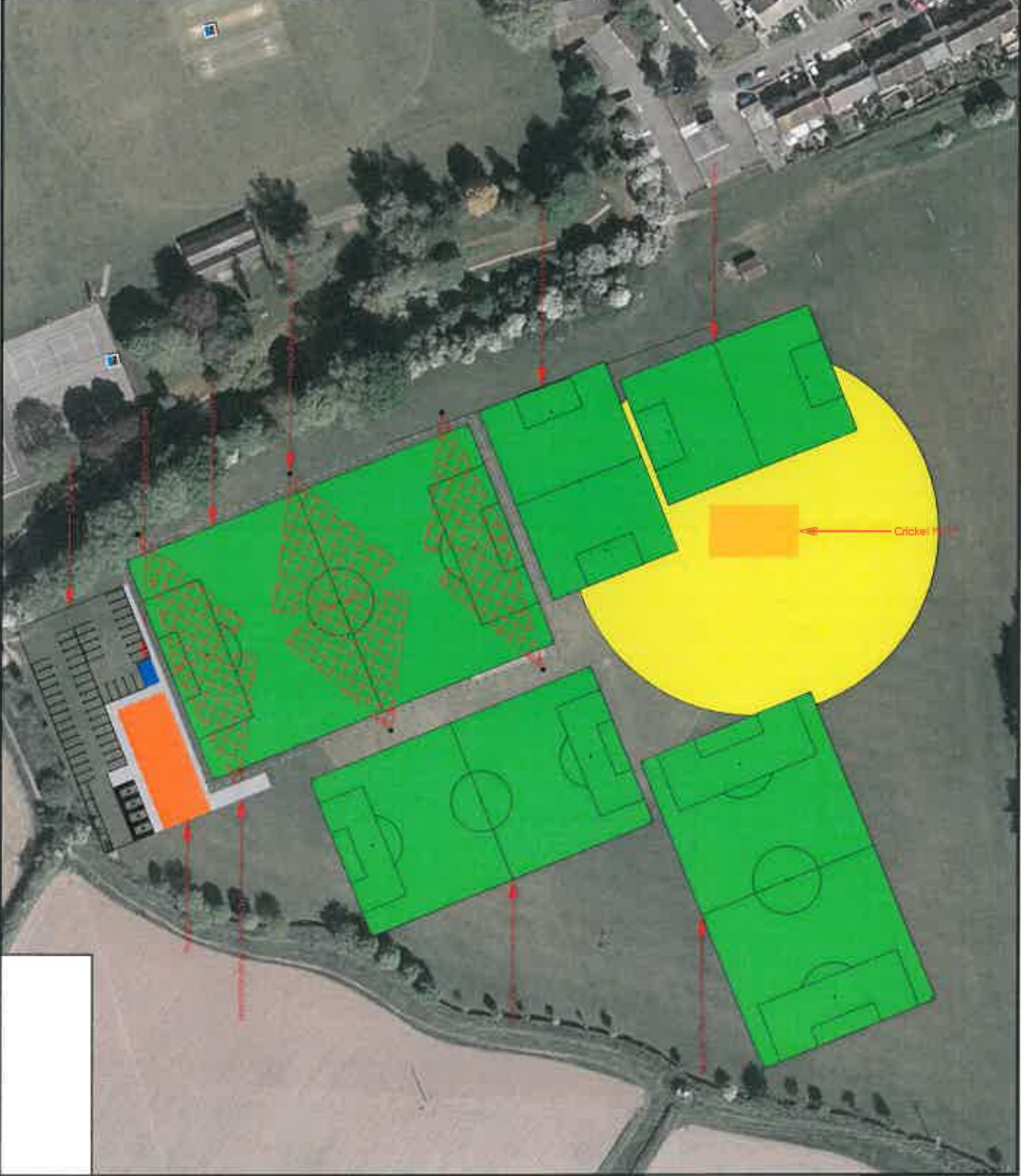
Project Title
 New Clubhouse & Changing
 Facilities For
 Ilminster Town Football Club

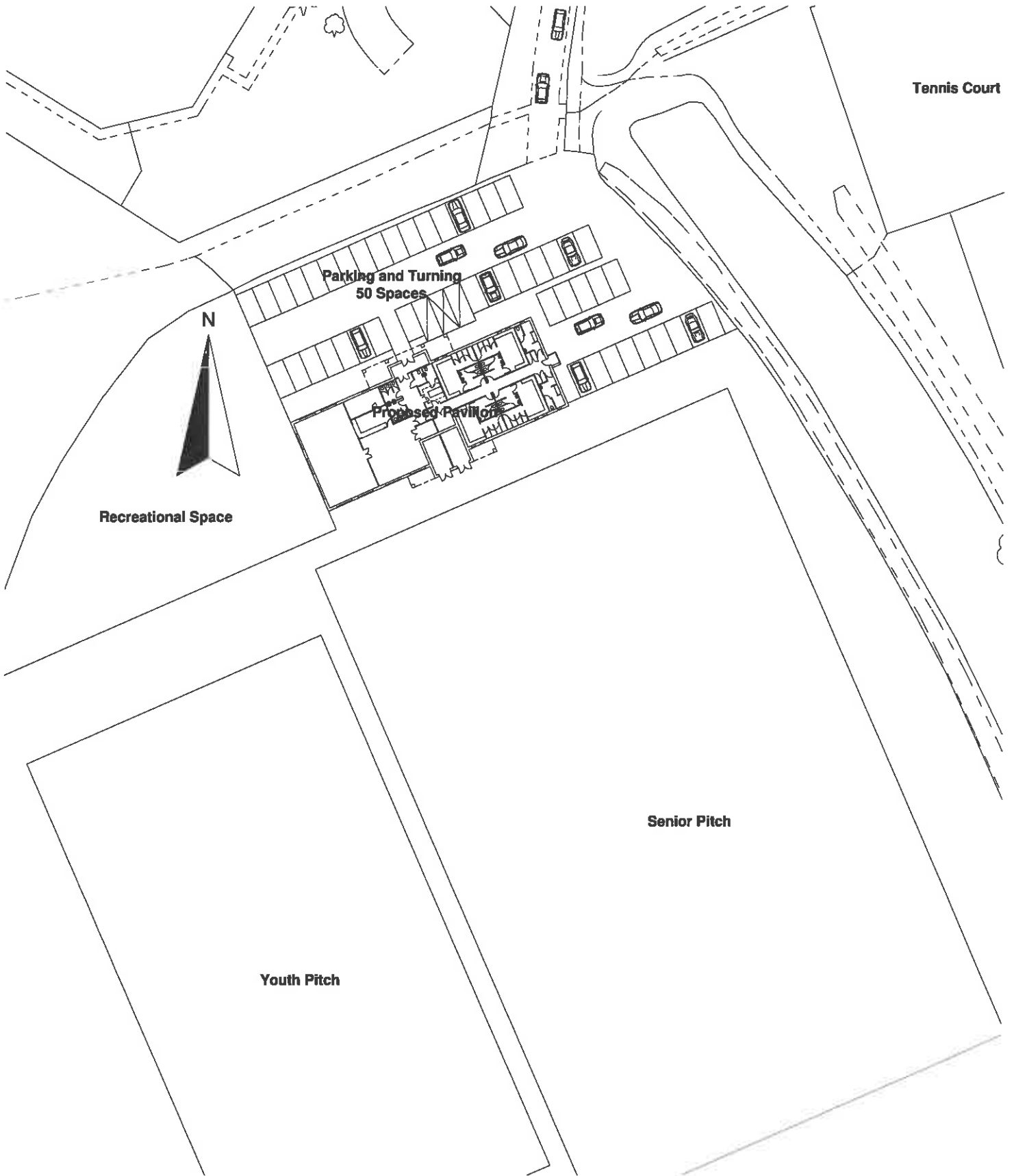
Drawing Title
 GPS Pitch Layout



8 Walnut Place,
 Ilminster, Somerset
 TA 19 0BU
 T: 01460 519 113
 M: 07812 993 454
 danhaines87@hotmail.com

Scale: 1:1000 @ A3
 Project Number: ITFC
 Drawing Number: 1010



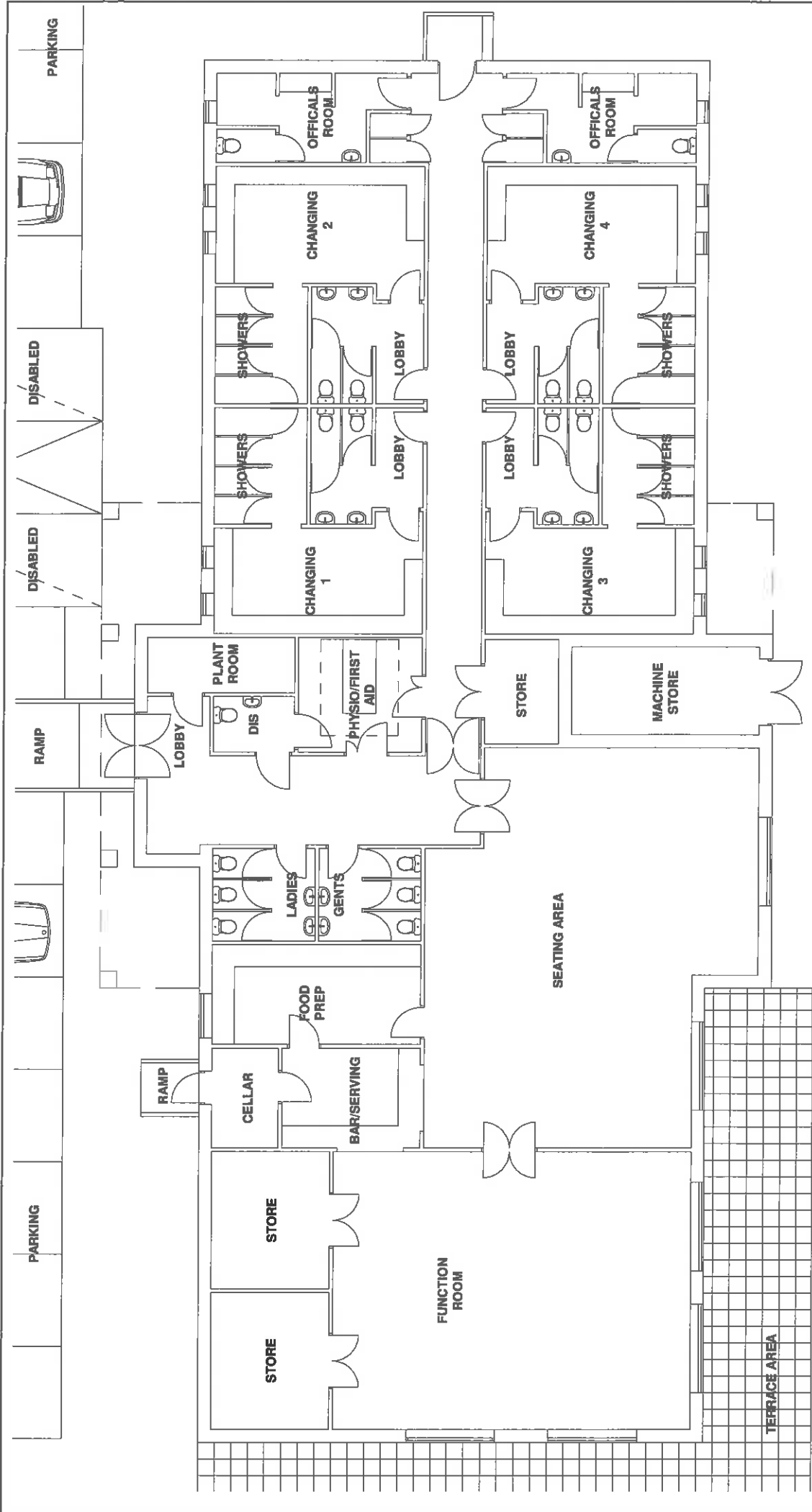


PROPOSED SITE LAYOUT @ 1:500 SCALE

FOR:	ILMINSTER TOWN FC
SITE:	LAND AT: CANAL WAY ILMINSTER SOMERSET
PROJECT:	NEW CLUBHOUSE
DESCRIPTION:	SITE LAYOUT PLAN
DATE:	AUGUST 2014
SCALE:	1:500
DRWG NO:	ITFC4
REVISION DETAIL:	

ISSUE DATE: 08/08/14
PAGE SIZE: A3 (P)
REVISION NO:


CAPARO 11 MERVYN BALL CLOSE CHARD SOMERSET TA20 1EJ
 Tel: 01460 64383 Mob 07912223436
 EMAIL: info@paulrowe.co.uk WEB SITE: www.paulrowe.co.uk
 VAT REGISTRATION NUMBER: 890 0978 91



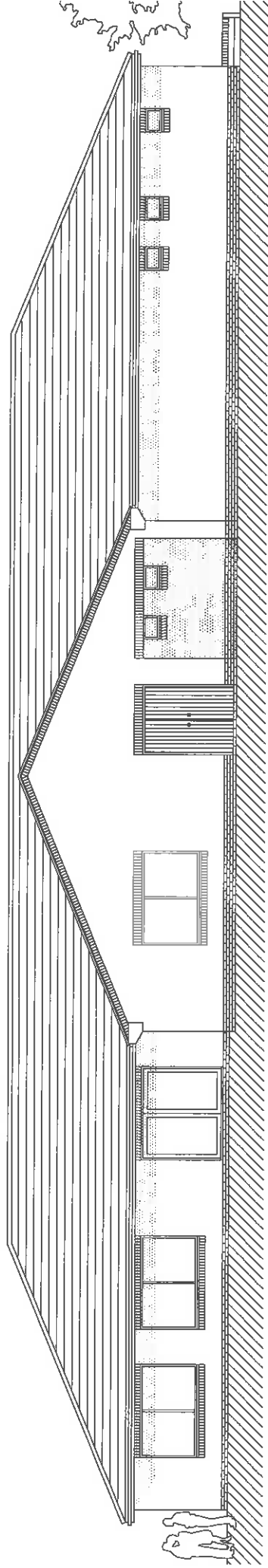
FLOOR PLAN AS PROPOSED@ 1:100 SCALE

FOR: ILMINSTER TOWN FC
 SITE: LAND AT: CANAL WAY ILMINSTER SOMERSET TA19 9FE
 PROJECT: NEW CLUBHOUSE
 DESCRIPTION: FLOOR PLAN AS PROPOSED
 DATE: AUGUST 2014
 SCALE: 1:100
 DRWG NO: ITFC5
 REVISION DETAIL: FURTHER INTERNAL AMENDMENTS

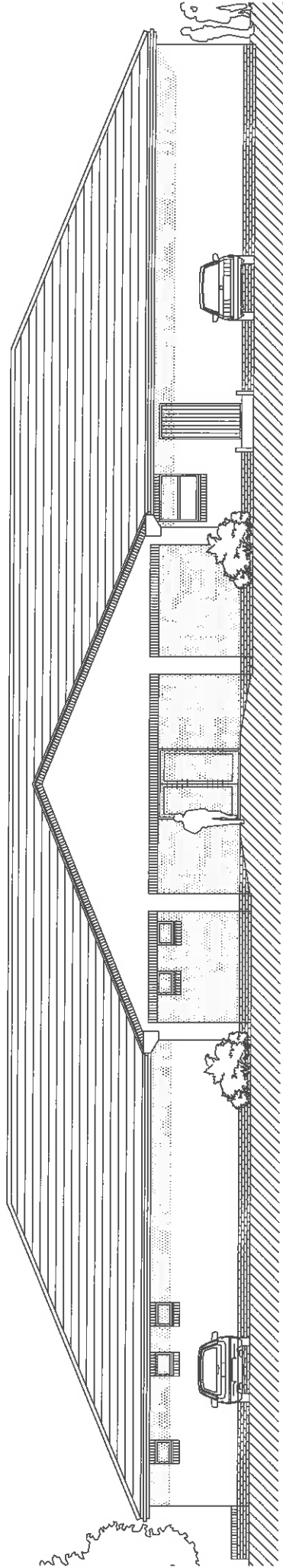


PAUL ROWE
 ARCHITECTURE & SERVICES
 CAPARO 11 MERVYN BALL CLOSE CHARD SOMERSET TA20 1EJ
 Tel: 01460 64383 Mob 07912223436
 EMAIL: info@paulrowe.co.uk WEB SITE: www.paulrowe.co.uk
 VAT REGISTRATION NUMBER: 890 0978 91

ISSUE DATE: 21/08/14
 PAGE SIZE: A3 (L/S)
 REVISION NO:



SOUTH EAST ELEVATION AS PROPOSED @ 1:100 SCALE



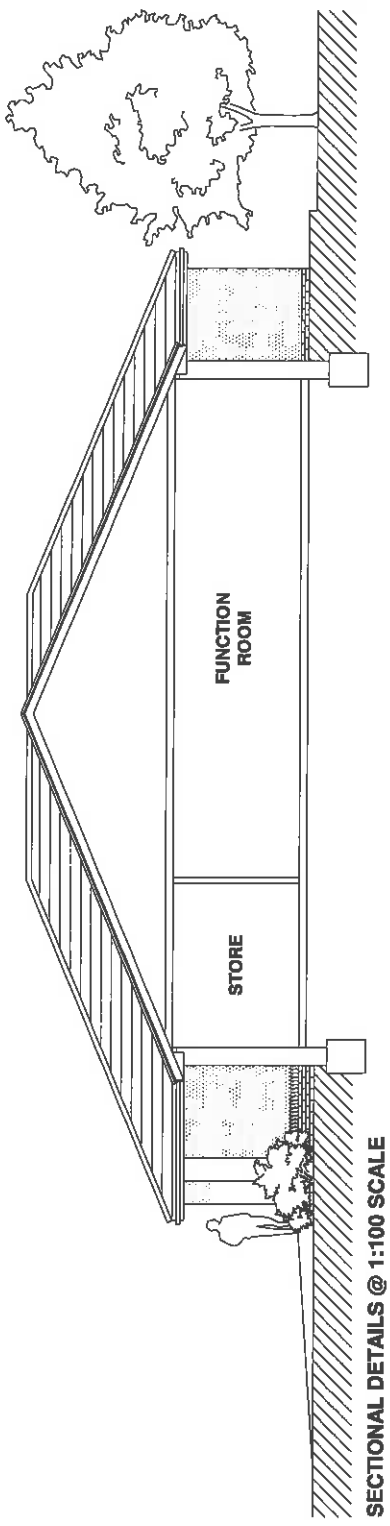
NORTH WEST ELEVATION AS PROPOSED @ 1:100 SCALE

FOR: ILMINSTER TOWN FC
 SITE: LAND AT: CANAL WAY ILMINSTER SOMERSET TA19 9FE
 PROJECT: NEW CLUBHOUSE
 DESCRIPTION: ELEVATIONS AND SECTIONAL DETAILS AS PROPOSED
 DATE: AUGUST 2014
 SCALE: 1:100
 DRWG NO: ITFC7
 REVISION DETAIL: FURTHER FENESTRATION AMENDMENTS

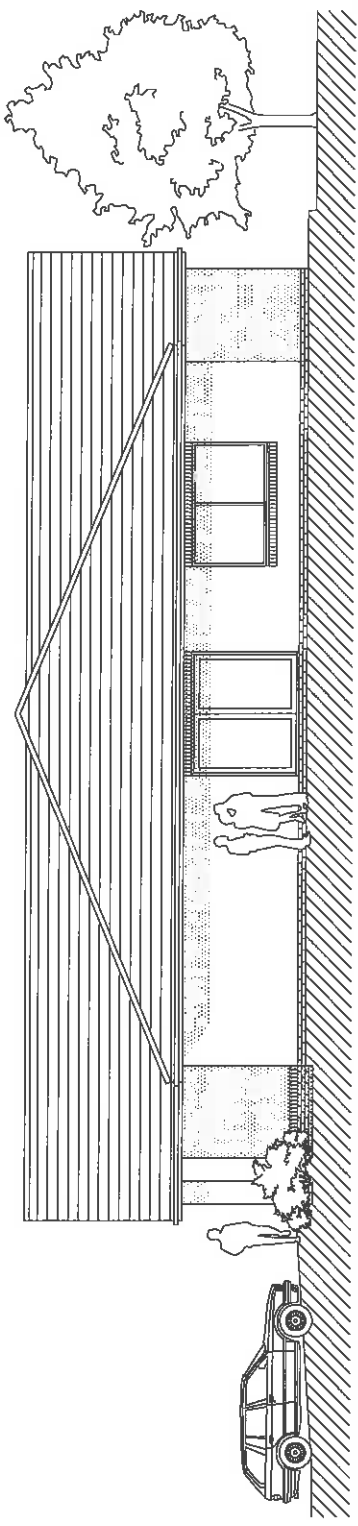


PAUL ROWE
 ARCHITECTS

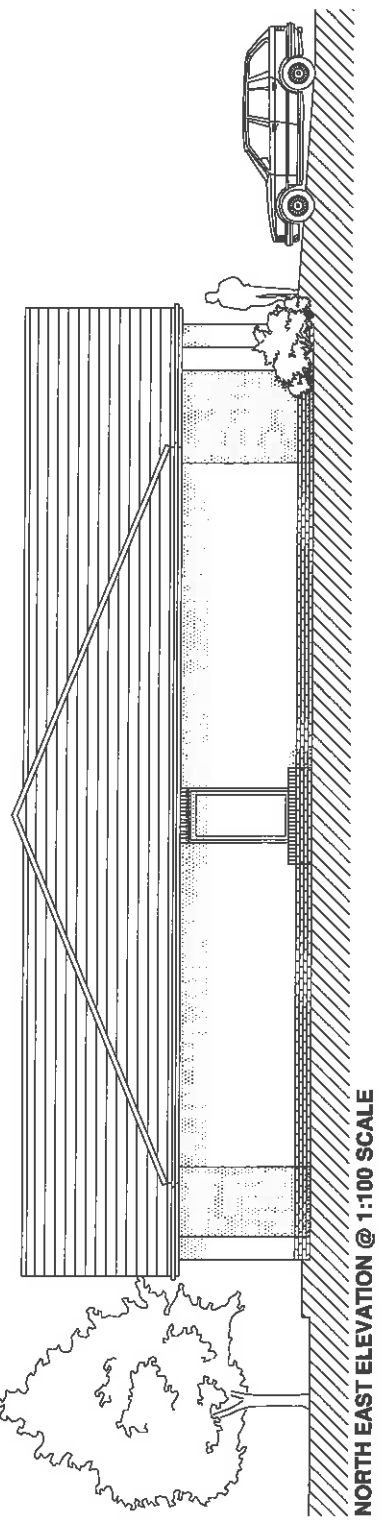
CAPARO 11 MERVYN BALL CLOSE CHARD SOMERSET TA20 1EJ
 Tel: 01460 64383 Mob 07912223436
 EMAIL: info@paulrowe.co.uk WEB SITE: www.paulrowe.co.uk
 VAT REGISTRATION NUMBER: 890 0978 91




SECTIONAL DETAILS @ 1:100 SCALE



SOUTH WEST ELEVATION @ 1:100 SCALE



NORTH EAST ELEVATION @ 1:100 SCALE

<p>FOR: ILMINSTER TOWN FC SITE: LAND AT: CANAL WAY ILMINSTER SOMERSET TA19 9FE PROJECT: NEW CLUBHOUSE DESCRIPTION: ELEVATIONS AND SECTIONAL DETAILS AS PROPOSED DATE: AUGUST 2014 SCALE: 1:100 DRWG NO: ITFC7 REVISION DETAIL: FURTHER FENESTRATION AMENDMENTS</p>	<p>ISSUE DATE: 21/08/14 PAGE SIZE: A3 (L/S) REVISION NO:</p>	<p>PAUL ROWE <small>AN ASSOCIATE OF</small>  PAUL ROWE <small>ARCHITECTS</small></p> <p>CAPARO 11 MERVYN BALL CLOSE CHARD SOMERSET TA20 1EJ Tel: 01460 64383 Mob 07912223436 EMAIL: info@paulrowe.co.uk WEB SITE: www.paulrowe.co.uk VAT REGISTRATION NUMBER: 890 0978 91</p>
---	---	---