DELEGATED REPORT

Recommendation Made: 19 May 2008

Reference:- 08/00319/FUL **Parish:-** Desford Parish Council

Applicant:- Desford Parish Council
2 Cambridge Drive
Desford
Leicester
LE9 9JB

Location:- Sport In Desford Peckleton Lane Desford Leicester Leicestershire

Proposal:- EXTENSION TO EXISTING SPORTS HALL

Introduction:-

The application relates to an existing sports complex located on the edge of Desford. The site is surrounded to the north, west and east by open countryside and to the south by recreational space serving the Caterpillar works. Immediately adjacent to the eastern boundary of the site are isolated residential properties.

Planning permission is sought for change of use of the surrounding agricultural land to sports ground to provide various facilities for scout activity ground, new junior pitch and general recreational area, and erection of a single storey extension to the existing club house building.

Relevant Planning History

06/00193/REM	Development of new sports and leisure facility (reserved matters)	Allowed 24.05.06
03/01289/OUT	Development of new sports and leisure facility	Allowed 13.01.04
01/01201/COU	Change of use of land to recreational and formation of access	Allowed 31.01.02
00/00532/FUL	Permanent relocation of portable building erection of firewall and installation of watertank	Allowed 21.09.00
00/00081/FUL	Alterations to existing buildings and erection of first floor link	Allowed 06.08.00
99/00022/FUL	Relined roadway lighting and permanent retention of toilet block extension	Allowed 04.02.99
98/00057/FUL	Installation of floodlights around multiple playing area	Approved 01.04.98
95/00727/TEMP	Stationing of portable building for use as a pavilion	Approved 08.11.98
93/00827/4	Temporary toilets and storage	Allowed 20.10.93
92/01117/4	Erection of clubhouse, changing rooms and squash courts	Allowed 28.01.93
90/00530/4	Creation of bowls green, football pitch and associated car parking	Approved 08.10.91

Consultations:-

No objections subject to conditions
Director of highways, transportation and waste management (highways)

To date no other representations have been submitted.

Development Plan Policies:-

Hinckley and Bosworth Local Plan

BE1- Design and siting of development
REC4- Proposals for recreational facilities,
NE5- Development in the countryside

Appraisal:-

The main issues for consideration are the impact of the proposal on the appearance of the extension on the existing building and the effect of the change of use of the land on the character of the countryside.

Policy NE5 allows development in the open countryside providing that the development is for, amongst other things sport and recreation purposes. The principle of extending the area of the recreational field is therefore acceptable.

The proposed extension projects out to the front of the existing building and is a flat roof, single storey extension, however access onto the roof can be obtained from the first floor of the existing building, to allow viewing over the existing football pitch. The proposal sits at an awkward angle to the main building and has a gable parapet detail over the proposed new entrance. The existing building and proposed extension is set back from the road and therefore would not be easily visible. To the north of the proposed extension the farmland is separated by a mature hedgerow providing adequate screening. It is therefore not considered that the design is significantly harmful enough to warrant a refusal of planning permission.

No details have been submitted regarding the proposed boundary treatment to the perimeter of the recreational use, the overflow parking materials or any proposed lighting or structures associated with sports use. These will either require planning permission in their own right or be controlled by the imposition of a condition.

RECOMMENDATION :- Permit subject to the following conditions :-

SUMMARY OF DECISION - The proposal is in conformity with Policy/Policies BE1, REC4 and NE5 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

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

2 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:

(i) means of enclosure
(ii) car parking layouts
(iii) hard surfacing materials to the overflow carpark
(iv) minor artefacts and structures (e.g. furniture, play equipment, signs, lighting, etc.)
(v) planting plans
(vi) written specifications
(vii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
(viii) implementation programme.

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.

Reasons :-

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

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

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 The boundary treatments should consist of post and rail fence with hedgerow planting of 10% field maple, 10% hazel and 80% hawthorne planted in double rows 225mm apart with plants at 300mm centres apart.

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