

Delegated Report

Planning Ref: 24/00318/FUL

Applicant: Sarah Beale

Ward: Ambien

Site: Village Hall, Hall Drive, Stoke Golding

Proposal: Extension of existing car park



Hinckley & Bosworth
Borough Council

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

2.1. The proposal seeks to extend the existing car park serving the village hall.

3. Description of the site and surrounding area

3.1. The application site is located to the South of Hall Drive, Stoke Golding. The development site is located to the North of Stoke Golding Recreational Fields and consists of the existing village hall, a small existing car park and a number of sports, play and recreational space.

4. Relevant planning history

None

5. Publicity

5.1. The application has been publicised by posting letters to neighbours and a site notice posted within vicinity of the site.

5.2. No comments have been received.

6. Consultation

6.1. HBBC Pollution: No objections.

6.2. HBBC Waste: No objections.

6.3. LCC Highways: No objection, subject to conditions.

6.4. Sport England: No objections.

6.5. HBBC Drainage: No objections.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM8: Safeguarding Open Space, Sport and Recreational Facilities
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.2. Core Strategy (2009)

- No relevant policies

7.3. Stoke Golding Neighbourhood Plan

- Policy SG17: Local Green Spaces
- Policy SG18: Community Services and Facilities

7.4. **National Planning Policies and Guidance**

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.5. **Other relevant guidance**

- Good Design Guide (2020)
- National Design Guide (2019)

8. **Appraisal**

8.1. **Key Issues**

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.

8.3. The development plan in this instance consists of the Core Strategy (2009) and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).

8.4. The application site is considered within the SGNP to be a local green space and community facility as stipulated in Policy SG17 and SG18. The policy states that community facilities should be retained.

8.5. Policy DM8 of the SADMP states that planning permission will not be granted for proposals resulting in the loss of land or buildings in recreational or sporting use except where:

c) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community.

8.6. Sport England were consulted as part of the application, due to the proximity of the proposal to the sports and recreation pitches. They responded to the consultation confirming that there is no perceived impact from the extension to the car parking facilities on the existing sports pitches.

8.7. It can be considered that the proposal does not lead to a loss of land in recreational or sporting use, but would lead to an enhancement of the site through providing additional off-street car parking facilities. The application is therefore considered to be in accordance with Policy DM8 of the SADMP and Policies SG17 and SG18 of

the SGNP.

Design and impact upon the character of the area

- 8.8. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.9. The proposal is for an extension to the existing car parking facilities afforded to the village hall. By way of the nature of the proposal it is not considered that the extension of the car parking facilities would impact the character of the area.
- 8.10. As such it is considered that the proposal would not cause detrimental impacts upon the visual amenity of the area, or the character of the area and as such it is considered that the proposal is in accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.11. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.12. The proposal is not located within close proximity to neighbouring dwellings. It is considered that the proposal by way of its nature, would not cause detrimental impacts to neighbouring residential amenity.
- 8.13. As such is considered to be acceptable in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.14. Policies DM17 and DM18 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety and requires new development to provide an appropriate/justified level of parking provision.
- 8.15. Leicestershire County Council Highways were consulted on the application to extend the existing car parking facilities on the site and confirmed that they do not hold any objections to the proposal subject to conditions – which have been included at the end of this report. It is considered that there would be no impact on highway safety and the proposal off-street car parking facilities are considered acceptable. The proposal is therefore considered to be in accordance with Policies DM17 and DM18 of the SADMP.

Equality implications

- 8.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
 - (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

8.3 There are no known equality implications arising directly from this development.

8.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

9. **Conclusion**

10.1. It is considered that the proposal has limited impacts on the character of the area, neighbouring amenity, community sport and recreation facilities and highways safety. The proposal therefore complies with Policies DM8, DM10, DM17 and DM18 of the SADMP and Policies SG17 and SG18 of the SGNP.

10. **Recommendation**

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 **Conditions and Reasons**

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan Drg No. 03
Proposed Car Park Plan Drg No. 02

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The parking and turning facilities shall be implemented in accordance with Hayward Architects drawing number 02. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.