Item: **07**

Reference: **11/00472/FUL**

Applicant: **Sport In Desford**

Location: **Sport In Desford Peckleton Lane Desford Leicester Leicestershire**

Proposal: **EXTENSION TO EXISTING SPORTS HALL, CHANGE OF AGRICULTURAL FIELD TO SPORTS FIELD AND CREATION OF CAR PARKING.**

Target Date: **17 August 2011**

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as it is a new development for recreation and leisure uses.

Application Proposal

Planning permission is sought for change of use of the surrounding agricultural land to sports ground to provide a scout activity ground, new junior pitch and general recreational area, and erection of a single storey extension to the existing building. The application also involves the creation of three additional car parks; two to be created following the change of use and one within the existing sports complex to the south of the site, which borders Peckleton Lane.

The single storey extension would project from the south-east of the existing building to create an extension to the gym, a referee's room, an entrance foyer, an office, a meeting room, toilets, a lobby, a scouts hall, and store rooms.

The change of use of the land is to create a multiple sports recreation area, junior pitch, a secure area for scouts activities and two car parks.

Following concerns raised by officers, the applicant has provided further information during the course of the application, this includes:-

a) Additional landscaping proposed along the northern boundary of the site with native species including lime, ash, holly, oak with post and rail fencing, with the eastern, southern and western boundaries hedgerows to be retained.
b) Overflow parking materials
c) No further lighting or cctv is proposed
d) Provision will now be made for 12 cycle spaces.

The Site and Surrounding Area

The application relates to an existing sports complex located on the edge of Desford. The site is located to the east of Peckleton Lane and there are two residential dwellings located along Peckleton Lane to the west of the site. A footpath runs along the northern border of the site. The Caterpillar site is located opposite on the west of Peckleton Lane.

The site is located outside of the settlement boundary of Desford, with the existing sports complex designated as a Recreational Facility. The land seeking consent for

a change of use is currently designated as countryside, as defined by the adopted Hinckley and Bosworth Local Plan.

Technical Documents submitted with application

The application is accompanied by a Design and Access Statement which states that general recreational facilities are now sought such as running tracks and field events not available within the existing development site.

History:-

08/00319/FUL 22.05.08	Extensions to existing sports hall and change of use of agricultural land to recreation use	Approved
06/00193/REM 24.05.06	Development of new sports and leisure facility (reserved matters)	Approved
03/01289/OUT 13.01.04	Development of new sports and leisure facility	Approved
01/01201/COU 31.01.02	Change of use of land to recreational and formation of access	Approved
00/00081/FUL 06.08.00	Alterations to existing buildings and erection of first floor link	Approved
99/00022/FUL 04.02.99	Relined roadway lighting and permanent retention of toilet block extension	Approved
98/00057/FUL 01.04.98	Installation of floodlights around multiple playing area	Approved
92/01117/4 28.01.93	Erection of clubhouse, changing rooms and squash courts	Approved
90/00530/4 08.10.91	Creation of bowls green, football pitch and associated car parking	Approved



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Consultations:-

No objection has been received from:-

Sport England
Severn Trent Water
Central Networks
Head of Community Services (Land Drainage).

No objection subject to conditions has been received from:-

Director of Environment and Transport (Highways)
Head of Community Services (Pollution).

Sport England acknowledges the deficiency in junior pitch provision within the Borough and notes that the Football Association supports the provision of an additional pitch at this site and overall advises that 'Sport in Desford' should be encouraged to further develop community sport.

The Police Architectural Liaison Officer does not raise an objection but asks if the following points can be considered:-

a) Types of windows, doors and locking mechanisms
b) alarm systems and cctv
c) security of the car parks; boundary treatments and cctv?
d) the secure measures for the scout area
e) the flat roof can be easily accessed
f) external lighting.

Site notice displayed and neighbours notified.

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

Desford Parish Council
Neighbours.

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.

Planning Policy Statement 7 (PPS7) 'Sustainable Development in Rural Areas' seeks to ensure that development in the countryside is sustainable, and that new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled.

The Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all. It goes on to say that all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness

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 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.

Hinckley and Bosworth Local Plan 2001

The site lies outside of the settlement boundary of Desford, 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.

Appraisal:-

The main considerations in the determination of this application are the principle of development; design, siting and impact upon the character and appearance of the countryside, 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 as such the proposal falls to be considered in terms of saved 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.

For the reasons discussed later in this report it is not considered that there are any issues which would suggest that the scheme would be contrary to Policy REC4.

The site also lies outside the settlement boundary of Desford and within the countryside, as defined in the adopted Hinckley and Bosworth Local Plan as such the proposal falls to be considered in terms of saved Policy NE5 and overarching intentions of PPS7.

Both PPS7 and Policy NE5 are generally supportive of development in the countryside providing that it does not result in any material harm to the existing character of the landscape. Policy NE5 states that the countryside will be protected for its own sake and planning permission will be granted for built and other forms of development provided that the development is either:-

a) important to the local economy and cannot be provided with or adjacent to an existing settlement; or
b) for the change of use, re-use or extension of existing buildings, particularly those of historic value; or
c) for sport and recreation purposes.

The principle of extending the area of the recreational field is for sport and recreation purposes and as such is in principle acceptable. The proposed extension meets criterion b) of Policy NE5 and is therefore also acceptable in principle.

It should also be noted that the principle of an extension to the existing sports club house and change of agricultural land to recreation use has already been established through the earlier grant of planning permission (ref: 08/00319/FUL), although this application has subsequently lapsed.

In summary, there is a no in-principle objection to the scheme providing that all other matters can be adequately addressed.

Design, Siting and Impacts upon the Character and Appearance of the Countryside.

The proposed extension is considered to be an acceptable size and appears subservient to the existing building, and is intending to be constructed and finished in matching materials ensuring a consistent appearance. In response to the concerns raised about the flat roof element, there is easy access to this area from the first floor of the existing building this will enable easy maintenance and could enable viewing over the football pitch.

The siting of any new building in the countryside is important in view of the visual impact it can have on the landscape. Wherever possible new buildings should be located close to existing buildings or landscape features. The extension is proposed

to project from the existing club house and is located well within the existing site. Given the positioning of the extension it is not considered it will be visible from Peckleton Lane, and any views from here will be against the backdrop of the existing building. The extension is likely to be more visually prominent from the north of the site. When viewed from the north and south, however the single storey extension would not be visually prominent given the backdrop of the existing building and other leisure/recreation uses. Given the existing use of the site, the siting and the scale of the proposed extension, it is considered that the development would not give rise to any significant impacts upon the character and appearance of the surrounding countryside setting.

By virtue of the low level nature of the multiple sports recreation area, junior pitch, scouts area and car parks it is not considered that they would appear visually prominent within this countryside setting. It is however considered necessary to secure additional planting where possible to screen and add to the aesthetic appearance of the site, through the imposition of a planning condition. The car park to the south would not be visible from Peckleton Lane due to the mature hedgerow along the southern border of the site.

In summary, the siting, scale and design of the extension is considered acceptable and is not considered to give rise to any significant visual impacts upon the wider landscape. The change of use of the land to recreational uses and associated works are of a low level nature and combined with the addition of landscaping are not considered to be to the detriment of this countryside setting. As such, the extensions are considered in accordance with Saved Local Plan Policy EC4 (c).

Impact upon Residential Amenity

The nearest residential dwellings are 'Oak View' and 'The Bungalow' located to the west of the application site. The proposals are located predominantly to the north and east of the site and would be screened by the presence of the existing building and bowling green. In addition, the presence of hedgerows screen the development. The development may give rise to additional traffic movements but as the access is located some 50 metres to the south of the nearest residential property it is not considered that there would be any detrimental impact upon neighbouring amenity. As such, it is not considered that the extension, change of use of the land and associated works would give rise to any significant material impacts. Accordingly the scheme is considered to be in accordance with Saved Local Plan Policies REC4 (b) and BE1.

Highway Considerations

The existing vehicular access will remain unchanged. The scheme proposes the creation of 3 car parks (1 for overflow) and the application form states that disability spaces and 2 cycle spaces will be provided. The scheme has been considered by the Director of Environment and Transport (Highways) who has no objection subject to the imposition of a condition to secure 10 cycle spaces. Following these comments, the applicant has submitted plans to show a bicycle rack for 12 spaces.

Accordingly, it is therefore considered that the scheme is considered to be in accordance with Saved Local Plan Policy T5 and Policy REC4, specifically in terms of requirement (d).

Other Matters

Additional planting has been proposed as part of the application, however it is considered necessary to impose a condition to confirm the species mix, density, implementation and maintenance. As such it is considered that the development will be in accordance with Saved Local Plan Policy REC4 (e).

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 concerns raised by the Leicestershire Constabulary Crime Reduction Officer, the site will be enclosed by the post and rail fencing with planting, 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 and leisure uses on this existing recreational site is considered acceptable and the principle of sport and recreational uses within the countryside is also supported. By reason of the siting, scale and design of the works proposed, 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 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 the principle of sport and recreational use within the countryside is acceptable as it is not considered to give rise to any significant material impacts upon countryside, residential amenity, highway safety or ecological or historical importance.

Hinckley and Bosworth Borough Council Local Plan (2001):- Policies REC1, REC4, BE1, T5, NE5 and NE12.

Hinckley and Bosworth Borough Council Local Development Framework: Core Strategy (2009): - Policy 19.

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 details: Location Plan Drawing No. 07/2072-02; Site Plan entitled Proposed Extension to Sports Facilities at Sport in Desford; Planning – Elevations & Floor Plans Drawing No. PL001 Rev C received by the Local Planning Authority on 22 June 2011 and Planning-Car Park Layout Drawing No PL002 received by the Local Planning Authority on 20 July 2011.

3 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing building unless previously agreed in writing with the Local Planning Authority.

4 Notwithstanding the submitted details, no development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

a) car parking layouts
b) minor artefacts and structures (e.g. furniture, play equipment, signs, lighting, etc.)
c) planting plans
d) written specifications
e) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
f) implementation programme

5 The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

6 The car parking and turning facilities shown on drawing number PL002 shall be provided prior to the first use of the extension, hereby approved and shall permanently remain available for such use 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&4 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

5 To ensure that the work is carried out within a reasonable period and thereafter maintained to accord with Policy BE1 and NE12 of the adopted Hinckley & Bosworth Local Plan.

6 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area to accord with Policy T5 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).

Contact Officer:- Ebbony Mattley Ext 5691