

Single Storey Front and Rear Extensions

Tottington St Johns Sports Club, Beryl Avenue, Tottington BL8 3NF

The Sports Club was founded in 1887 and still makes an important contribution to the local community. There are two men's cricket teams, a ladies team and a rounders team. There are junior teams who are coached by senior members of the club. The football pitch is used by junior teams. The ground hosts the annual Tottington Big Day Out in early July.

The club house is a part single storey, part two storey building in painted brick and block with a flat roof. It is sited to the south of Island Lodge with the rear of the building visible from the former railway line, now a well established walking route. The building is simply too small for current needs with very limited storage space. It is proposed to add a small extension at the rear measuring 8550 by 2250 and to fill in part of the area under the canopy at the front.

Planning Policy

Bury Unitary Development Plan is still the relevant development plan despite its age.

The cricket ground is in the Green Belt. UDP Policy OL1/2 states that "the construction of new buildings inside the Green Belt is inappropriate development" with exceptions, as in this case, for "essential facilities for outdoor sport and recreation".

The cricket ground is within a designated River Valley (Policy OL5/2) where Green Belt Policies will apply.

The Kirklees Valley has "considerable potential for informal recreation" (UDP Policy RT3/2/4). The former railway line is "a route linking Bury Town Centre and Greenmount" (UDP Policy RT3/4/1).

The cricket ground and the walkway are within a Wildlife Link and Corridor (UDP Policy EN6/4)

The land at the rear of the clubhouse is a Site of Nature Conservation Interest (UDP Policy EN 6/1). Planning permission will not be granted for development which would adversely affect designated conservation and wildlife areas.

National Planning Policy Framework

Current government guidance is contained in the revised National Planning Policy Framework issued in July 2021.

The NPPF encourages the granting of planning permission for sustainable development in accordance with the development plan. Paragraph 149 confirms that *“the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation.....as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”* is appropriate development. In addition *“the extension or alteration of a building provided that that it does not result in disproportionate additions over and above the size of the original building”* is acceptable.

Justification

- The extension is an “essential” facility for outdoor sport and recreation and is appropriate to the existing use.
- The existing building has a floor area of 250 square metres and a volume of 850 cubic metres. The rear extension will add a floor area of 18 square metres and a volume of 64 cubic metres which is clearly not disproportionate to the original building. The small extension at the front is within the footprint and roof area of the existing building.
- The extension at the rear of the building will be unobtrusively sited with design and materials to match.
- The extension will “preserve the openness of the Green Belt” and will not conflict with the purposes of including land within it.
- The cricket ground complements other recreational pursuits in the Kirklees Valley. Greenmount Cricket Club nearby, also in the Green Belt, have a recent planning permission for a much larger extension which is now in use.
- The small extension will not harm wildlife interests. The three trees which is hoped to remove are sycamores which are leaning and too close together. New trees will be planted if consent is given to remove them. If the three trees must be kept a raft foundation will avoid damage to the roots.