

DELEGATED DECISION REPORT

HPK/2022/0425
Valid 25/01/2023

OLD GLOSSOP CRICKET
CLUB MANOR PARK ROAD
GLOSSOP

DEVELOPMENT OF LAND TO
THE REAR OF CLUBHOUSE
FOR NEW TRAINING NETS.

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Design, Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application refers to a rectangular parcel of land that lies within the confines of Old Glossop Cricket Club, immediately to the south of the existing two storey Clubhouse building, and to the north of the garden boundary fence associated with No.42 York Street. The area subject of the application is characterised by overgrown scrub and a small number of non-protected trees.

The wider Cricket Club site is accessed via a single track from Manor Park Road to the west, parking and turning area, and contains a large well maintained closely mown playing pitch, stone Clubhouse building. An existing training net is positioned a short distance to the south-west of the Clubhouse orientated with the shorter end positioned so that it abuts the southern boundary.

For the purposes of the Development Plan the site lies outside of the built-up area boundary in the open countryside but is not constrained by any sensitive statutory designations.

PROPOSAL

The application seeks full planning permission for the installation of two additional training nets, which would be positioned to the south (rear) of the Clubhouse building.

The training nets have a rectangular form which span a length of 33 metres and a width of 7.3m metres, split into two separate lanes, bounded by netting that reaches a height of 4 metres. The detailed technical specification of the structure is incorporated into the floor and elevation plans.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ3 Rural Development
EQ6 Design and Place Making
EQ10 Pollution and Unstable Land
CF4 Open Space, Sports and Recreation Facilities

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Promoting Healthy and Safe Communities	Chapter 8
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Natural Environment	Chapter 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/4150	Erection of New Pavilion (Approved 04/04/1986)
HPK/0003/0607	New Two-storey Cricket Club Building. Ground Floor Refreshment/social Area With Toilets. 1st.floor Changing Rooms, Storeroom, Toilets And Showers (Approved 09/07/1991)

CONSULTATIONS

Publicity

Site Notice expiry date: 7th March 2023
Neighbour consultation period ends: 28th February 2023
Press Advert: N/A

Public Comments

A total of 27no. letters of support have been submitted in connection with this application, all of which point to the social and well being benefits associated with enhanced sports facilities for all ages of the local community and the success of the Cricket Club.

No objections have been received from any neighbours or members of the general public

Town / Parish Comments

N/A

Sport England

No objections

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The site lies outside of the built-up area boundary in the open countryside and is therefore subject to Local Plan (LP) Policy EQ3, which supporting development associated with recreational and open space in accessible and least environmentally sensitive locations.

LP Policy CF4 relates specifically to Open Space, Sports and Recreation Facilities and actively encourages improvements to existing recreation, play and sports facilities.

Chapter 8 of the NPPF contains relevant national planning policies associated with promoting healthy and safe communities. Paragraph 93 states that policies and decisions should plan positively for the provision and use of shared spaces including sports venues.

The application seeks permission for 2no. training nets that would provide enhanced facilities for a long established local community sports (Cricket) club which fully supports the aims and objectives of LP Policy CF4 and relevant paragraphs under Chapter 8 of the NPPF.

The principle of development is therefore supported subject to a detailed assessment of all relevant planning matters.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

Chapter 12 of the NPPF contains relevant national planning policies aimed at creating well designed places. Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The training nets are structures that are common within the grounds of a Cricket Club. They are designed in a specific manner that allows training to be carried out in a manner and is both safe and practical, in a confined space preventing balls from travelling into nearby garden areas or towards other buildings or members of the public.

Whilst the site is technically located outside of the built-up area boundary, the site has a very strong relationship with existing built development, and has a relatively low sensitivity, with housing immediately to the south and to the west of the wider Cricket Club. The proposed training nets would be read in conjunction with both then existing training net and the Clubhouse building, having a lower height than the latter, and would not appear out of place or isolated so that it would be harmful to the wider rural landscape.

As such, it is considered that the introduction of the proposed training nets in the desired location would be the most appropriate for the site, and would preserve the character and appearance of the site, and the wider rural landscape, in accordance with LP Policies S1, EQ3 and EQ6, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

LP Policy EQ10 seeks to ensure that people and the environment are protected from adverse impacts relating to issues including air pollution, noise, light pollution or any other nuisance or harm to amenity, by securing appropriate mitigation by way of planning conditions and obligations.

Paragraph 185 of the NPPF states that policies and decisions should ensure that new development is appropriate for its location taking into account likely effects of

pollution on health which includes mitigating and reducing to a minimum potential adverse resulting from noise from new development.

The site lies within close proximity to the rear gardens and rear elevations of residential properties on York Street, which is a relatively recently constructed small housing development. The small degree of noise arising from the use of the training nets is considered to be acceptable and not materially different (certainly not any worse) than a match day. As such, it is considered that the introduction of these training nets do not give rise to any harm to neighbouring residential amenity or the amenity of the wider public, in accordance with LP Policies EQ6 and EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

Other Matters

The application site contains a small number of trees and shrubs which are not protected by way of being covered by a Tree Preservation Order (TPO) or by being located within a Conservation Area.

The trees are considered to be of little to no value in terms of the contribution they make to the rural landscape, being situated within a predominately urban area, and given that permission would not be required to remove such trees, it is not considered that the removal of these trees and shrubs would warrant a reason for refusal.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks the introduction of 2no. cricket training nets within the grounds of Old Glossop Cricket Club. The proposal would enhance the facilities of the club and fully supports the aims and objectives of Local Plan Policies S1, EQ3 and CF4. A considerable number of letters of support have been received from the general public.

An assessment of the application has found that the proposed development would preserve the immediate and wider rural landscape character and not give rise to any harm to residential amenity. Trees subject of removal are of little to no value that could be removed without planning permission.

In conclusion, the application is considered to amount to a sustainable form of development, and in line with LP Policy S1a and paragraph 11 of the NPPF, is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 22nd March 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council