

Proposal **Siting of storage container to rear of existing building. For use by the angling club for storage of the equipment used as part of the junior coaching programme**

Location **Clarence Park, Milner Avenue Bury, BL9 6NG**

Planning Context

The application site lies within Clarence Park and is classified as Open Land in Bury's adopted Unitary Development Plan.

As Open Land, the site is subject to the UDP policies relating to Greenbelt and Recreation.

Open Land

The UDP has four objectives for the protection of Open Land in the Borough.

Objective 1: To safeguard and enhance existing facilities for sport and recreation in the Borough.

Objective 2: To encourage the provision of additional facilities for sport and recreation.

Objective 3: To encourage the use of the Borough's river valleys and Green Belt for appropriate recreational pursuits.

Objective 4: To encourage and facilitate the development of tourism in the Borough.

Background

The applicant, Ramsbottom Angling Association, runs a successful angling coaching programme on Clarence Lido. This has expanded over recent years and the existing clubhouse building is now too small to accommodate the quantity of fishing equipment that is loaned to the pupils attending the coaching sessions.

The development is necessary to store the additional equipment.

Angling is an appropriate use for this site and the proposed development will enhance and increase the provision of the angling facilities at Clarence Lido.

The proposed development supports objectives 1, 2 and 3.

Greenbelt

UDP Policy OL1/2 - New Buildings in the Green Belt

This policy seeks to prevent inappropriate development and construction of new buildings in the Greenbelt. However, development is acceptable for essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it.

The proposed development is compatible with the Greenbelt policy as the building will be used to support the use of Clarence Lido for angling development by the applicant.

Recreation and Tourism

The UDP has four objectives for the protection of recreation sites in the Borough.

Objective 1: To safeguard and enhance existing facilities for sport and recreation in the Borough.

Objective 2: To encourage the provision of additional facilities for sport and recreation.

Objective 3: To encourage the use of the Borough's river valleys and Green Belt for appropriate recreational pursuits.

Objective 4: To encourage and facilitate the development of tourism in the Borough.

The proposed development supports the UDP policies for Recreation and Tourism as it will be used to support and develop the use of Clarence Lido for angling by the applicant.

The proposed development supports objectives 1, 2 and 3.

Appearance

To minimise the visual impact the container will be sited to the rear of the existing angler's classroom/clubhouse so that it is not visible to park visitors walking around the Lido. The container will be painted green to match the nearby metal railings, gates and other furniture in Clarence Park.

Access and Parking

During coaching sessions, the container will be accessed on foot so that the pupils can collect and return their equipment.

The site is served by the adjoining off street carpark that is accessed via Milner Avenue.

Recreation and Tourism

The UDP seeks to protect recreational provision in the urban area improve the quantity and quality when possible.

There are two policies that are relevant to the proposed development in Clarence Park.

RT1/2 - Improvement of Recreation Facilities

The Council will give favourable consideration to proposals for the appropriate improvement of existing recreational land and facilities in the Borough.

RT1/2/3 - Clarence Park, Bury.

The site has suffered from a lack of investment for many years. Recent work has improved a rose garden and a children's play area, however, considerable work is needed to improve tennis courts, football pitches, and infrastructure such as roads and footpaths.

The proposed development will improve the existing facilities at Clarence Lido and bring much needed investment into Clarence Park.