

Application Number:	2012/266	Application Type:	Full
Proposal:	Construction of a 4 bay non-turf cricket practice facility and associated cricket cage and perimeter fencing	Location:	Haslingden Cricket Club, Private Lane Haslingden
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	17 July 2012
Applicant:	Mr M.Rothwell	Determination Expiry Date:	19 July 2012
Agent:			

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REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input type="checkbox"/>
Member Call-In Name of Member: Reason for Call-In:	<input type="checkbox"/>
3 or more objections received	<input checked="" type="checkbox"/>
Other (please state):	

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 set out in Section 10 of the Report.

2. SITE

Haslingden Cricket Club is accessed via a Private Lane off Broadway, Haslingden. It consists of a with a cricket pitch towards the east and a 2-storey club house, parking and other outbuildings towards the west end. To the south and west of the club house is a grassed area used for practice purposes, which is bounded by the rear gardens of residential properties fronting Grasmere Road, with boundary treatments consisting of timber panel fencing and trees / shrubs.

The site is located within the Urban Boundary of Haslingden and is designated as a Greenland.

3. RELEVANT PLANNING HISTORY

No relevant planning history.

4. THE PROPOSAL

Recognising that the existing practice facilities are substandard, with training often having to be undertaken on the pitch itself, permission is sought for the construction of artificially-surfaced cricket nets, to provide 8 sets of wickets in 4 lanes.

The facility will be sited to the south west of the club house and measure a total area of 559m², with a length of 30.7m and a width of 18.7m enclosed by mesh fencing to a height of 3m. Approximately three-quarters of this area would be enclosed by a caged area (ie bounded by 3.6m high fencing and roofed over with mesh).

At its nearest point the facility would be 7m from the rear boundary of the neighbouring residential properties.

5. POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (2012)

Section 7 Requiring Good Design

Section 8 Promoting Healthy Communities

Development Plan

Regional Spatial Strategy for the NW of England (2008)

DP1-9 Spatial Principles

RDF1 Spatial Priorities

L1 Health, Sport, Recreation, Cultural & Educational Services Provision

EM1 Environmental Assets

Rossendale Core Strategy DPD (2011)

AVP 6 Haslingden and Rising Bridge

Policy 1 General Development Locations & Principles

Policy 8 Transport

Policy 9 Accessibility

Policy 17 Green Infrastructure

Policy 23 Promoting High Quality Design and Spaces

Policy 24 Planning Application Requirements

6. CONSULTATION RESPONSES

Sport England

No objection.

LCC (Highways)

No objection. However, recommend improvements and extensions to the existing car parking facility.

7. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 08/06/12 and 29 neighbours was notified by letter on 08/06/12.

Three objections have been received. The following points are raised:

- Loss of privacy
- Increase in noise
- It should be moved nearer to the cricket pitch
- No details of when the facility would be used
- There should be an increase in height to fencing and an increase in car parking

8. ASSESSMENT

The main considerations of the application are: 1) Principle; 2) Visual Amenity 3) Neighbour Amenity; & 4) Access/Parking

Principle

The application site lies within the Urban Boundary. The development proposed is ancillary to the existing Cricket Club and will serve to erode the openness of only a small part of it.

Accordingly, the proposal is considered acceptable in principle and in terms of Greenland policy.

Visual Amenity

The facility would be reasonably prominent from Private Lane and the rear of properties along Grasmere Road. However, it is of a size and design appropriate to its function and, consequently, will not appear incongruous or unduly obtrusive.

Neighbour Amenity

Due to its limited height, separation distances from neighbouring properties and the mesh type frame there would be no significant loss of light or outlook to neighbours. Existing boundary treatments would ensure that there would be no significant privacy issues.

The proposal may result in this area being more intensively used than at present, but as no floodlights are proposed the facility is not considered likely to result in greater noise or nuisance for neighbours.

Accordingly, the scheme is considered acceptable in terms of neighbour amenity.

Access/Parking

I concur with the views of the Highway Authority that the development would not be detrimental to highway safety.

9. SUMMARY REASON FOR APPROVAL

The scheme is considered acceptable in principle and would not detract to an unacceptable extent from the openness of the Greenland, visual and neighbour amenity or highway safety. The scheme is considered to accord with the National Planning Policy Framework, Policies DP1-9/RDF1/L1/EM1 of the Regional Spatial Strategy and Policies 1 / 8 / 9 / 17 / 23 / 24 of the Council's Core Strategy DPD (2011).

10. 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the drawing numbered NS001, the submitted location plan and the surfacing specifications dated 24 May 2012 unless otherwise required by the conditions below or subsequently agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. All materials used and their colours shall be as stated on the application forms and approved drawings unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policies 1 and 24 of the Council's Core Strategy DPD (2011).

4. At no time shall any form of illumination or sound amplification be attached, erected or used in association with the development hereby permitted.

Reason: In the interests of visual and neighbour amenity, in accordance with Policy 24 of the Council's Core Strategy DPD (2011).

5. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: To safeguard the amenities of neighbours, in accordance with Policy 24 of the Council's Core Strategy DPD (2011).