



REGULATORY SERVICES COMMITTEE

20 August 2015

REPORT

Subject Heading:

P0692.15: Former Broxhill Centre, Broxhill Road

Alterations, adaptations and extension to existing sports halls and changing rooms to provide new changing facilities, cafe area, community space etc. together with the provision of new 3G football pitch, Multi Use Games Area, external play and exercise areas, associated boundary treatment and general landscaping works. Received 13 May 2015

Ward

Heaton

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Policy context:

Local Development Framework
The London Plan
National Planning Policy Framework

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Havering will be clean and its environment will be cared for	[x]
People will be safe, in their homes and in the community	[x]
Residents will be proud to live in Havering	[x]

SUMMARY

The application seeks permission for an extension and alterations to the existing building to provide new changing facilities, a cafe area, community space and a club room. New football pitches, a multi user games area, a running track, exercise equipment and outdoor play areas are to be provided. The proposal includes a new access road and car park. On balance the proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted subject to conditions.

RECOMMENDATIONS

That the Committee delegate authority to the Head of Regulatory Services to grant planning permission subject to the conditions set out below following the expiry of the press notice (28 August 2015) . In the event that objections are received which raise material planning considerations which have not been addressed by this report, then the proposal shall be reported back to Committee for determination.

That the Committee notes that the development proposed is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable fee would be £3,890, subject to indexation. This is based on the creation of 199 square metres of new gross internal floor space (199 x £20 = £3,890).

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of section 91 of the Town and Country Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans detailed on page 1 of the decision notice approved by the Local Planning Authority.

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. Wheel Washing

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.

f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

Reason:-

Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

4. Sports Facilities – Artificial Pitch

Notwithstanding the information on the submitted plans, no development shall commence until details of the design and layout of the artificial grass pitch, which shall comply with the Football Association design guidance, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason:-

Insufficient information has been provided regarding the design and layout of the artificial pitch. This information is required prior to the commencement of development to ensure that the development is fit for purpose and sustainable and to accord with Development Plan Policy.

5. Sports Facilities – Community Use

No development shall commence until a community use scheme has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall include details of pricing policy, hours of use, access by non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the commencement of use of the development and shall be complied with for the duration of the use of the development.

Reason:-

Insufficient information has been provided regarding the access of the community to the scheme. This information is required prior to the commencement of development to ensure secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

6. Contaminated Land

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

Reason:-

To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

7. Landscaping

No works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

8. Materials

No development shall take place until details, including samples, of the proposed cladding materials relating to the pavilion building have been submitted to and approved in writing by the local planning authority. The development shall thereafter be undertaken in accordance with the approved details and retained as such.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to

commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

9. Refuse and Recycling

Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority.

Reason:-

In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

10. Cycle Storage

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

11. Construction Methodology

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) siting and design of temporary buildings;
- d) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- e) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

12. Ecology – Bat and bird boxes

No development shall take place until a scheme detailing the installation of bat and bird boxes within the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained as such.

Reason:-

Insufficient information has been supplied with the application in relation to the provision of bird and bat boxes. Submission of details prior to commencement will ensure that sufficient consideration is given to their sensitive location within the scheme. Their provision is in the interests of biodiversity and in accordance with Policy DC69 of the LDF.

13. Ecology – Newts and Badgers

The development shall be undertaken in the accordance with the recommendations contained in the submitted Great Crested Newt Survey Report (May 2013); Reptile Survey Report (November 2012); Preliminary Ecological Survey (September 2012); and the Badger Survey Report (June 2013.)

Reason:-

In the interests of nature conservation and in accordance with the guidance contained in the NPPF.

14. Lighting

The development shall not be brought into use until the external lighting scheme has been provided in accordance with the submitted Planning Application Lighting Report (July 2013). The approved external lighting scheme shall be retained for the life of the development.

Reason:-

In the interests of designing out crime and in accordance with Policy DC63 of the Development Control Policies DPD.

15. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

16. Stockpiled Material

Any stockpiled materials for use during the course of the development shall not exceed 3m in height.

Reason:-

To protect the visual amenities of the Green Belt and visual amenity generally, in accordance with Policy DC61 of the Development Control Policies Development Plan Document.

17. Hours of Use

The site shall only open to the public between the hours of 0800 and 2300 on Mondays to Fridays; 0800 and midnight on Saturdays; and 0800 and 2200 on Sundays, Bank, and Public Holidays. The proposed 3G pitch shall only be used between the hours of 1000 and 2200, and the MUGA shall only be used between the hours of 1000 and 2100.

Reason:-

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

18. Parking

The proposed facility shall not be brought into use until the car park has been provided. The car park, to be constructed in accordance with the approved plans, shall be retained for the life of the development.

Reason:-

In the interests of highway safety and amenity, and in accordance with the Development Control policies Development Plan Document Policies DC61 and DC32.

19. Construction Environment Management Plan

No development shall take place, including any works of demolition, until a CEMP for the site has been devised. The CEMP shall oblige the applicant, or developer and its contractor to commit to current best practice with regard to site management and to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition and construction and will include the following information:

- i) A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts (noise, dust, emissions to air) and the required remedial measures;
- ii) Engineering measures to eliminate or mitigate specific environmental impacts (noise, dust, emissions to air), e.g. acoustic screening, sound insulation, dust control, emission reduction.
- iii) Arrangements for direct responsive contact with the site management during demolition and/or construction;
- iv) A commitment to adopt and implement of the ICE Demolition Protocol, Considerate Contractor Scheme registration,
- v) To follow current best construction practice e.g London Council's Best Practice Guide Dust & Plant Emissions
- vi) Routing of site traffic;
- vii) Waste storage, separation and disposal.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To protect public health, those engaged in construction and occupation of the development from potential effects of poor air quality. Approval is required before works commence in order to protect the health of construction workers.

20. Secure by Design

No works shall take place in relation to any of the development hereby approved until a full and detailed application for the Secured by Design award scheme is submitted to the Local Planning Authority, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be

carried out in accordance with the agreed details.

Reason:-

Insufficient information has been supplied with the application to judge whether the proposals meet Secured by Design standards. Submission of a full and detailed application prior to commencement is in the interest of creating safer, sustainable communities and to reflect guidance in Policies CP17 and DC63 of the Core Strategy and Development Control Policies Development Plan Document and the NPPF.

21. Pedestrian Visibility Splay

The proposals should provide a 2.1 by 2.1 metre pedestrian visibility splay on either side of the proposed access, set back to the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay.

Reason: -

In the interests of highway safety, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC32.

22. Vehicle Access

The necessary agreement, notice or licence to enable the proposed alterations to the Public Highway shall be entered into prior to the commencement of development.

Reason: In the interests of ensuring good design and ensuring public safety and to comply with policies of the Core Strategy and Development Control Policies DPD, namely CP10, CP17, and DC61. The agreement must be entered into prior to the commencement of development in order to ensure public safety from construction traffic.

INFORMATIVES

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.
2. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £3,890 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the

Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.

3. Discharge fee - A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.
4. Changes to the Highway - The Applicant is advised that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the applicant must contact StreetCare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.

Should this application be granted planning permission, the developer, their representatives and contractors are advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.

The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a license from the Council.

5. Secure by Design - In promoting the delivery of safer, stronger, sustainable places the Local Planning Authority fully supports the adoption of the principles and practices of the Secured by Design Award Scheme and Designing against Crime. Your attention is drawn to the free professional service provided by the Metropolitan Police Designing Out Crime Officers for North East London, whose can be contacted via DOCOMailbox.NE@met.police.uk or 0208 217 3813 . They are able to provide qualified advice on incorporating crime prevention measures into new developments.
6. The Football Association design guidance can be obtained from www.thefa.com. The applicant is advised to contact Mark Liddiard, Regional Facilities and Investment Manager (East), the Football Association for advice on the design of the AGP. 07984 003466, mark.liddiard@TheFA.com.
5. Guidance on preparing Community Use Schemes is available from Sport England www.sportengland.org. The applicant is advised to contact Mark Liddiard, Regional Facilities and Investment Manager (East), the Football

Association for advice on the content of the community use scheme in relation to the AGP. 07984 003466, mark.liddiard@TheFA.com.

REPORT DETAIL

1. Site Description

- 1.1 The application site is approximately 6.5ha in area and comprises land associated with the former Broxhill Centre, which was originally a school but later employed as a Council training centre, which became redundant around six years ago. A number of the former structures have already been demolished, leaving a gymnasium and bowling club building located towards the southern end of the site.
- 1.2 The site is located in the Green Belt and is designated in the LDF as forming part of the Broxhill and Whitworth Centres Site Specific Allocation. The northern half of the site is designated as a park/open space/playing field.
- 1.3 The site's western boundary mainly runs alongside Broxhill Road, beyond which is a site comprising numerous mobile homes; part of the western boundary, and its northern end, adjoins residential properties located on the eastern side of Broxhill Road. The northern boundary adjoins a residential property and open land including some storage buildings. The eastern boundary adjoins open land along with a residential property located on the northern side of Noak Hill Road. The southern Boundary mainly lies adjacent to Noak Hill Road with some residential properties at its eastern end, to the south of Noak Hill Road is the recently built out Whitworth residential development.
- 1.4 The sites western boundary is located approximately 25m from the caravan site located along Sunset Drive. The proposed 3G pitches, would be located approximately 33m from the curtilages of the nearest mobile homes. The proposed MUGA would be located approximately 15m to the west of No.15 Noak Hill Road.
- 1.5 Vehicular and pedestrian access to the site is from Broxhill Road to the west. To the south a recently constructed roundabout serving the Whitworth development from Noak Hill Road has been provided with a currently unused northern stub road to cater for future access to the site.

2. Description of Proposal

- 2.1 This planning application proposes the use of the land as a public park with sports facilities, involving adaptations and an extension to the existing gymnasium building to provide new changing facilities, a cafe area, community space and a club room. The existing bowling club building along

with the adjoining bowling green would be retained. The proposal would incorporate the recently refurbished sports pitches located in the northern area of the site. The following elements would also be provided:

- i) An all-weather football pitch in the south western part of the site, surrounded by 5m high, mainly mesh and net fencing (this can be used as one full size football pitch or subdivided into two smaller pitches).
- ii) A multi-use games area (MUGA) comprising four sports courts located at the eastern side of the site.
- iii) Children's play areas.
- iv) Outdoor exercise areas and running tracks.
- v) A fenced dog walking area located alongside Noak Hill Road.
- vi) A car park comprising 77 standard spaces and 10 disabled spaces, along with a new vehicular access onto Noak Hill Road.
- vii) Much of the existing fencing along the site's western and eastern boundaries would be retained, although new fencing is proposed, particularly around the southern end of the site, and surrounding the MUGA and 3G pitches.
- viii) The proposal would also include flood lighting to the MUGA, 3G pitch, and parking area.

3. Relevant History

- 3.1 The proposal under consideration relates to the requirement of Policy SSA2 that, should development come forward for the development of the former Whitworth site, that those sports and open space elements forming part of the former Whitworth and Broxhill sites, should be consolidated on the former Broxhill site.

P1558.11 - Demolition of existing buildings and redevelopment of the site to create 144 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, car parking, garages, other ancillary structures and landscaping – Approved.

P0863.13 - Creation of 105 no. one and two bedroom apartments and two, three and four bedroom houses, plus associated roads, paths, car parking, ancillary structures and landscaping – Approved.

P0963.13 - Development of a new park including a 3G artificial football pitch, multi-use games area, pavilion, car park, floodlighting, play areas, sports tracks and associated landscape works. Approved

4. Consultation/Representations

- 4.1 Consultation letters were sent to 76 neighbouring properties, a site notice was displayed and an advertisement published in a local newspaper. One communication has been received to date as a result of this publicity expressing concerns regarding the potential for large numbers of people to visit the complex on foot at anti-social hours and for light from the proposed football pitch causing unwanted illumination to bedrooms of a residential building on the south side of Noak Hill Road.

Environment Agency – no objection.

Essex and Suffolk Water – no objection.

London Fire Brigade Hydrants – no objection.

Metropolitan Police – recommend that the lighting of the car park is extended to cover the area to the immediate west and north of the pavilion and the imposition of a condition requiring that the scheme incorporates Secured by Design principles.

London Borough of Havering Environmental Health – no objection, request the imposition of conditions relating to contaminated land and air quality.

London Borough of Havering Highways – no objection, request the imposition of conditions and informatives relating to pedestrian visibility splays, vehicular access and vehicle cleansing during development.

5. Relevant Policy

- 5.1 The following policies of the LDF Core Strategy and Development Control Policies DPD ("the LDF") are of relevance:

DC18 (Protection of Public Open Space, Recreation, and Sports Facilities)
DC32 (Road Network)
DC33 (Car Parking)
DC63 (Secured by Design)
DC45 (Appropriate Development in the Green Belt)
DC48 (Flood Risk)
DC59 (Biodiversity in New Developments)
DC61 (Urban Design)

Policy SSA2 of the Site Specific Allocations DPD

- 5.2 The following policies and guidance are also material considerations in this case:

The National Planning Policy Framework ("the NPPF")

6. Staff Comments

- 6.1 This proposal is put before Planning Committee as the application proposes major development in the Green Belt on Council owned land.
- 6.2 The main issues in relation to this application are considered to be the principle of development, the impact upon the character of the area, impact upon neighbouring occupiers, and other considerations.

7. Assessment

7.1 Principle of development

7.1.1 Policy SSA2 of the LDF states that a redevelopment of the former Whitworth Centre site will be encouraged, and that sports and open space provision should be re-provided at the neighbouring, former Broxhill Centre site. Further requirements are that the proposal should be publicly accessible and enhance the openness of the Green Belt. The proposal under consideration is considered to be in accordance with Policy SSA2 of the LDF.

7.1.2 Policy DC18 of the LDF states that any loss of open space to a non recreation/leisure use, as is the case at the former Whitworth Centre site, should be accompanied by an improvement to the quality of open space in the vicinity of the site, or to remedying qualitative and quantitative deficiencies elsewhere in the borough. The proposal would involve a significant improvement to the provision of open space provision in the vicinity of the former Whitworth site, and to the extent that the proposal is considered to be in accordance with Policy SSA2, it is also considered to be in accordance with Policy DC18.

7.1.3 This planning application proposes the change of use of land, along with building operations in the Green Belt. Policy DC45 of the LDF states that planning permission will only be granted for development in the Green Belt that is for given purposes, including outdoor recreation, and that new buildings in the Green Belt will only be approved where they are essential to the identified uses.

7.1.4 National planning guidance is also a material consideration in the determination of planning applications. In terms of the guidance contained in the NPPF, the preliminary assessment when considering proposals for development in the Green Belt is as follows:-

- a) It must be determined whether or not the development is inappropriate development in the Green Belt. The NPPF and the LDF set out the categories of development not deemed to be inappropriate.

- b) If the development is considered not to be inappropriate, the application should be determined on its own merits.
- c) If the development is inappropriate, the presumption against inappropriate development in the Green Belt applies.

Material Change of Use

7.1.5 It is considered that the proposed change of use, which would result in the creation of outdoor sport and recreation facilities, would not be significantly detrimental to the openness of the Green Belt compared to the extant use of the site as a school and latterly a training centre, along with a recreational ground. However, the guidance contained in the NPPF is silent in relation to material changes of use. As this type of development is not listed as potentially constituting appropriate development in the Green Belt, the implication is that the proposed change of use would constitute inappropriate development in the Green Belt. Very special circumstances therefore need to be demonstrated to overcome the harm to the Green Belt, by reason of inappropriateness.

Building Operations

7.1.6 Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt need not be inappropriate where they relate to the provision of appropriate facilities for outdoor sport and recreation, providing they maintain the openness of the Green Belt and do not conflict with the purposes of including land within it. The proposed additions and modifications to the existing building would provide changing room facilities, a hall, community room, bar and restaurant. The extension is single storey with a flat roof and extends 11 metres to the south of the building, there would be no apparent increase in massing of the building from this addition when viewed from the road to the south which is the public place from which the building is most visible. The modifications to the building slightly increase the massing by changing the current dual pitched roofs to flat roofs but these changes do not increase the overall height. Given the scale and nature of the overall site, it is considered that the proposed additions would not be disproportionate and that the facilities provided, which are of a modest nature, would be appropriate to what would be a significant outdoor sport and recreation facility within the borough.

7.1.7 The proposal would result in a number of other building operations, including the erection of fencing and floodlights; these are considered to be minor additions to the landscape in relation to the overall site area and are, in any case, located towards the southern end of the site, near to the public highway and an area exhibiting a more urban character. These building operations are considered to be appropriate for an outdoor sport and recreation facility.

7.1.8 Whilst the aforementioned building operations are considered to be appropriate to facilitate an outdoor sport and recreation facility, given their scale, it is not considered that they would, in themselves, maintain the openness of the Green Belt. Nevertheless, compared to the site's previous development, which included a complex of larger buildings, it is considered that the proposal would enhance the openness of the Green Belt, in accordance with Policy SSA2 of the LDF.

7.2 Visual Impact

7.2.1 Policy DC61 states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area. However, the requirements of this policy need to be balanced against the provisions of Policy SSA2 of the LDF, which allocated the site for the proposed use.

7.2.2 The proposed development would result in the creation of an outdoor sports and recreation facility including building operations. The proposed use would generally have an open character, and the increase in size of the building is modest especially when considered in relation to the site as a whole. Moreover, the proposal replaces a former school and latterly a training centre, which had a greater impact on the open character of the area and the visual amenities of the Green Belt than what is under consideration.

7.2.3 The proposed changes to the design of the building are contemporary in nature and update the current, somewhat bland, format which comprises two dual pitched roofed structures to the east and west connected by a flat-roofed infill. The eaves of the dual pitched roofs are raised so that these parts of the building become flat roofed and, in order to add interest and to avoid a 'box like' effect, the roofs of these two components overhang to the west giving a cantilevered dynamic effect to the most visible north and south elevations which reflects the active end use of the building. The single storey extension towards the south which contains the entrance lobby adds further articulation and interest to the building. Materials to be used are wood composite cladding and powder coated aluminium window frames and doors. The buildings are proposed to be finished in bright pastel colours.

7.2.4 It is considered that the proposal would be acceptable, subject to the use of the following conditions. It is recommended that conditions be imposed, should planning permission be granted, requiring the approval of details relating to landscaping, building materials, bicycle storage, and refuse and recycling storage.

7.3 Amenity

7.3.1 Policy DC61 of the LDF states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.

- 7.3.2 The nearest residential properties to the proposal would include mobile homes located approximately 30m to the west of the proposed 3G pitches, and a residential property located approximately 15m from the proposed MUGA. Acoustic fencing is proposed as part of the scheme and the submitted noise survey indicates that the proposal would not result in any significant adverse impacts on the amenities of neighbouring occupiers. However, this is based on average noise levels measured over given periods of time. In practice, there are likely to be peak noise levels associated with sports uses, which would be audible at neighbouring residential properties.
- 7.3.3 The applicants propose to limit the use of the MUGA and 3G pitch, the uses of which are likely to generate the most noise, to the hours of 10am to 10pm for the 3G pitch, and 10am to 9pm for the MUGA. A condition is recommended to limit the use of the facilities to these times.
- 7.3.4 Given the nature of the proposal, it is considered that there would not be any significant adverse impacts on the amenity of neighbouring occupiers in terms of overlooking, loss of outlook, or loss of light.
- 7.3.5 The proposed use of flood lighting would have the potential to cause light pollution impacts in the surrounding area. The submitted lighting assessment and plans indicate that the external flood lighting would be set on 8m high masts and would be orientated to face into the relevant areas of activity. Backlight shields would be employed to reduce glare and when the vegetation in the surrounding area is considered, the report concludes that light spill from the site will not cause significant harm either to neighbouring residential properties or public highway users. Moreover, it is proposed that the flood lights will be turned off as soon as the use of the relevant sports areas ceases.
- 7.3.6 The proposal is considered to be acceptable in terms of amenity, and would be in accordance with Policy DC61 of the LDF.

7.4 Access Considerations

- 7.4.1 Policy DC32 of the LDF states that development will only be permitted where it can be demonstrated that there would be no significant adverse impacts on the road network.
- 7.4.2 The proposal would result in the creation of a new vehicular access onto Noak Hill Road, with the existing access from Broxhill Road being employed for servicing purposes. The proposed car park would include 77 standard spaces and 10 disabled spaces. The Council's Highways officers have considered the proposal and have raised no objections to it subject to the use of a condition, which should be imposed should planning permission be granted. In the absence of any objections from the Highway Authority, it is considered that the proposal would be in accordance with Policies DC32 and SSA8.

7.5 Environmental Considerations

7.5.1 The Council's Environmental Health Officers have recommended the use of conditions relating to contaminated land and air quality. The requirement for an air quality assessment is considered to be neither reasonable or necessary given that the proposal would have less than 200 parking spaces and given the previous use of the site.

7.5.2 A Flood Risk Assessment was submitted as part of the proposal. The Environment Agency has no objection to the scheme and it is considered that it would have an acceptable impact in relation to flood risk and drainage arrangements in the area.

7.5.3 Various ecological reports have been undertaken in relation to protected species; it is recommended that a condition be applied requiring that the development be undertaken in accordance with the recommendations contained in those reports. A further condition is recommended requiring the approval of details relating to biodiversity enhancements, in accordance with Policy DC59 of the LDF.

7.6 Other Considerations

7.6.1 The Council's Designing Out Crime Officer has raised no objections to the proposal subject to the use of conditions, which should be imposed if planning permission is to be granted.

7.7 Very Special Circumstances

7.7.1 As discussed earlier in this report, it is considered that the proposed development, by virtue of the guidance contained in the NPPF, would be harmful to the Green Belt, by reason of inappropriateness.

7.7.2 In this case it is considered that there are sufficient very special circumstances to justify the proposal. The site is allocated in the Development Plan for use for outdoor sports and recreation in association with the residential development at the neighbouring Whitworth site. The proposal would result in a significant improvement to the quality and quantity of recreation facilities in the borough, and would result in a visual and environmental improvement to the site compared to what previously occupied it.

8. **Mayoral Community Infrastructure Levy (CIL)**

8.1 The proposal would involve the creation of 199 square metres of new floor space. As the buildings on the site which have already been demolished have not been occupied for more than 36 months their floor area cannot be offset against the new floor area created. The Mayoral CIL contribution is therefore calculated as £20 x 199 = £3,980.

9. Conclusion

- 9.1 It is considered that there are very special circumstances to justify inappropriate development in the Green Belt in this case, and in all other respects, officers consider the proposed development to be acceptable, having had regard to Policies DC18, DC32, DC33, DC45, DC47, DC48, DC59, DC61, DC63, and SSA2 of the LDF, and all other material considerations.

IMPLICATIONS AND RISKS

Financial Implications and risks: None

Legal Implications and risks: None. It should be noted that the planning merits of the case have been considered independently of the Council's interest as both the landowner and applicant.

Human Resource Implications: None

Equalities and Social Inclusion Implications: The Council's planning policies are implemented with regard to equality and diversity.

BACKGROUND PAPERS

1. Application and supporting details and plans received on 13 May 2015