

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 21/02/2022	Ref: 67649/FUL
Registration: 23/11/2021	LDfC: 24/12/2021	Expiry Date: 18/01/2022
Site Visit: 17/12/2021	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Construction of single storey extension to main clubhouse and external balcony

Location: Bury Sports Club, Radcliffe Road, Bury, BL9 9JX

Description

The proposal relates to a local sports ground and venue with associated clubhouse and facilities. It is just less than 1km from Bury Town Centre and is within the urban area surrounded by established residential development .

Access to the site is a tarmac lane which is located off Radcliffe Road. This leads into the sports facility and a large unmade car park which is in the southern part of the site. The access route continues past the single storey clubhouse and cricket pavilion which are sited along the eastern boundary in a linear formation and towards the northern boundary of the site is unmade land which is sometimes used for parking.

There is also a row of 15 parking spaces which are allocated to a children's day nursery on Manchester road for use by staff on weekdays.

The majority of the site comprises the sports pitches which include cricket and rugby pitches.

The application proposes a single storey extension to the main clubhouse and an external balcony.

The extension would project 7.6m from the main clubhouse and be 20.3m wide and 4.4m high with a flat roof.

Elevations would comprise red brick similar to the existing with large windows and full height glazed entrance to the front elevation. Two access doors would be provide to the side elevations, one with a ramped access.

The proposed balcony would be detached from the extension but still connected to the function room to the north of the building. The balcony deck would be supported on steel posts with a floor area of 30 sqm. It would have a glass balustrade and the area used for outdoor viewing of the sports matches and games.

It is also proposed to formally demarcate the car park to provide a total of 118 parking spaces.

Relevant Planning History

54581 - Installation of roof mounted PV solar panels at Bury Sports Club, Radcliffe Road, Bury. Approved with conditions - 12 December 2011.

55137 - Construction of new cricket pavilion, covered practice nets and equipment store at Bury Sports Club, Radcliffe Road, Bury. Approved with conditions - 20 June 2012.

57906 - Installation of 3 no. floodlights to rugby pitch and training area at Bury Sports Club,

Radcliffe Road, Bury. Approved with conditions - 24 October 2014.

Publicity

The neighbouring properties were notified by means of a letter on 2 December 2021.
There has been no response.

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
HT6/2	Pedestrian/Vehicular Conflict

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle - Recreation

RT1/1 - Protection of Recreation Provision in the Urban Area - states that development will not be allowed where it would result in the loss of

- existing and proposed outdoor public or private recreation facilities including playing fields, sports grounds, parks and gardens and golf courses;
- recreation space within the Green belt;
- indoor facilities for which there is a recreational need;
- any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens.

Exceptions to the policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site';
- alternative provision of equivalent community benefit is made available;
- it can be demonstrated there is an excess of sports pitch provision in the area.

CF1/1 - Location of New Community Facilities - states that proposals will take into account factors including impact on residential amenity and the local environment, traffic generation and parking, scale and size of development, and accessibility.

The proposed extension would not encroach onto any part of the existing sports ground or playing field and as such there would be no loss of playing provision. The proposed development would improve amenities for the club, members and visitors to deliver better facilities and services.

In principle the proposed development is therefore considered acceptable and would comply with policies CF1/1 and RT1/1.

Layout and design - The existing clubhouse is located along the northern boundary in a linear shaped build. The proposed extension would follow a similar formation across the front of this building and be of a similar scale, height and form as the existing. Elevations would comprise red brick similar to the existing building with large glazed openings to the front elevation. Whilst it would project into the existing access route through the site there would still be sufficient room for vehicles and pedestrians to manoeuvre through the area. Internally, the extension would be to create additional function room space. There would also be a ramped access provided to this new area.

The proposed balcony would be located to the north of the extension with the balcony platform formed on steel supporting posts. The balcony would have a lightweight appearance and considered to be an acceptable solution to adding an outside viewing space.

In terms of parking, this would be formalised and spaces demarcated (see Highway section below).

It is therefore considered the design, appearance and layout of the proposed development would be acceptable and comply with RT1/1, EN1/2 and CF1/1.

Impact upon residential amenity

The site is an existing recreation/sports facility where noise would already be generated by players, spectators or those using the current facilities.

The proposed addition of the function room would provide the opportunity for increased footfall or usage as a community facility, but given the scale of the proposed extension and that it would be fully contained within a brick building it is considered the additional facility would not significantly impact on residential amenity.

The balcony would facilitate outside viewing but as areas of the grounds could also be used by spectators to watch the matches, it is considered there would not be significant harm caused or result in excess noise generation from this area of the site.

The sports facility is contained within its own boundary and neighbours are partly screened and protected from the site by dense and mature trees and vegetation to the east and boundary treatment to the houses to the south fronting Radcliffe Road. Other houses in the area are some considerable distance away and considered not to be severely affected by the development.

It is therefore considered that there would be no likely significant impacts from the proposed development which would harm the amenity of local residents.

As such the proposed development is considered to comply with CF1/1, EN1/2 and EN7/2.

Highways issues

The proposed extension would be located on the front elevation of the existing function room of the clubhouse. Whilst it would project into the internal road there would still be a vehicular and pedestrian access through the site which can facilitate manoeuvring and also deliveries to the site.

Currently, the main car park in the southern area of the site is not formally laid out. There is also an area in front of the existing function room where approx 10 cars could park in an informal arrangement. The position of the proposed extension would result in the loss of these 10 spaces. However, this area is not part of the main parking area and the loss of the 10 spaces is considered not to be a significant loss to the site as a whole, especially as the main car park would be formally laid out and which would enable more cars to park than the current more irregular parking which occurs.

There would also be as the car park would be use of the 15 spaces to the south of the building which would be available at the weekend as they are only used by nursery employees during the week.

The proposed development would result in the provision of a total of 118 no. spaces which is considered to be a betterment in by formalising the parking areas and an acceptable provision for the scale of the development and the facility as a whole.

The proposed development is therefore considered to be acceptable and comply with EN1/2, CF1/1, HT2/4 and HT6/2.

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The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings - 21.609.CE.SLP Site location plan; 21.609.CE.SBP Site block plan; 21.609.02B Existing floor plans and front elevation; 21-609-05A Proposed floor plans and elevation ; 21.609.05A revised plan dated 7.02.22 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The car parking indicated on approved plan reference 21.609.05 Revision A shall be made available for use to the written satisfaction of the Local Planning Authority prior to the extension hereby approved being brought into use and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 4 The turning facilities and delivery access route indicated on approved plan reference 21.609.05 Revision A shall be provided before the development hereby approved is brought into use and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, CF1/1 - Location of New Community Facilities and HT6/2 - Pedestrian/Vehicular Conflict.
- 5 The external finishing materials for the proposal hereby approved shall be implemented in accordance with the details on approved plan drawing proposed floor plans and elevations 21-609-05A.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT 21/2/22			