

<b>Application Number:</b>	2023/0231	<b>Application Type:</b>	Full
<b>Proposal:</b>	Partial demolition of existing club house and rebuild increasing footprint.	<b>Location:</b>	Bacup FC Sports Club West View Football Ground Cowtoot Lane Bacup Lancashire OL13 8EE
<b>Report of:</b>	Head of Planning	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	25.07.2023
<b>Applicant:</b>	Ms J Radcliffe	<b>Determination Expiry Date:</b>	27.07.2023
<b>Agent:</b>	Hartley Planning & Development Associates		

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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	No
<b>Member Call-In</b> Name of Member: Reason for Call-In:	No
<b>3 or more objections received</b>	No
<b>Other (please state):</b>	<b>Council Owned Land</b>

**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

That the application be approved subject to the conditions in Section 10.

### APPLICATION DETAILS

## 2. SITE

The football ground is located within the Urban Boundary of Bacup. The land is owned by Rossendale Borough Council and the Club has the remainder of a 75 year lease signed in 2010.

The site is bound to the north and west sides by housing, the south side by a primary school and on the east side for the most part by a field within the designated Countryside.

There are 15m high lighting columns at each corner of the pitch and each end of the half-way line. The southern portion of the site (that fronting Cowtoot Lane) contains a single storey clubhouse building, turnstiles, a row of parking spaces and a stone wall approximately 2m in height. The section of the building to be demolished is clad in corrugated steel on the Cowtoot Lane elevation.

The western elevation contains a dilapidated changing facility building that has suffered significant damage in recent storms and is in urgent need of repair. Adjacent to this is a tiered seating stand and buildings used for storage. The west boundary of the football ground is delineated by a 3m high wall forming the rear elevation of a stand. Immediately to the rear of the stand is a grassed bank of 5.5m in width that slopes down to Grasmere Terrace, a relatively narrow road that runs at a level 2m lower than the football ground

The northern elevation contains a terraced stand (standing only) that is in a poor state of repair. On the eastern elevation a further terraced stand (standing only) has been recently constructed and as such, is in good condition. A large dwelling lies immediately to the east of the site and has a habitable room window close to the boundary, overlooking the site. The land to the east is an allocated housing site (H35)

## 3. RELEVANT PLANNING APPLICATION HISTORY

2017/0180 - 1no. Container Cabinet measuring 750mm x 362mm x 1130mm:  
Approved

## 4. PROPOSAL

The proposal is for the partial demolition of the clubhouse. The section to be demolished is a dilapidated timber structure, with a patio to the front and outdoor seating.

The adjacent section is finished in render with a corrugated steel roof. The proposal is following removal of the timber section to continue the dimension of the existing club house following the footprint of the previous building and raised patio resulting in a linear building double the size.

The proposed extension has a length of 14.8 metres and a width of 9.8 metres. The proposed eaves height is 2.2 metres and ridge 4.27 metres to match the existing club house

The proposed development includes a number of openings including a roller shutter door on the Cowtoot Lane elevation where currently there are no openings.

In addition, the development includes the provision of a raised patio area across the front of the building, adjacent to the football ground.

The proposed patio will extend 5 metres from the front of the buildings and will have a length of 28 metres.

## 5. POLICY CONTEXT

### National Planning Policy Framework

- Section 2 Achieving Sustainable Development
- Section 4 Decision Making
- Section 8 Promoting healthy and safe communities
- Section 11 Making Effective Use of Land
- Section 12 Achieving Well Designed Places
- Section 15 Conserving and Enhancing the Natural Environment

### Development Plan

#### Local Plan Policies

- SS: Spatial Strategy
- SD1: Presumption in Favour of Sustainable Development
- SD2: Urban Boundary and Green Belt
- ENV1: High Quality Development in the Borough
- ENV3: Landscape Character and Quality
- ENV5: Green Infrastructure networks
- ENV6: Environmental Protection
- LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities
- TR4: Parking

### Other Material Planning Considerations

- National Design Guide
- National Planning Practice Guidance

## 6. CONSULTATION RESPONSES

Consultee	Summary of Comments
LCC Highways	No objection subject to conditions
RBC Environmental Health	No objections subject to conditions
United Utilities	No objection subject to conditions

## 7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 21/06/2023 and neighbour letters were posted out on 14/06/2023.

No representations have been received

## 8. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Visual Amenity;
- 3) Neighbour Amenity;
- 4) Access, Parking and Highway Safety

### **Principle**

The proposed development is located within the urban boundary, where the Local Plan seeks to locate the majority of new development.

The site is not designated as a Playing pitch/recreational facility in the Rossendale Local Plan.

The proposal is for the demolition of part of the clubhouse and the replacement with an improved facility.

The principle of the redevelopment and improvement of the facilities is in accordance with the Rossendale Local Plan and the NPPF.

### **Visual Amenity**

Paragraph 130 of the Framework states that planning decisions should ensure that developments:

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

The proposed rear of the replacement building will form the front elevation to Cowtoot Lane. The proposed materials are the same as the main club house building with its render walls with a corrugated steel roof, continuing the eaves and ridge heights.

An access opening will be provided in this elevation which will have a roller shutter door, with double glass door behind.

The proposed raised patio will not be visible from outside of the site.

The materials are acceptable and the development will improve the visual amenity of the site. The development is in accordance with Policy ENV1 of the Rossendale Local Plan and the NPPF

## **Residential Amenity**

Policy ENV1 (c) requires development to be sympathetic to surrounding land uses, avoiding demonstrable harm to the amenities of a local area; and (d) states that the scheme should not have an unacceptable adverse impact on neighbouring development by virtue of it being over-bearing or oppressive, overlooking, or resulting in an unacceptable loss of light;-nor should it be adversely affected by neighbouring uses and vice versa;

The proposed buildings due to their height and their use will not impact on the residential amenity of surrounding dwellings over and above that experienced currently.

In view of the above it is considered that the proposals are acceptable in terms of the residential amenities currently enjoyed by the occupiers of nearby properties. It is therefore considered that the proposal is in accordance with Policies ENV1, and ENV6 of the Rossendale Local Plan in neighbour amenity terms.

## **Access, Parking and Highway Safety**

It is not envisaged that the proposals will give rise to any undue highway safety concerns.

The highway authority have commented that they have no objections subject to the imposition of a condition in relation to Construction Management.

## **Conclusion**

The proposed development is acceptable and in accordance with Policies ENV1, and ENV6 of the Rossendale Local Plan and the NPPF.

## **9. RECOMMENDATION**

That planning permission be granted subject to the following conditions:

## **10. CONDITIONS**

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

*Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.*

2. The development shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:

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

3. No materials shall be used on the external elevations or roofs of the proposed development other than those referred to on the approved plans.

*Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.*

4. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
- 24 Hour emergency contact number;
  - Details of the parking of vehicles of site operatives and visitors;
  - Details of loading and unloading of plant and materials;
  - Arrangements for turning of vehicles within the site;
  - Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
  - Measures to protect vulnerable road users (pedestrians and cyclists);
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - Wheel washing facilities;
  - Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
  - Measures to control the emission of dust and dirt during construction;
  - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
  - Construction vehicle routing;
  - Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

*Reason: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.*

Reason: In the interests of highway safety.

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
  - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
  - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
  - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
  - (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to the bringing into use of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.*

6. Construction works shall not take place outside the following hours:  
Monday to Friday 08:00 to 18:00  
Saturday 08:00 to 13:00  
Construction shall not take place on Sundays or Bank or Public Holidays.  
Access and egress for delivery vehicles shall be restricted to the working hours indicated above.

*Reason: To ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.*

7. Deliveries to the approved development shall only be accepted between the hours of (9.30am) and (2.30pm) Monday – Friday, to avoid peak traffic on the surrounding highway network.

*Reason: In the interest of highway safety.*

## **11. INFORMATIVES**

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.
2. Construction Management Plan.
  - There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
  - There must be no storage of materials in the public highway at any time.
  - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
  - Vehicles must only access the site using a designated vehicular access point.
  - There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
  - A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk)
  - All references to public highway include footway, carriageway and verge.