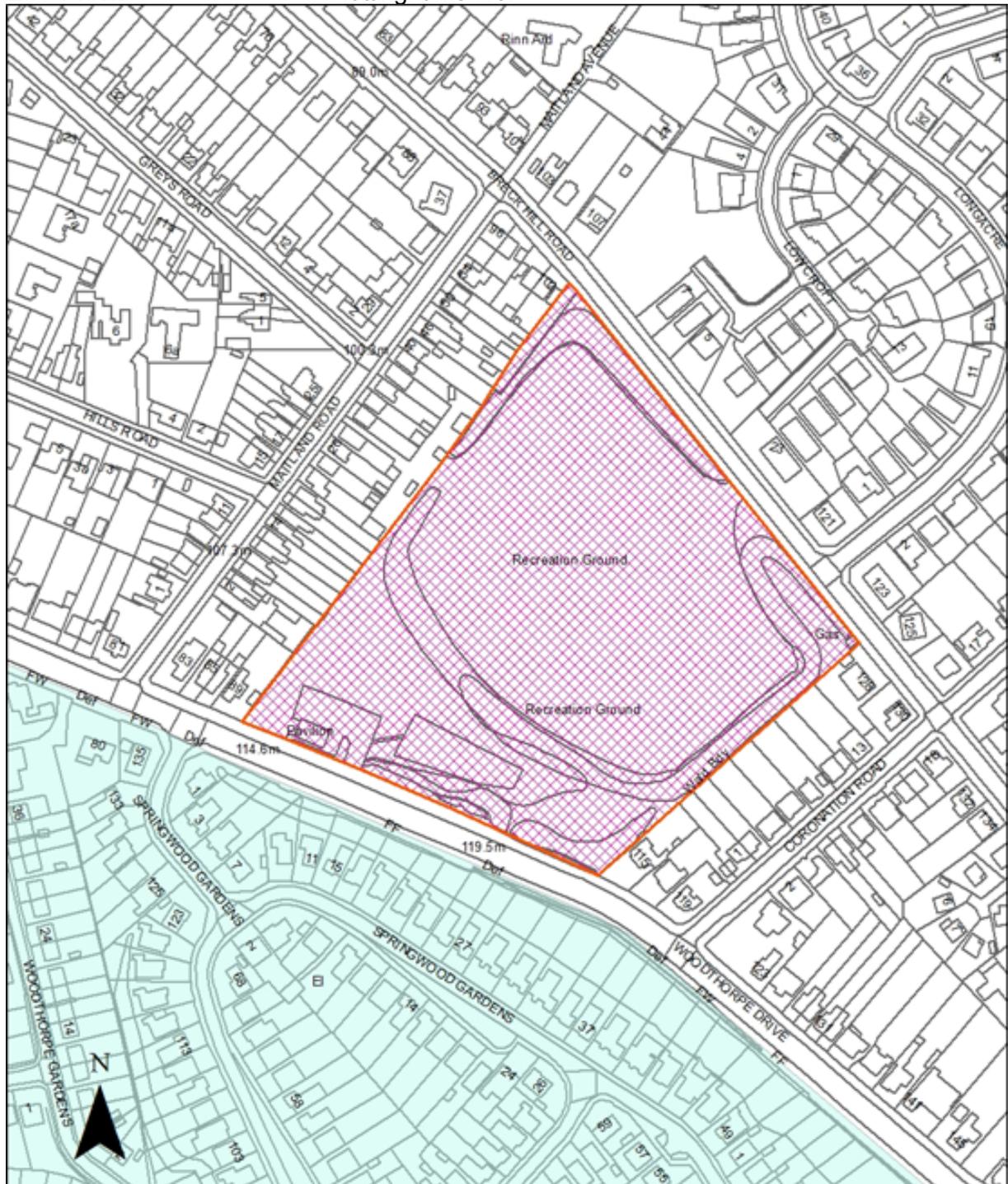


Application Number: 2015/1255
Location: Recreation Ground, Breck Hill Road, Woodthorpe, Nottinghamshire.



NOTE:
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number: 2015/1255

Location: Recreation Ground, Breck Hill Road, Woodthorpe, Nottinghamshire.

Proposal: Siting of a 20ft Shipping Container onto an unused area of the recreation ground. This will act as storage to support the existing use of the site.

Applicant: Mr Jamie Baddeley

Agent:

Case Officer: Cristina Dinescu

Background

This application is being referred to the Planning Committee because the land is owned by Gedling Borough Council.

Site Description

This application relates to Breck Hill Recreation Ground, a public protected open space as defined on the Proposals Map of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

The Recreation Ground is adjoined by residential properties to north-west and south-east, Breck Hill Road to north-east and Woodthorpe Drive to south-west.

A larger area of the open space towards Breck Hill Road is used for playing activities and it has two pitches and a predominantly flat surface.

The smaller area towards Woodthorpe Drive is in a higher position, as well as the adjoining residential properties, and is comprised of a playground and a sports pavilion with changing rooms.

Mature trees are present on site towards the boundaries with residential properties.

Relevant Planning History

77/1224 – Planning Permission was granted for change of use of former quarry to open space for recreational purposes.

2001/0397 – Planning Permission was granted to construct new sports pavilion with changing rooms and club room.

2002/1691 – Planning Permission was granted for a new fence line of 2.75m in height.

Proposed Development

The proposal seeks Planning Permission to site a shipping container onto the south east corner of the open space, within the playing area, towards the rear gardens of no's 11 and 13 Coronation Road, for the purpose of storing sports equipment in connection to the playing field.

Consultations

Adjoining neighbours have been notified and a site notice posted – two letters of representation were received as a result and the objections are outlined as follows:

- The ugly metal container would be very detrimental to the surroundings;
- Local residents and other users do not see the location as an unused area;
- A shipping container would be appropriate on a building site, not a green public space;
- It should be sited on the tarmac area near the pavilion;
- Little or no facilities for parking;
- Car parking should be provided before any further facilities are provided.

Planning Considerations

In my opinion the main planning considerations in determining this application are the impact on neighbouring amenities, the impact on the playing field, the visual impact of the proposal, and whether the container would be an essential facility to support sport and recreation.

At the national level the National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF there is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development, paragraphs 56-68 are particularly relevant to this application and relate to “Requiring good design”.

At local level, Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policy is relevant:

- Policy 10 – Design and Enhancing Local Identity

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plan. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant:

- ENV1 – Development Criteria;
- R1 – Protection of Open Space.

The Government attaches great importance to the design of the built environment.

Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) Make a positive contribution to the public realm and the sense of place;
- b) Create attractive, safe, inclusive and healthy environment;
- c) Reinforce valued local characteristics;
- d) Be adaptable to meet changing needs of occupiers and the effects of climate change;
- e) Reflect the need to reduce the dominance of motor vehicles.

Policy ENV1 requires development to be of a high standard of design, in keeping with the scale, bulk, form, layout or materials and should not cause unacceptable harm to the amenity of neighbouring residents. In addition Policy ENV1 requires appropriate parking and circulation of pedestrian and vehicles to be made.

Policy R1 states inter alia: -

'Planning permission will not be granted for development on land that is used, or was last used, as open space. Exceptions to this policy include the following:

- The development would enhance or improve the recreational or sporting potential or quality of the site;
- The proposed development is ancillary to the use of the site as a playing field and would not adversely affect the quantity or quality of pitches or their use.'

I note that the shipping container is proposed to store sports equipment for Carlton Juniors FC, an existing sports club. The proposed development of a shipping container for the secure storage of sports equipment can be considered an essential facility for outdoor sports and recreation and is ancillary to the use of the protected open space. Therefore, it is my opinion; it would constitute an appropriate form of development on an existing recreation ground.

I note from the submitted details that the shipping container would be sited next to the rear boundaries of residential properties on Coronation Road, behind a raised area with mature trees, I also note that the container would be coloured a natural green and would be sited adjacent to mature vegetation. I am satisfied the container would be sited in an unobtrusive location and its impacts would be softened as a result of its colour and location. I also consider that the design of the container is functional and fit for the purpose proposed, to securely store sports equipment for Carlton Juniors FC. Should planning permission be forthcoming I would suggest a condition being attached to any permission requiring the proposed shipping container to be maintained in a natural green colour for the life of the development.

Given that the residential properties are in a higher position than the playing field and the separation distances involved, it is my opinion the proposal would have no undue impact on the amenity of nearby residential properties.

Given the proposed marginal location of the shipping container and the purpose to

store sports equipment securely, it is my opinion the proposal would be ancillary to the use of the site as a playing field and would not adversely affect the quantity or quality of pitches or their use. Given the nature of the proposal, it is my opinion that the impact on the open space would be minimal and completely reversible when the shipping container is removed. Should planning permission be forthcoming I would suggest a condition to be attached regarding the container to be removed when it would no longer be needed.

With regards to the resident's objections, the area is described as unused only in relation to the playing field and its pitches and the proposed location reflects that. It is my opinion that the proposed development would assist in the primary purpose of the open space by providing a secure area to store sporting equipment in support of an existing recreational use.

I note the comment with regard to car parking, however, the development is to support an existing recreational use and should not result in a significant increase in car journeys. I therefore consider there to be no highway safety implications as a result of the development.

For the reason set out above I consider the proposal to accord with Policy 10 of the Aligned Core Strategy 2014 and saved Policies ENV1 and R1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) and Government advice contained within the NPPF. I would therefore recommend that Planning Permission be granted.

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. The development shall be carried out in accordance with the application form, site location plan and details, received on 30th October 2015.
3. The shipping container hereby approved shall be removed from site in the event of being not in use for a period in excess of 6 months, and the site returned to its original condition, unless otherwise agreed in writing by the Borough Council.
4. The shipping container hereby approved shall be finished in a natural coloured green finish for the life of the development.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development in accordance with policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014)

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring residential amenity or the locality in general and it would not affect the streetscene. The proposal is ancillary to the use of the site as a playing field and would not adversely affect the quantity or quality of pitches or their use. The development therefore complies with Policies ENV1 and R1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), Policies 10 and 16 of the Aligned Core Strategy (September 2014) and advice contained with the NPPF.

Notes to Applicant

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. 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. 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 development type proposed is zero rated in this location.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.