

Application Number:	2023/0228	Application Type:	Full
Proposal:	To retrospectively site a shipping container on the West side perimeter of leavengreave Sports Pitch running parallel with Spring Side. The container will be used for the storage of tools and machinery for maintaining the Pitch.	Location:	Leavengreave Sports Pitch, Oak St. Shawforth, Lancashire OL12 8NU
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	27.06.2023
Applicant:	James Mellor (Whitworth Sports Council)	Determination Expiry Date:	25.07.2023
Agent:	N/A		

Contact Officer:	Storm Grimshaw	Telephone:	01706 252411
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	No
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

Approval subject to the conditions contained within this report.

2. SITE

The application relates to a small, rectangular shaped parcel of land within the northeast corner of Leavengreave Sports Pitch in Shawforth, Whitworth. A shipping container currently occupies the site in question and is the subject of this application. The playing field is to the rear of Market Street and bordered by Oak Street and Springside. The river Spodden runs along the western side of the playing field whilst residential development is to the south. An earth bund set in from the highway runs along the northeast corner of the playing field where several mature trees also stand.

The application site is identified as a recreation area, green infrastructure and is located within the defined urban boundary.

3. RELEVANT PLANNING HISTORY

X/1993/438 – ERECTION OF A WATER BOOSTER STATION WITH ASSOCIATED PALISADE FENCE GATES AND LANDSCAPING. (Approved).

4. PROPOSAL

The applicant seeks retrospective planning permission to install a shipping container within the application site. The container would be used to store equipment and tools associated with maintaining the sports pitch.

The shipping container measures 6.096m x 2.430m x 2.59m and is of solid steel construction. The container is grey with rust in areas and branding associated with its previous use.

The land on which the container has been installed has been levelled and surfaced with a loose hardcore base.

A supporting statement from Whitworth Sports Council (WSC) accompanies the application and states the container is part of an ongoing maintenance programme for Leavengreave playing field undertaken by WSC.

WSC are currently working towards bring Leavengreave playing field back into community use. The full statement is available on the Council's website.

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

Policy SS: Spatial Strategy

Policy SD1: Presumption in Favour of Sustainable Development

Policy SD2: Urban Boundary and Green Belt

Policy ENV1: High Quality Development in the Borough

Policy ENV4: Biodiversity, Geodiversity and Ecological Networks

Policy ENV5: Green Infrastructure Networks

6. CONSULTATION RESPONSES

Consultee	Response
LCC Highways	No objection, advice provided.
Whitworth Town Council	No comments received but notification period ends 20 June 2023.
Property Services	No objection.

7. REPRESENTATIONS

In order to publicise the application a site notice was posted and two neighbouring properties were notified.

No comments have been received in response to the application.

The public consultation period does not expire however until 22/06/2023. Should any comments be received following the publication of this report, prior to the Committee Meeting, they will be outlined in an update report.

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 application site is located within the urban boundary, where Policy SD2 of the Local Plan seeks to locate the majority of development, and the playing pitch which the site forms parts of is designated as a recreational area.

The container would be used in connection with the existing playing pitch and would permit safe storage of equipment and tools to allow regular maintenance of the playing pitch.

As such, it is considered that the development is acceptable in principle.

Visual Amenity

The introduction of a shipping container on the site does not represent a high standard of design and the development will result in a permanent physical presence on the land. However it is acknowledged that the container is functional for the recreational use of the wider site and would appear for all intents and purposes a utilitarian structure connected with the existing use of the land.

To reduce the visual impact of the proposal it is recommended that the container is painted green. Subject to a condition securing this, it is considered that the development is acceptable in terms of visual amenity.

Neighbour Amenity

Owing to the separation distances involved and the size of the container, it is not considered that the development would result in any significant harm to the living conditions of residents living nearby.

As such, the development is considered to be acceptable in terms of neighbour amenity.

Access, Parking and Highway Safety

The local highway authority have raised no objection to the development, but have asked for the following comments to be noted:

“There is currently no official vehicle access to the sports pitch. Therefore, the applicant would be liable for any damage caused to the publicly maintained highway network during the delivery/future removal of the shipping container. Any damage caused would need to be re-instated to Lancashire County Council's specification and would be at the applicant's expense.

If a vehicle crossing is intended to be constructed then the applicant should contact the county council's vehicle crossing team on lhsvehiclecrossing@lancashire.gov.uk for further information prior to any work being carried out.”

In light of the above the development is considered to be acceptable in terms of access, parking and highway safety.

9. SUMMARY REASON FOR APPROVAL

The installation of the container is considered to be acceptable in principle and the container is to be used in connection with Leavengrave Sports Pitch, thereby allowing the safe storage of equipment and tools to allow regular maintenance of the playing pitch which is a designated recreational area. Subject to the conditions recommended below, it is not considered that the proposal would unduly detract from the visual amenity of the area, from the amenities of nearby neighbours nor will it give rise to any undue highway safety concerns. The proposal is therefore considered to accord with the provisions of the National Planning Policy Framework and Policies SS, SD1, SD2, ENV1 of the adopted Local Plan.

10. CONDITIONS

1. The development shall be carried out in strict accordance with the following drawings unless required by the conditions below:
 - Application form signed 11 May 2023
 - Location Plan (revised)
 - Proposed Shipping Container drawings dated May 2023

Reason: To define the permission and in the interests of the proper development of the site.

2. Within six months of the date of this permission the shipping container shall be painted dark green.

Reason: To ensure the appearance of the development is acceptable and to ensure the visual amenity of the local area is not adversely affected.

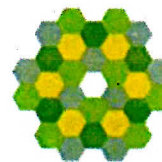
11. INFORMATIVES

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. There is currently no official vehicle access to the sports pitch. Therefore, the applicant would be liable for any damage caused to the publicly maintained highway network during the delivery/future removal of the shipping container. Any damage caused would need to be re-instated to Lancashire County Council's specification and would be at the applicant's expense.

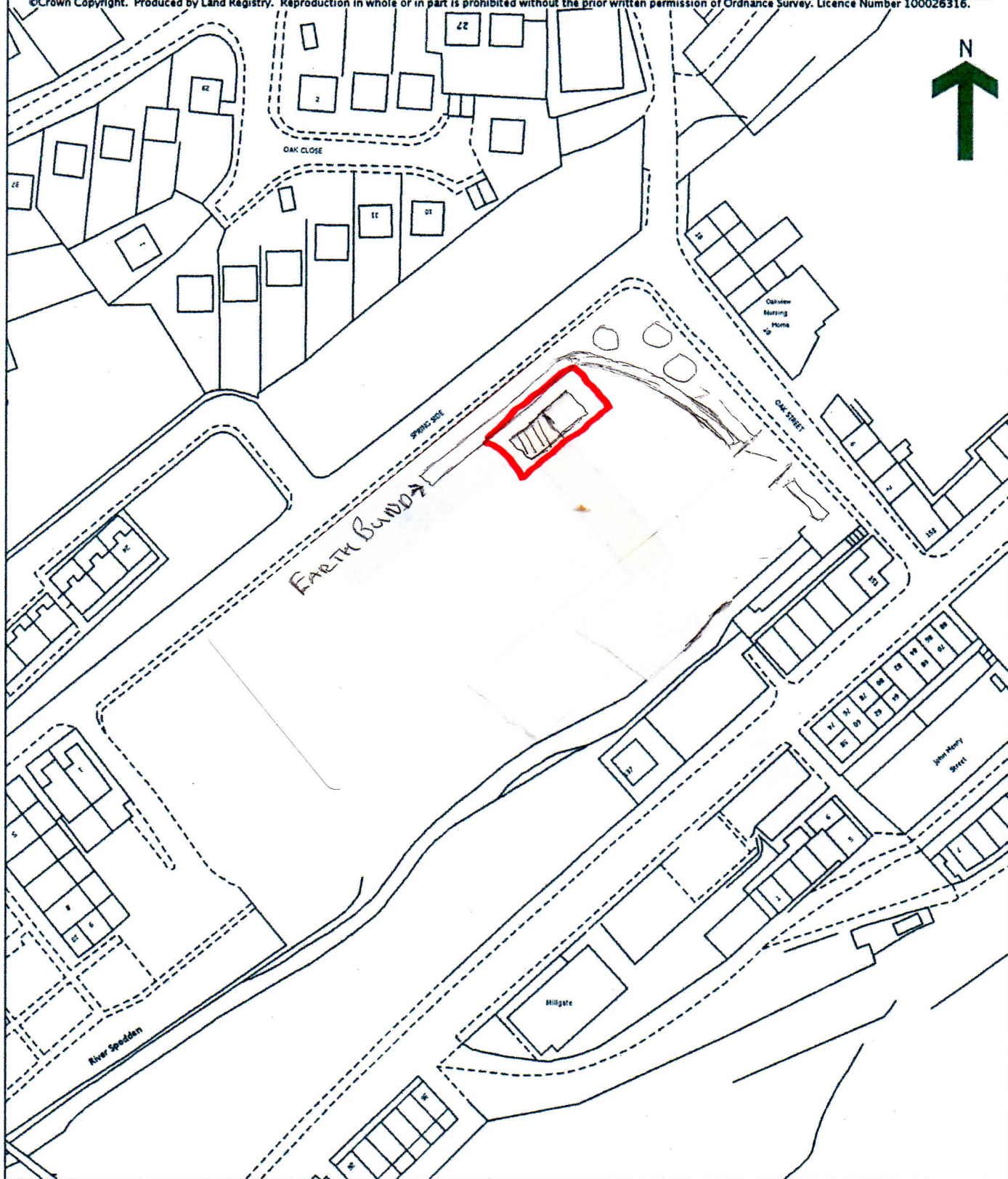
If a vehicle crossing is intended to be constructed then the applicant should contact the county council's vehicle crossing team on lhsvehiclecrossing@lancashire.gov.uk for further information prior to any work being carried out.

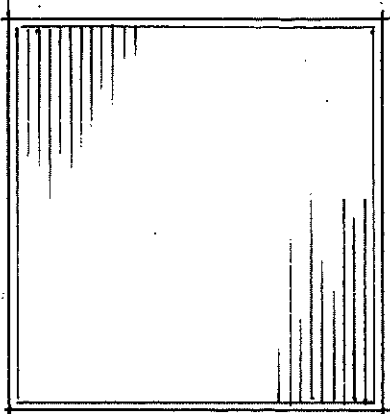
Land Registry
Official copy of
title plan

Title number **LA946431**
Ordnance Survey map reference **SD8819NE**
Scale **1:1250**
Administrative area **Lancashire : Rossendale**

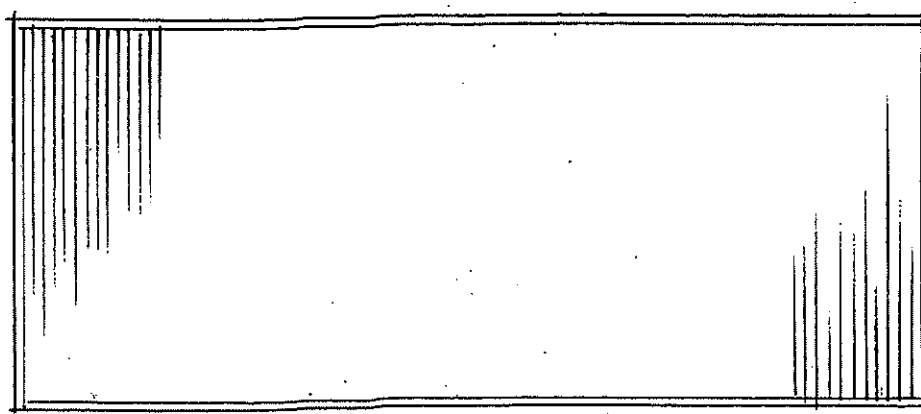


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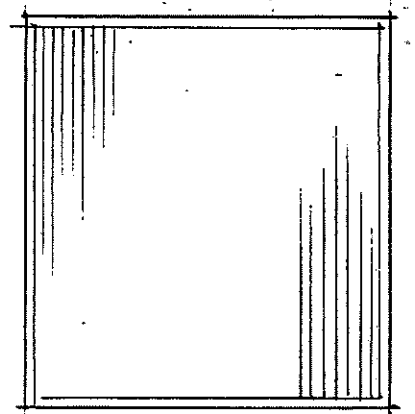




END ELEVATION



FRONT / REAR ELEVATION



END ELEVATION

2.59

2.430

6.096

PROPOSED SHIPPING CONTAINER,
LEAVENGREAVE SPORTS PITCH,
OAK STREET,
SHAWFORTH,
ROCHDALE,
OL12 8NU

SCALE 1:50

DATE 3 MAY 2023

PLAN



