

Application Number:	2020/0099	Application Type:	Full
Proposal:	Pre-fabricated steel container as changing facilities and equipment store for Rossendale Valley Junior Football Club players and match officials	Location:	St Peters Playing Field St Peters Avenue Haslingden BB4 6NZ
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	9 June 2020
Applicant:	Rossendale Valley Junior Football Club	Determination Expiry Date:	12 June 2020
Agent:	None		

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	Council-owned land

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

Approve subject to the Conditions set out in Section 10.

2. SITE

The application relates to a small part of St Peters Playing Field.

Rossendale Valley Junior Football Club makes use of the pitches marked out on this extensive open area owned by the Council. The Club presently uses a shipping container for storage of goals, respect barriers, a lawnmower and other training kit. Upon removal of equipment, space becomes available for use as a changing-room.

Accessed via the car park fronting St Peters Avenue, the existing container is sited approximately 5m from the rear boundary of the back garden of the split-level dwelling at 4 St Peters Avenue, screened from it and the neighbouring residential properties by intervening trees/shrubs.

On the Proposals Map accompanying the Core Strategy the playing field is identified as a Recreation Area within the Urban Boundary of Haslingden.

3. PROPOSAL

Permission is sought by the Club for a second shipping container.

It is to be sited immediately to the south of the existing shipping container, will measure 2.4m x 6.5m x 2.45m high and will be painted dark-green to match the existing container.

4. PLANNING HISTORY

2007/490 Laying of hardcore track and provision of a container for use as a changing room
Approved

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 2	Achieving Sustainable Development
Section 8	Promoting Healthy & Safe Communities
Section 11	Making Effective Use of Land
Section 12	Achieving Well-Designed Places
Section 16	Conserving & Enhancing the Natural Environment

Development Plan Policies

RBC Core Strategy (2011)

AVP6	Area Vision for Haslingden & Rising Bridge
Policy 1	General Development Locations and Principles
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity, Geodiversity & Landscape Conservation
Policy 23	Promoting High Quality Design and Spaces
Policy 24	Planning Application Requirements

6. CONSULTATION RESPONSES

7. **NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order neighbours were notified by letter on 16/04/20.

No comments or objections have been received.

8. **ASSESSMENT**

The main considerations in this case are as follows:

- 1) Principle; 2) Visual and Neighbour Amenity; and 3) Access/Parking

Principle

Policy 17 of the Council's adopted Core Strategy states that "*The Council will promote the protection, enhancement and where appropriate the expansion of the Green Infrastructure network*", which includes Green Belt, recreational green space, open spaces, river corridors, woodland, etc.

The Applicant has advised that need for the additional shipping container arises because:

- The existing container lacks the space to properly store all the equipment they now have. In addition, limited room is available for changing facilities for players and match officials. The container is regularly accessed during matches/training sessions to obtain equipment and therefore provides little privacy for anyone needing to change.
- These problems will be exacerbated next season as we will have an increase in the number of teams playing on the 5 and 7-a-side pitches at St Peters due to an increase in player numbers. This will result in more storage required for additional sets of goals and other equipment, as well as the requirement for more changing facilities.

The proposed container will occupy only a small part of the recreation area and will help in making effective use of land for its intended purpose.

Visual and Neighbour Amenity

The proposed siting for the container will minimize its impact in terms of visual and neighbour amenity, and avoids the need to provide any further tracks to give access to it.

The Planning Permission for the shipping container now on the playing field is subject to a Condition requiring its removal if use ceases for more than 6 months. To avoid unnecessary harm to visual and neighbour amenity it is considered appropriate for the Permission now sought to be granted subject to a similar condition.

Access/Parking

It is not envisaged that the proposal will materially increase traffic on the local highway network or the need for parking. Accordingly, the proposal does not give rise to any undue highway safety concerns.

9. **SUMMARY REASON FOR APPROVAL**

The proposed development is acceptable in principle and, subject to the conditions, will not unduly affect visual and neighbour amenity or highway safety. The development is therefore considered to accord with the National Planning Policy Framework and Policies AVP6 / 1 / 17 / 18 / 23 of the Council's adopted Core Strategy (2011).

10. RECOMMENDATION

Approve subject to conditions below.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following drawings/documents, unless otherwise required by the conditions below:

Location Plan	-	06 / 03 / 20
Aerial Photograph	-	26 / 02 / 20
Container Photographs	-	06 / 03 / 20

Reason: To ensure the development complies with the approved plans and submitted details.

3. The container hereby permitted shall be removed and the land restored to its former condition within six months of it ceasing to be used for its permitted purpose.

Reason: In the interests of visual and neighbour amenity.