DELEGATED REPORT

Recommendation Made: 5 December 2011

Reference:- 11/00624/FUL **Parish:- Groby Parish Council**

Applicant:- Mr Denis Johnson
Leicestershire Rifle Club
Newtown Linford Lane
Groby
Leicester

Location:- Leicestershire Rifle Club Newtown Linford Lane Groby Leicester Leicestershire

Proposal:- EXTENSION TO GUN CLUBHOUSE

Introduction:-

This application seeks full planning permission for an extension to a clubhouse used by Leicester and District Small Bore Rifle and Pistol Club to provide an additional 10 metre indoor firing range and two new store areas together with an external ramp to provide disabled egress from the fire exit. Planning permission was approved in 2003 for a 10 metre firing range in a similar position, this application seeks to extend the clubhouse by 14 metres to provide two storage areas to enable the removal of some existing storage containers from the site.

The application site is located in a disused quarry off Newtown Linford Lane in the countryside to the north of Groby. The clubhouse is a single storey red brick and concrete tiled roof building with an existing indoor firing range of brown painted blockwork and concrete tiled roof extending to the north together with a number of external firing ranges within the site with block-work and corrugated metal sheet structures providing shelters. The proposed firing range will extend to the south of the main clubhouse. The clubhouse is set down into the former quarry in relation to the surrounding land and the site is well screened by mature trees from the surrounding countryside. Single track access to the site is off Newtown Linford Lane.

A Design and Access Statement and Flood Risk Document have been submitted to support the application.

Relevant Planning History:-

03/00785/FUL	Erection of Two Indoor Firing Ranges Attached to Existing Clubhouse	Approved	23.10.03
97/00255/FUL	Extension to Club Building for Toilets and Revised Shooting Range	Approved	04.07.97
84/00821/4	Erection of Clubhouse and Formation of Ranges	Approved	23.10.84

Consultations:-

No objection has been received from:-

Director of Environment and Transport (Highways)
Groby Parish Council
Head of Community Services (Land Drainage)
Head of Community Services (Pollution)

No responses have been received from Site Notice or neighbours.

Development Plan Policies:-

National Planning Guidance:-

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas

Adopted Core Strategy (2009):-

No relevant policies.

Adopted Local Plan (2001):-

Policy BE1: Design and Siting of Development
Policy NE5: Development in the Countryside
Policy REC4: Proposals for Recreational Facilities
T5: Highway Design and Vehicle Parking Standards

Appraisal:-

The main considerations with regards to this application are the principle of development, design and impact on the character and appearance of the building, the surrounding countryside, residential amenity and highway safety.

Principle of Development

Policy REC4 of the adopted Local Plan encourages new recreational facilities and both Planning Policy Statement 7 and adopted Local Plan policy NE5 allow for the extension of existing buildings in the countryside where they are for sport or recreation purposes, subject to the development not adversely affecting the character or appearance of the site or surrounding landscape, the amenities of neighbouring property/land uses or highway safety. The existing gun club is well established and the proposed extension will improve existing facilities for its members. The principle of an extension to the club in the proposed position was established by the grant of an earlier planning permission in 2003. Although the current proposal is 4 metres longer than the previously approved extension, the principle of the extension is still considered to be acceptable in this countryside location subject to all other planning matters being addressed.

Impact on Character and Appearance

The design, scale and appearance of the proposed extension reflects that of the existing firing range extension projecting to the north of the clubhouse with the proposed use of rendered block-work walls and concrete roof tiles. The clubhouse is set on a lower ground level within a disused quarry and well screened from the surrounding countryside by a belt of mature trees. As a result the site is not prominent within the landscape and the proposed extension will not therefore have an adverse impact on the visual amenities of the surrounding countryside. In addition, the only part of the extension that may be viewed from outside the application site along the vehicular access will be the south end elevation that comprises of two sets of double doors that will break up the appearance of the blockwork wall. Therefore, whilst the use of more traditional red bricks would be preferred, as the previous extension has been constructed in these materials (albeit coloured brown) it would now be unreasonable to insist on the use of red bricks for the current proposal given that the existing screening around the site effectively mitigates any impact on visual amenity. A condition to ensure that the blockwork is rendered and finished in an appropriate colour and thereafter maintained as such is considered to be reasonable in the interests of the visual amenity of the site. No additional landscaping is considered to be necessary in this case.

Impact on Neighbours

The nearest residential properties are located approximately 220 metres to the south on the far side of the A50. As a result of the existing permitted uses on the site that include external firing ranges, separation distances, topography of the land and existing mature screening around the site it is considered that there will be no adverse impact on residential or other neighbouring amenity. The Head of Community Services (Pollution) raises no objection.

Highway Safety

Improvements to visibility from the existing access to the site involving cut back of vegetation were carried out as a condition on the previous planning permission and appears to be being maintained. Whilst forward

visibility towards Newtown Linford is still not ideal, the Director of Environment and Transport (Highways) does not object to the application. The site retains adequate car parking facilities within the curtilage of the site to serve the club and its members.

Conclusion

The proposed development represents an extension to an existing building and gun club firing range facility within the countryside and is therefore considered to be acceptable in principle. The design of the extension will reflect the character and appearance of parts of the existing building and it will be well screened by existing topography and mature trees such that no adverse impact on visual amenity will result.. As a result of the existing uses on the site and separation distances to the nearest dwellings there will be no adverse impact on residential amenity. The existing access is acceptable and the proposal will not adversely affect highway safety or lead to on-street car parking. Overall, the proposals are considered to comply with national planning guidance in Planning Policy Statement 7 and policies BE1, NE5, REC4 and T5 of the adopted Local Plan and are therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as it is an extension of existing recreational uses on the site and as a result of the siting, design, scale, appearance, topography and existing landscaping will not have an adverse impact on the character or appearance of the site or the visual amenities of the surrounding countryside, residential amenity or highway safety.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1, NE5, REC4 and T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location and Block Plan Drawing No. 4084-01 Rev B, Proposed Floor Plan Drawing No. 4084-03 and Proposed Elevations Drawing No. 4084-06 received by the local planning authority on 17 October 2011.

3 The materials to be used on the external elevations of the proposed extension and alteration shall be blockwork finished in brown painted render and concrete roof tiles to match the existing building, in accordance with the details submitted by the agent on 9 December 2011 and shall be maintained as such at all times thereafter.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations

2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

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