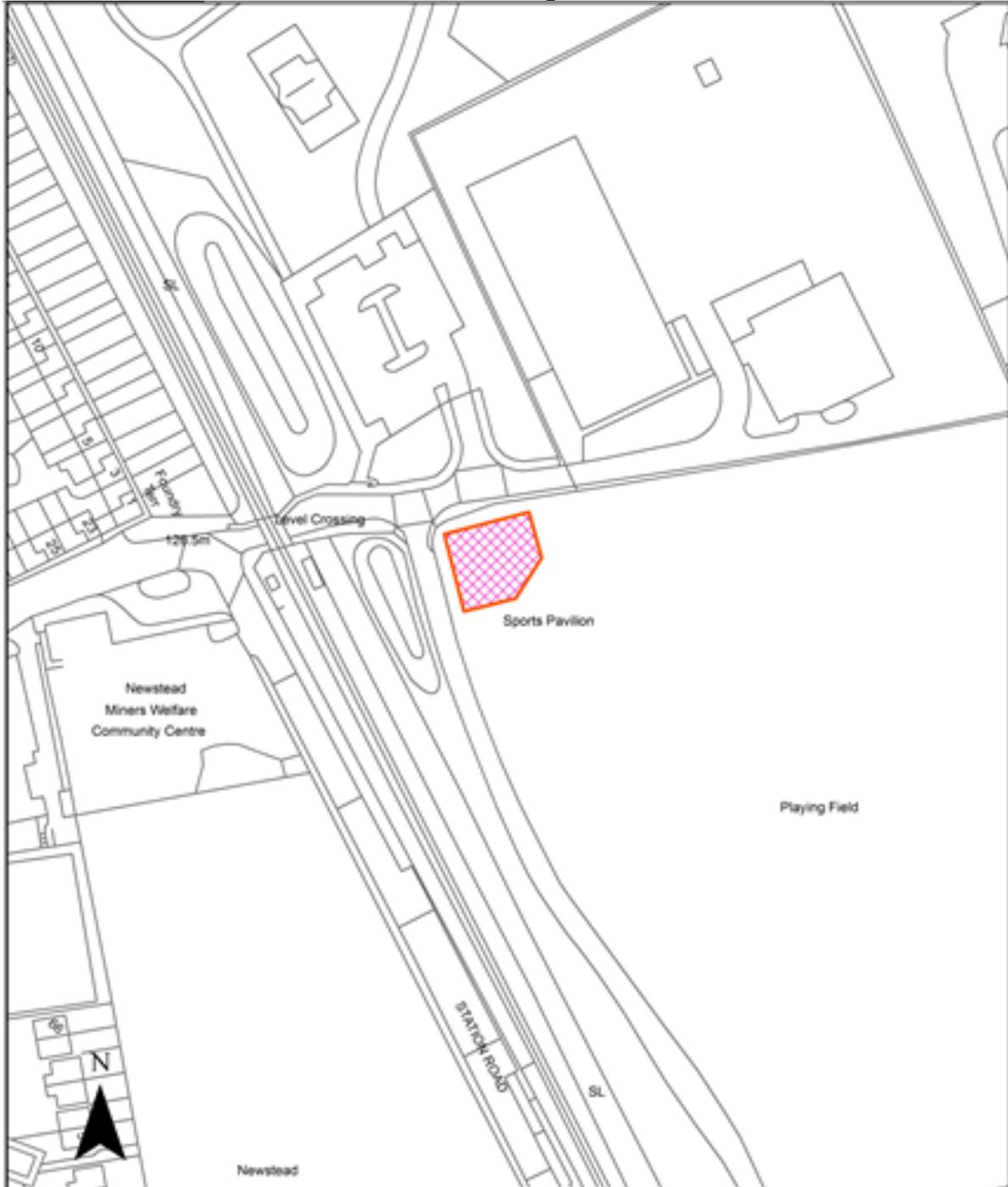




**Application Number:** 2016/1107  
**Location:** Newstead Village Sports Pavilion, Tilford Road,  
Newstead, Nottinghamshire.



**NOTE:**  
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## **Report to Planning Committee**

**Application Number:** 2016/1107

**Location:** Newstead Village Sports Pavilion, Tilford Road,  
Newstead, Nottinghamshire.

**Proposal:** Change of use from D2 (Assembly and Leisure) to D2/A4  
(Assembly and Leisure and Drinking Establishment -  
micropub)

**Applicant:** Ms Lorraine Horrocks

**Agent:**

**Case Officer:** Elizabeth Campbell

**This application is referred to The Planning Committee because the building is owned by the Council.**

### **Site Description**

The Newstead Village Sports Pavilion is a modern brick building with tiled roof in the north east corner of the Playing Field at Newstead Village. It stands immediately to the east of the Robin Hood railway line and Station Road and it is accessed via the level crossing off Tilford Road. To the north of the site and Tilford Road there is a public car park serving the Newstead and Annesley Country Park and to the east there is a large industrial complex – Northfield Construction Ltd.

The building currently provides a club room for users of the sports field together with changing rooms, showers and toilets and kitchen and store. The building is currently leased to the NOMADS Cricket Club (a Mansfield based team) during summer months and to football clubs during autumn/winter for use over weekends and some evenings.

The building is situated within the Green Belt. The playing field is public protected open space as is the car park to the north.

### **Relevant Planning History**

None

### **Proposed Development**

The proposal is for the change of use of the Sports Pavilion from D2 (Place of

Assembly and Leisure) to D2 / A4 (Place of assembly and leisure and Drinking establishment) and specifically in this case a micropub.

The building would not be altered externally or internally, except that the club room would become a sitting area and the kitchen would become a bar servery and kitchen. One store room would become a chill room.

The applicant is a local person and she has submitted a design and access statement in support of the proposal. The following relevant statements are made:

- The objective is to establish a micropub within Newstead Village, to provide a social meeting space for the adults of the community. There is currently a lack of accessible community facilities
- There would be no electronic entertainment or gambling.
- The establishment would sell cask ales and craft lagers sourced locally plus wine, hot refreshments and pub snacks
- The premises would be open on Tuesdays and Wednesdays 12-2pm and 4-10pm (last orders) and Thursday – Sunday 12 -10pm (last orders)
- A recent study demonstrates that small community pubs provide a safe and enriching environment
- The development will assist in reducing isolation, provide employment for 1.5 posts as a minimum, increase visitors to the Country Park, including its fishing lakes and Newstead Abbey, improve the image of Newstead Village, reduce drink driving and support community events
- The building is currently underutilised. The facility could enhance the sports events taking place
- There are no other available premises locally
- A survey conducted in 2015 revealed that over 90% of residents felt that a meeting place in Newstead was needed and that they would use a pub
- The Parish Council are in favour as are Future Newstead, the Allotment Association and Newstead Events group.
- A Housing Needs survey in 2011 identified that the majority of people who wished to leave the village was because of the lack of facilities
- Future Newstead identifies the lack of social space for adults
- The proposal is in accordance with the National Planning Policy Framework as it would support a prosperous and rural economy and promote a healthy community; contribute to the Gedling Partnership 2026 Vision and comply with the following local plan policies – E4 (Employment development on unallocated sites), E9 Rural Employment Diversification, C1 (Community Services General Principles), C4 (Loss of Community Facilities)
- The building and facilities are fully accessible. The Pavilion is sited close to the train station and on the National Cycle Network. It is a short walk from local bus services and in walking distance for local residents. There are two large car parks.
- The building already has security shuttering

### **Consultations**

Newstead Parish Council – No objections to this application and welcomes this additional facility in the village

Environmental Health – All appears fine from a food point of view. Therefore, no comments to add, as we are already in correspondence with them.

Parks and Street Care – No comments

The application has been advertised on site and the neighbour has been notified. No representations have been received to date. The public consultation period on the site notice expires on 20<sup>th</sup> December. Any comments received following the publication of the report will be reported verbally.

### **Planning Considerations**

In my opinion the main issues in determining this application are whether this is appropriate development within the Green Belt and other policy issues, the impact on the amenities of any residents and any highway issues.

The National Planning Policy Framework, the main National Planning Guidance, has a presumption in favour of sustainable development, supports a prosperous rural economy, and promotes healthy communities.

Paragraph 90 of the NPPF states that certain forms of development are not inappropriate in Green Belt provided they preserve the openness and do not conflict with the purposes of including land in Green Belt. One of these exceptions relates to the re-use of buildings provided that the buildings are of permanent and substantial construction. Given that the sports pavilion is a modern brick building I consider that the change of use can be considered as one of the exceptions listed to Green Belt policy and can be considered appropriate, as there would be no increased undue impact on the openness as a result of the change of use.

Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable development - by the conversion of existing buildings and supporting sustainable leisure developments that benefit communities and visitors and which respect the character of the countryside. This should promote the retention and development of local services and community facilities in villages such as meeting places, and public houses.

The applicant has stated that 1.5 jobs would be created and that surveys in the village have shown that there is a demand for community facilities and that persons may wish to leave the village because of the lack of community facilities and in particular a public house. The applicant has stated that they will provide refreshment facilities to visitors to the Newstead and Annesley Country Park and therefore promoting the use of this park in a sustainable manner. The Pavilion will not be extended or altered in any way.

Paragraphs 29 – 41 encourage the promotion of sustainable transport. As noted by the applicant, the Newstead Village Sports Pavilion is close to the train station and the National Cycle Network, a short walk from local bus services and in walking

distance for local residents.

Paragraphs 69 -78 encourages promoting healthy communities by for example promoting opportunities for meetings between members of the community

On 10<sup>th</sup> September 2014 Gedling Borough adopted the Gedling Borough Aligned Core Strategy (GBACS) and this now forms part of the Development Plan along with certain policies saved are contained within the Gedling Borough Replacement Local Plan referred to in Appendix E of the GBACS. In addition to a presumption in favour of sustainable development the proposal would be considered against Policy 3 (Green Belt), Policy 4 (Employment Provision and Economic Development), Policy 12 (Local Services and Healthy Lifestyles) and Policy 14 (Managing Travel Demand).

It is my opinion, as outlined above, that the proposal accords with Green Belt policy, would provide valuable local employment, would provide a missing community facility within the village, be close to other rural facilities and public transport, would promote a healthy community and would utilise an existing building.

The Local Plan policies which are relevant to this application are:

- ENV1 – Development Criteria
- E4 - Employment development on unallocated sites
- E9 - Rural employment diversification
- C1 - Community Services (general principles)

In my opinion, the proposal accords with these policies for reasons cited in connection with the National Planning Policy Framework and the Gedling Borough council Aligned Core Strategy.

With respect to any highway issues I note that there is an existing car park which serves the Country Park nearby and that the access is via an adopted highway. I consider that there are no concerns from a highway point of view – as there is a car park nearby and access by vehicle to the country park, fishing lakes etc. already. With respect to any impact on neighbours I note that there are no residential properties nearby and that to date no representations have been received in response to the notification or site notice.

I conclude that the proposal accords with the National Planning Policy Framework and the policies of the Gedling Borough Aligned Core Strategy and the Gedling Borough Replacement Local Plan (certain policies saved 2014). I, therefore, support this application.

**Recommendation:**

**To GRANT Planning Permission subject to the following conditions:**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be implemented in accordance with the application form and design and access statement received on 21st October 2016, and the site location plan (dwg no. 16.09.119-03) and the existing and proposed layout plans (dwg nos 16.09.119-01 and -02 respectively) received on 4th November 2016.
3. The proposed A4 use shall be restricted to the area outlined in red (approx 101sq metres) as detailed on drawing no 16.09.119-02 received by the Local Planning Authority on 4th November 2016

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt
3. For the avoidance of doubt

### **Reasons for Decision**

In the opinion of the Local Planning Authority there are special circumstances to allow this development in the Green Belt and the proposal will contribute to local employment, the enhancement of community facilities for residents and visitors to the Country Park and the Playing Field for sports events and be linked to sustainable forms of transport. The proposal is therefore in accordance with the National Planning Policy Framework, Policies 3, 4, 12 and 14 of the Gedling Borough Aligned Core Strategy and Policies ENV1, E9 and C1 of the Gedling Borough Replacement Local Plan (certain policies saved 2014)

### **Notes to Applicant**

The applicant is advised that all planning permissions granted on or 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.

The applicant is advised that advertisement consent may be needed for signage. The applicant is advised to discuss this with the Local Planning Authority.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework and sought confirmation of detailed issues to satisfy the Borough Council of the acceptability of the proposal.