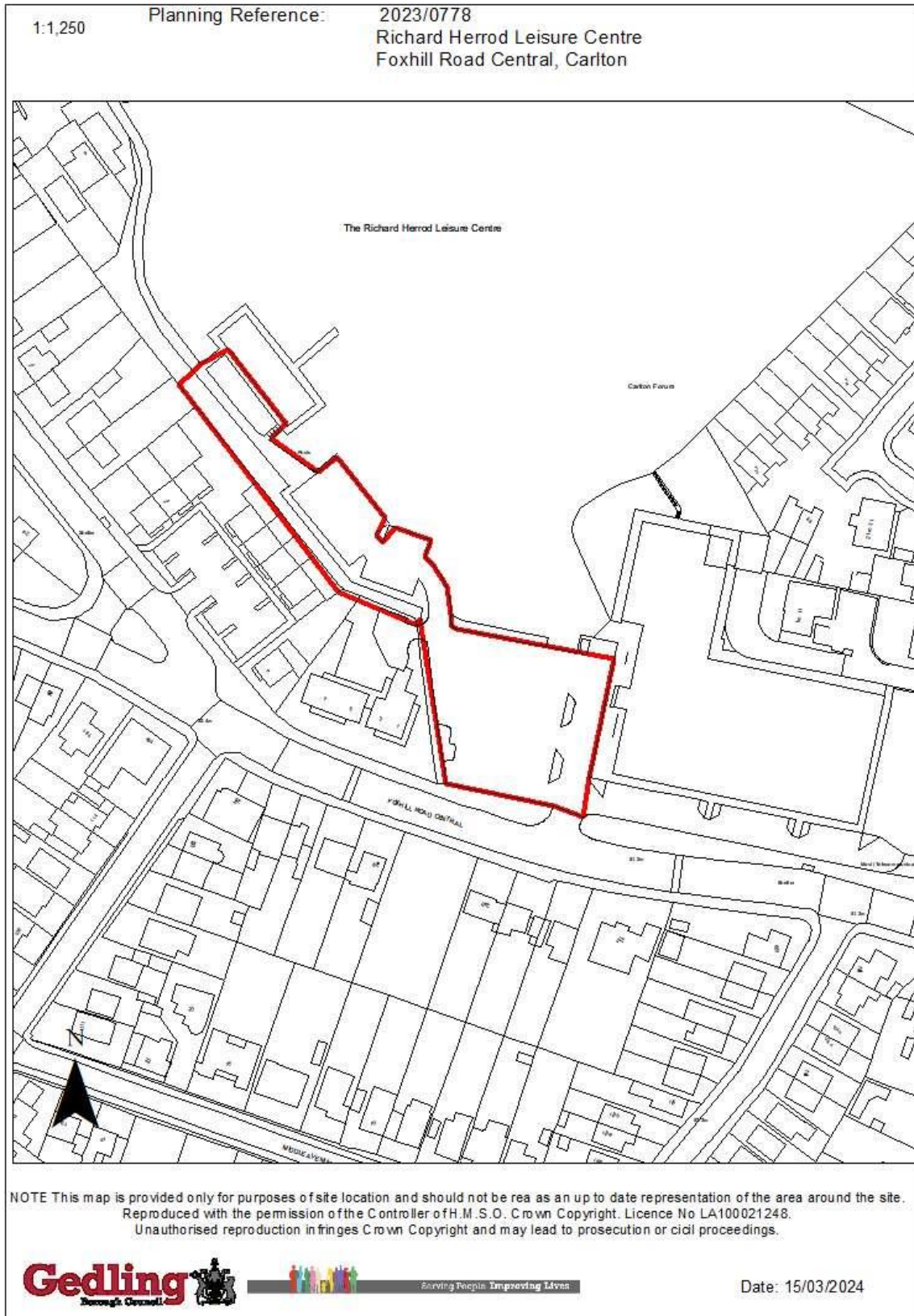




Planning Report for 2023/0778



Report to Planning Committee

Application Number:	2023/0778
Location:	Richard Herrod Leisure Centre, Foxhill Road Central, Carlton
Proposal:	New storage container associated with Gedling Southbank FC together with associated ground work in respect of site levels.
Applicant:	Gedling Southbank FC
Agent:	
Case Officer:	Joe Davies

This application has been referred to the Planning Committee as part of the application site is land owned by Gedling Borough Council.

1.0 Site Description

1.1 The site comprises an existing playing field next to Richard Herrod Leisure Centre in Carlton. There is already a large changing facility and storage building at the site, that was granted planning permission in the mid 2000s under the reference 2005/0721. To the north and east of the site is the playing field, to the west of the site are dwellings on Valley Road and to the south is the leisure centre and car park.

2.0 Relevant Planning History

- 2005/0721 - Erect brick built single storey changing accommodation and club room – Conditional permission (08.09.2005)

3.0 Proposed Development

3.1 The application seeks permission for the siting of a storage container at the site adjacent to the existing building. Initially the storage container was proposed to be sited to the west of the existing building, on the opposite side of a public footpath. However, it was considered that this would have an adverse impact on neighbours and visual amenity and the container has therefore now been moved closer to the existing building.

3.2 The container would have a length of 6.1 metres and a width of 2.4 metres and would be of a steel construction, typical of a shipping container.

4.0 Consultations

- 4.1 Nottinghamshire County Council - Local Highway Authority – No objection
- 4.2 Neighbours were consulted on the application and a site notice was placed outside the site. No comments were received.

5.0 Assessment of Planning Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2021 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

Development Plan Policies

The following policies are relevant to the application:

5.3 National Planning Policy Framework 2023

Sets out the national objectives for delivering sustainable development. Sections 2 (Achieving sustainable development), 4 (Decision making), 8 (Promoting healthy and safe communities), 9 (Promoting sustainable transport), and 12 (Achieving well designed places) are particularly relevant.

5.4 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

5.5 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

- LPD 32 – Amenity;
- LPD 35 – Safe, accessible and inclusive development;
- LPD 57 – Parking Standards; and
- LPD 61 – Highway safety.

6.0 Planning Considerations

Principle of the development

- 6.1 The proposal is for a storage container at an existing playing field. There are no overriding policy restrictions in the location where the storage container is proposed to be sited. As a result, the key considerations for the application are considered to be the impacts on the character of the area, residential amenity and highway safety. Overall, the principle of the proposed development is supported, subject to consideration of the aforementioned planning considerations.

Impact upon visual amenity

- 6.2 In terms of the impact on visual amenity, whilst the storage container would have little aesthetic merit, given that it has been re-sited to be closer to the existing changing facility it is considered that it would be seen in the context of that building and have no adverse impact on the character of the area. Furthermore, it is not uncommon to see such facilities at recreation sites for additional storage e.g. corner flags, next etc. The siting of the structure is, therefore, considered to be acceptable, not detrimental to the character of the area, and would comply with policies LPD 32 and LPD 35.

Impact upon residential amenity

- 6.3 The proposed development would now be sited away from any neighbouring properties so that there would be no significant impact in relation to loss of light or over-dominance and there would be no windows that would lead to overlooking. Furthermore, given the existing use of the site, it is considered that the siting of the storage container, would also have no significant impact in relation to noise and disturbance. The impact of the proposed development on neighbour amenity is therefore considered to be acceptable and in accordance with Policy LPD 32.

Highway matters

- 6.4 The proposed container would be sited far away from the public highway that there would be no impact on access or visibility. Furthermore, The Local Highway Authority have also confirmed that they have no objections to the proposed development and the proposal would also not result in the removal of any parking spaces or increase in demand for parking spaces. The impact on highway safety and parking provision is, therefore, considered to be acceptable and would be in accordance with Policies LPD 57 and LPD 61.

Conclusion

- 6.5 The proposed development would be acceptable in principle and would have no adverse impact on the character of the area, residential amenity or highway safety.
- 6.6 The proposed development is therefore considered to be in accordance with guidance contained in the NPPF (2023) policies A and ASC10 of the Aligned Core Strategy and LPD32, LPD35, LPD57 and LPD61 of the Local Planning Document.

**RECOMMENDATION: Grant planning permission subject to conditions:
Conditions**

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall undertaken in accordance with the application form and the following drawings:- Steel Storage Container Adjacent Sports Pavillion Richard Herrod Leisure Centre Foxhill Road Scale 1:50 (Elevations); and- Site Location Plan (Amended and received 25th January 2024).

Reasons

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

Notes to Applicant

Positive and Proactive Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres