Item: **03**

Reference: **11/00270/FUL**

Applicant: **Mr John Sinfield**

Location: **Bagworth Community Centre Station Road Bagworth**

Proposal: **EXTENSION AND ALTERATIONS TO CLUB HOUSE**

Target Date: **29 June 2011**

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as it is an application for a recreational/leisure use.

Application Proposal

Full planning permission is sought for the erection of two single storey extensions to an existing single storey club house which serves Bagworth Bowls Club.

The submitted plans indicate that the development will take place in 2 phases. Phase 1 involves the extension to the west of the existing club house to create two toilets and entrance area measuring approximately 5 by 4.65 metres to a maximum height of 2.8 metres. Phase 2 is for an extension to the club house projecting from the east by 9.3 metres in length and 4.2 metres in width, and 2.9 metres in height in line with the existing club house.

The materials proposed are smooth rendered blockwork, with a green paint finish with felt roof, upvc framed glazing units and timber doors, all to match the existing club house. The applicant has confirmed that there is no external lighting proposed.

The Site and Surrounding Area

The existing club house is used in conjunction with the bowling green, located immediately to the north west and the wider site is occupied by a community centre and children's centre, with associated parking to the front of the site.

The site is located to the east side of Station Road and there are residential dwellings located south and west of the site. A line of mature trees provides some screening of part of the site from Station Road, and there is the presence of a mature hedgerow to the south of the site.

Two footpaths R33 and R57 cross the field to the south of the site. The site is located within the settlement boundary of Bagworth within the National Forest, and designated as a Recreational Facility, as defined by the adopted Hinckley and Bosworth Local Plan.

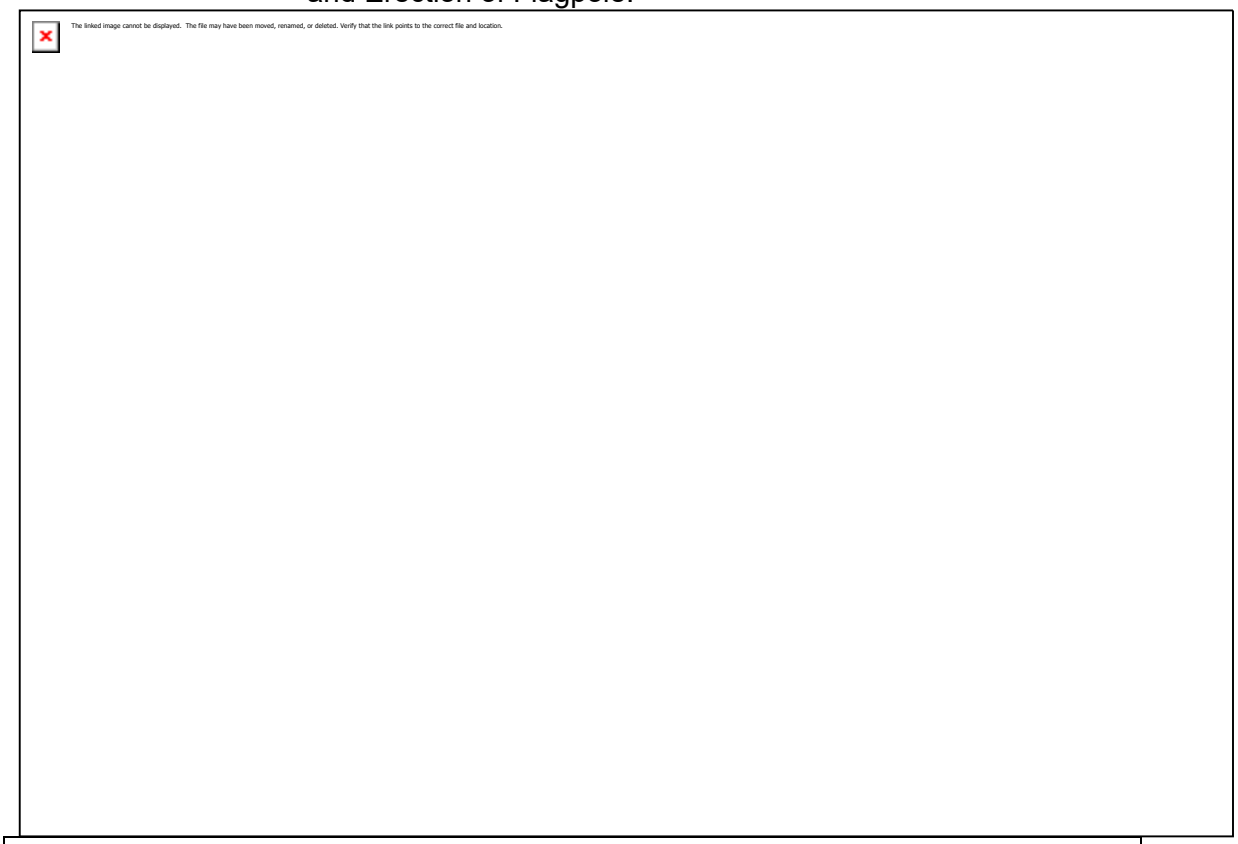
Technical Document submitted with application

The application is accompanied by a Design and Access Statement which states the extensions are required to provide toilet facilities for the comfort of staff and members

and to improve the overall image to attract further members and that overall the scale and character is appropriate for the purpose of the building.

History:-

10/00242/C	Application for non material amendment pursuant to planning permission refer 2009/0908/04 to alter the location of the children's centre	Approved	08.04.10
10/00258/FUL	Extensions and alterations to Community Centre	Approved	15.06.10
08/01089/FUL	Erection of a Youth Shelter	Approved	13.01.09
06/00953/FUL	Erection of Community Centre	Approved	21.12.06
04/00105/COU	Change of Use of Part of Community Centre to Post Office	Approved	15.03.04
03/01260/FUL	Erection of a 10 Metre High Street Lamp	Approved	02.02.04
00/00049/FUL	Siting of a Storage Container	Approved	16.02.00
97/00900/FUL	Extension to Community Centre to Form Bowls Club Pavilion and Erection of Flagpole.	Approved	08.04.97



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Consultations:-

No objection/comment has been received from:-

Head of Community Services (Pollution)
Head of Community Services (Land Drainage)
Director of Environment and Transport (Highways)
Ramblers Association.

The Leicestershire Constabulary Crime Reduction Officer suggests that the windows and doors are carefully considered to ensure that valuable items are safe on site.

Director of Environment and Transport (Rights of Way) does not consider that the development should significantly impact upon the footpaths, given that the footpaths fall to the south of the site.

Site notice displayed and neighbours notified.

At the time of writing the report comments have not been received from:-

Bagworth and Thornton Parish Council
Ward Members.

The consultation period remains open at the time of writing and closes on 9 June 2011. Any further consultation response received before the closing date will be reported and appraised as a late item.

Policy:-

National Policy Guidance

Planning Policy Statement 1 (PPS1): 'Delivering Sustainable Development' refers to the delivery of sustainable development through the planning system. It advises that planning policies should protect and enhance the environment, promote high quality design and reinforce local distinctiveness.

Planning Policy Guidance 17 (PPG17): 'Planning for Open Space, Sport and Recreation' sets out the Government's commitment to the need for sport and recreation development and seeks to deliver rural renewal, social and community inclusion, health and well-being and promotes sustainable development. The PPG encourages development for sport and recreation in appropriate locations.

Regional Policy

The Court of Appeal, in May 2011, gave judgment on an appeal by CALA Homes in relation to their continuing challenge to the SoS's proposal to abolish regional strategies. The Court confirmed that the Government's proposal to abolish regional strategies is a material planning consideration, but that is up to the LPA to decide what weight to give to the proposal in considering planning applications. The Localism Bill is still going through the Parliamentary process and the SoS has now confirmed that the actual revocation of any regional strategy will be subject to a Strategic Environmental Assessment. The view taken currently is that little if any weight should be given to the proposal to abolish regional strategies. This advice may change as the Bill progresses and officers will monitor the progress and report appropriately to committee.

East Midlands Regional Plan 2009

None relevant.

Local Development Framework Core Strategy 2009

Policy 10:' Key Rural Centres within the National Forest' specifically supports the improvement in the quality of Bagworth Sports Pavilion and Sport ground and address the existing deficiencies in the quality, quantity and accessibility of green space and play provision.

Policy 19: 'Green Space and Play Provision' seeks to ensure that all residents have access to sufficient, high quality and accessible green spaces and play areas.

Policy 21: 'National Forest' support proposals that contribute to the delivery of the National Forest subject to the siting and scale of the proposed development is appropriately related to its setting within the Forest; respects the character and appearance of the wider countryside and the development does not adversely affect the existing facilities and working landscape of the Forest or the wider countryside.

Hinckley and Bosworth Local Plan 2001

The site is within the settlement boundary of Bagworth as defined in the adopted Hinckley and Bosworth Local Plan.

Policy REC1: 'Development on Recreational Sites' states that there is a presumption against development on land and buildings currently used for recreation and open space unless particular criteria can be met.

Policy REC4: 'Proposals for Recreational Facilities' states that planning permission will be granted for new recreation facilities provided that large scale indoor facilities are located in or adjoining built up areas, the facility does not have a detrimental effect on adjacent land uses or the amenities of adjacent dwellings, the form scale and design are in keeping with the area and do not detract from the character of the landscape, adequate parking and access arrangements are provided and there is sufficient capacity in the local road network, landscaping is provided as part of the proposal, the proposal is not detrimental to the rights of way network and the proposal does not adversely affect sites of ecological, geological or archaeological significance.

Policy BE1: 'Design and Siting of Development' seeks to safeguard and enhance the existing environment and states that planning permission will be granted where the development: complements the character of the surrounding area; avoids the loss of open spaces which contribute to the quality of the local environment; has regard to the safety and security of individuals and property; ensures adequate highway visibility for road users and adequate off street parking and manoeuvring facilities; does not adversely affect the occupiers of neighbouring properties.

Policy T5: 'Highway Design and Vehicle Parking Standards' refers to the application of appropriate standards for highway design and parking provision for new development.

Supplementary Planning Guidance / Documents

The Council's Supplementary Planning Document on Play and Open Space provides further guidance on open space provisions for development.

Other material policy guidance

The Council's adopted Green Spaces Strategy identified the bowling green at the community centre as providing outdoor sports and intends to protect and improve the quality of existing outdoor sports facilities.

Appraisal:-

The main considerations in the determination of this application relate to the principle of development, siting and design and wider impacts upon the National Forest, impact upon residential amenity, highway considerations and other matters.

Principle of Development

The site is designated as an existing recreation site in the adopted Hinckley and Bosworth Local Plan. The proposal falls to be considered in terms of policy REC4 and the overarching intentions of PPG17. Policy REC4 requires that the development satisfies the following criteria:-

a) That large scale indoor facilities are located in or adjoining built up areas
b) the facility does not have a detrimental effect on adjacent land uses or the amenities of adjacent dwellings
c) the form scale and design are in keeping with the area and do not detract from the character of the landscape
d) adequate parking and access arrangements are provided and there is sufficient capacity in the local road network
e) landscaping is provided as part of the proposal
f) the proposal is not detrimental to the rights of way network and
g) the proposal does not adversely affect sites of ecological, geological or archaeological significance.

In summary, there is no in principle objection to the scheme providing that all other matters can be adequately addressed. For the reasons discussed in this report, it is not considered that there are any issues which would suggest that the scheme would be contrary to Policy REC4 of the Local Plan or other relevant Saved Local Plan Policies.

Siting and Design and Wider Impacts upon the National Forest

The extensions are intending to project off an existing club house located to the south east of the site, ensuring that the building is located as close to the adjoining built up area as possible in line with the requirements of Saved Local Plan Policy REC4 (a).

The proposed extensions are considered of an acceptable size and do not project any wider or higher than the existing club house and are intended to be constructed and finished in matching materials ensuring a consistent appearance.

Given the position of the club house to the south east of the site, the extensions will not be visible from Station Road, although will be more visually prominent from the

east of the site, given the drop in site levels to the rear of the site however, given the design and scale of the extensions, it is not considered that the development would be visually obtrusive.

The site lies close to the settlement boundary of Bagworth and to the east of the site the land is located outside the settlement boundary and as such is defined as countryside. Bagworth also falls within the National Forest, as defined by the adopted Hinckley and Bosworth Local Plan. It is considered that given the existing use of the site and the siting and minor scale of the extensions that the development would not give rise to any material visual impacts upon the character and appearance of the surrounding National Forest landscape.

In summary, it is considered that the extensions are sited in the most logical position, to the existing club house and to the south east corner of the site and the scale and design of the extensions are considered acceptable. By virtue of their positioning, scale and design the extension do not give rise to any significant visual impacts upon the wider landscape. As such, the extensions are considered in accordance with Saved Local Plan Policy EC4 (c).

Impact upon Residential Amenity

The nearest residential dwellings are located some 20 metres away to the south of the site, and there is the presence of a mature hedgerow to the southern boundary of the site. Given the distance, screening and by virtue of the relatively minor scale of the extensions there would be no impacts upon the nearest neighbouring dwellings. There are no other dwellings impacted upon as a result of the proposals. As such, the extensions are considered to be in accordance with Saved Local Plan Policies REC4 (b) and BE1.

Highway Considerations

The existing vehicular access and parking arrangements will remain unchanged. The scheme has been considered by the Director of Environment and Transport (Highways) whom has no comments to make on this application. As such it is therefore considered that the extensions are considered to be accordance with Saved Local Plan Policy T5 and Policy REC4 in terms of requirement (d).

Director of Environment and Transport (Rights of Way) does not consider that the development should significantly impact upon the footpaths, given that the footpaths fall to the south of the site. As such it is therefore considered that the extensions are not detrimental to the rights of way network and in accordance with Saved Local Plan Policies REC4 in terms of requirement (f).

Other Matters

Landscaping has not been proposed as part of the application, and as such would not be considered to be in accordance with Saved Local Plan Policy REC4 (e). However, there is the presence of hedgerows to the south of the site and it is considered that given the flat nature of the site for sport and recreational uses, that the addition of landscaping would not be compatible in this instance.

The site is not known to have any ecological or historical interest and thus no further consideration of this matter is required. As such, the proposal does not adversely affect sites of ecological, geological or archaeological significance in accordance with Saved Local Plan Policy REC4 (g).

In response to the letter raised by the Leicestershire Constabulary Crime Reduction Officer, the site is enclosed within a secure fenced area and located behind the community centre, and therefore is not easily visible or accessible. In addition, the standard of doors and windows will be secured through a Building Regulations Application and as such is not a material planning consideration.

Conclusion

In conclusion, the principle of recreational or leisure uses on this existing recreational site is considered acceptable. By reason of the siting and design of the works, they are not considered to result in any significant material impacts upon the wider landscape, residential amenity, highway safety or ecological or historical importance. Accordingly, it is recommended that the scheme be approved, subject to the imposition of planning conditions.

RECOMMENDATION:- Permit subject to no significant material objections being received prior to the expiry of the consultation period on 9 June 2011 and 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 the extensions are considered acceptable within this existing recreation site and do not give rise to any significant material impacts upon the wider landscape, residential amenity, highway safety or ecological or historical importance.

Hinckley and Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policies 10, 19, 21.

Hinckley and Bosworth Borough Council Local Plan (2001):- Policies REC1, REC4, BE1, 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 be carried out in complete accordance with the details: Existing and Proposed Plans and Elevations Drawing No. wa 151.01E received by the Local Planning Authority on 4 May 2011.

3 The materials and finishes to be used on the external elevations of the extensions, hereby permitted shall match those corresponding materials of the existing club house, unless otherwise agreed in writing with the Local Planning Authority.

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 and 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).

Contact Officer:- Ebbony Mattley Ext 5691