

DELEGATED DECISION REPORT

HPK/2023/0490 VALID 16/11/2023	HADFIELD BOWLING CLUB, PARADISE STREET, HADFIELD, GLOSSOP, DERBYSHIRE, SK13 1BA	DEMOLITION OF EXISTING SHED AND PERGOLA, REMOVAL OF EXISTING METAL CONTAINER. CONSTRUCTION OF NEW CLUBHOUSE (FULL - MINOR)
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MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hadfield, which lies within the Glossopdale Sub Area as defined by the Local Plan policies map. The site relates to the Hadfield Bowling Club which comprises bowling green, with a clubhouse, containers, floodlighting and other shelters around the site boundary. The club house container, and shed are located on the southern boundary of the site. The surrounding area is predominantly residential in character. The roadside boundary to Paradise Street includes a tall stone wall. Vegetation, on and off the site, is also located along the southern boundary.

PROPOSAL

Planning permission is sought for the demolition of the existing clubhouse, a timber shed and metal container. This would be replaced with a larger single storey clubhouse measuring 15.24m in length, and 4.52m in width. The building would have a pitched roof. The building would include a clubhouse, kitchen, office and w/c, and a motor store, accessed externally, also being provided within the building. The scheme also includes a change in land levels to the external areas with new hardstanding and walls to provide ramped access.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S4 Maintaining and Enhancing an Economic Base
- S5 Glossopdale Sub-area Strategy
- EQ1 Climate Change

EQ6 Design and Place Making
EQ8 Green Infrastructure
CF4 Open Space, Sports and Recreation Facilities
CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

High Peak Design Guide (2018)

National Planning Policy Framework

Section 8: Promoting healthy and safe communities
Section 9: Promoting sustainable transport
Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/8961 - ERECTION OF FOUR OR SIX FLOODLIGHTING COLUMNS –
Approved – 14/03/1990

HPK/0002/1902 - PROPOSED BOWLING PAVILION AND CLUB HOUSE –
Approved – 20/09/1984

CONSULTATIONS

Publicity

Site Notice expiry date: 21/12/23
Neighbour consultation period ends: 02/01/24
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Sport England

The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application. General guidance and advice including Sport England's Planning for Sport Guidance can however be found on our website Planning for Sport. If the proposal involves the loss of any sports facility then full consideration should be given to whether the proposal meets Par. 99 of National Planning Policy Framework (NPPF), is in accordance with local policies to protect social infrastructure and any approved relevant evidence base document that the local authority has in place. If

the proposal involves the provision of a new sports facility, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant sports National Governing Body, design guidance notes Design Guidance

While Sport England is not in a position to provide a detailed response on this occasion, consideration should be given to the advice provided by the relevant recognised sports National Governing Body (see list of recognised sports national governing bodies on Sport England's website Recognised Sports) who are better placed than Sport England to provide informed advice to the Council on facilities involving the more specialist sports. In the case of the Crown Green Bowling Club the recognised National Governing Body is the British Crown Green Bowling Association. The Council is therefore requested to directly consult the British Crown Green Bowling Association for specific advice on matters relating to the need for a new/enhanced facility, the design and layout of a new/enhanced facility or the impact of a development proposal on an existing facility

British Crown Green Bowling Association

None received

United Utilities

No objection subject to drainage condition

OFFICER COMMENTS

Principle of Development

The application proposes the redevelopment of facilities at Hadfield Bowling Club which includes the demolition and removal of the existing clubhouse, shed and storage container, and the construction of a replacement building.

Policy S1 expects all new development makes a positive contribution towards the sustainability of communities which will be achieved by, inter alia, making the effective and efficient use of land; and, maintaining and where possible enhancing accessibility to a good range of services and facilities.

Policy S5 seeks to encourage the growth of local employment opportunities and supporting the diversification and growth of local business which will be achieved by, inter alia, supporting the provision of indoor and outdoor sports facilities.

Policy CF4 seeks to protect, maintain and where possible enhance existing open spaces, sport and recreational buildings and land including playing fields in order to ensure their continued contribution to the health and well being of local communities. CF 4 encourages improvements to existing recreation, play and sports facilities within communities and providing new opportunities. Loss of existing playspace and facilities will be resisted.

The proposed development seeks to improve the existing facilities offered at the site and, as such, is considered to be supported by Policies S1, S5 and CF4 of the Local

Plan. The proposals can be undertaken without resulting in any loss of recreational playing space, with the existing parameters of the bowling green remaining.

The improvement of recreational facilities, which can be undertaken without eroding existing bowling green, are compliant with the policies of the Development Plan and is acceptable as a matter of principle.

Design Considerations

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place.

The site, as existing, contains a clubhouse with very shallow pitched roof, a shed and storage container which are all sited along the southern boundary of the site. The single storey nature of the existing buildings/structure, along with high stone boundary and mature landscaping means that the buildings are relatively discrete on the streetscene and do not appear in any way prominent.

Existing buildings and structures would be consolidated and one building provided in their place. The building would have a greater overall height compared to the existing structures, albeit the eaves height is proposed to be lower. The increase in overall height is considered to be modest and the increase in scale would not be significant. The existing landscaping and boundary wall would screen much of the building and, while it may be more visible, it is not considered that the building would be so prominent or incongruous on the streetscene to cause any adverse harm.

Facing materials would not be dissimilar in appearance to the existing clubhouse which are deemed to be appropriate for the site and surrounding context.

External changes surrounding the building include changes to site levels, provision of low level walls, ramps and steps. These alterations cumulatively would help to address land level changes and provide better circulation and access within the site. The alterations are low key and contained by the site boundaries, and can be carried out without causing any harm to the character of the area.

Should any on site landscaping be lost then supplementary landscaping could be provided, which could be secured by condition.

The effect of the development on the character and appearance of the area is considered to be acceptable.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is located within a predominantly residential area and includes a dwelling which is sited immediately to the south of the site. The use of the site is established and it is therefore considered that no adverse effect through noise and disturbance would arise.

To the front of the dwelling to the south is a principal window and the proposed building would be within a 45degree line of that window. The building would be positioned slightly closer to the site boundary. Notwithstanding this, the height of the building to eaves would be lower than the existing clubhouse, therefore the effect of the development in terms of overbearing is likely to be similar to existing. Furthermore, there is established landscaping, within the adjacent dwellings curtilage which would help to screen the proposed development and, as such the effect on the outlook from that property is unlikely to be adverse.

The modest change in scale, the presence of landscaping and the buildings northerly sited to that dwelling is such that the development is not likely to have an adverse effect on the dwelling through loss of light or overshadowing.

The distance of the building from other dwellings is such that there would be no adverse amenity impacts.

Highway Safety

Policy CF 6 seeks to ensure that development can be safely accessed in a sustainable manner. Proposals should aim to minimise the need to travel through unsustainable modes. Proposals should also ensure that development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

The site does not benefit from any off street parking, although there are opportunities for on street parking along Paradise Street. Nonetheless, the site is in a very sustainable location close to the community to which the facility serves. No adverse effects on highway safety are therefore anticipated.

Other Matters

United Utilities have suggested a drainage condition to be attached to any permission. The application suggests that the existing clubhouse drainage connections would be used which is deemed to be appropriate in this instance and therefore the condition is not deemed necessary.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, as conditioned, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 25/01/24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council