

Case No: 1400283FUL (FULL PLANNING APPLICATION)
Proposal: PROVISION OF SPORTS PAVILION.
Location: NEW RECREATION GROUND ALISON LANE
Applicant: OFFORD CLUNY AND OFFORD DARCY PARISH COUNCIL
Grid Ref: 522090 266607
Date of Registration: 07.04.2014
Parish: OFFORD CLUNY AND OFFORD DARCY

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application is presented to the Development Management Panel as objections have been received to the application and applicant is The Offords Parish Council.
- 1.2 The Offords recreation ground was approved in 2010 under planning application 1000299FUL along with 3 dwellings. The recreation ground and dwellings lie to the east of the High Street and are accessed off Alison Lane. There are 2 small temporary portakabins located to the west of the pitch, and adjacent to the car park being used as changing facilities.
- 1.3 The proposal is to remove the temporary buildings and erect a sports pavilion that will measure approximately 18m (W) x 11.1m (d) x 5m (h), and the entrance to the building will be the eastern elevation, accessed via a footpath.
- 1.4 The site plan shows the location of a Multi Use Games Area (MUGA) that is considered to be permitted development under Schedule 2, Part 12 of the Town and Country (General Permitted Development) Order 1995 as amended. For that reason it will not be considered further within this application.
- 1.5 On the 8th May 2014 the applicant clarified the building will not be in use between the hours of 22:00 -07:00. They also clarified that they do not intend to rent out the building for private parties, and will not play amplified music.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering

Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- **R2:** "Recreation and Leisure Provision" – applications for recreational facilities will be considered on their merits bearing in mind: advice from sporting recreation authorities on the need for further provision; the effect on residential amenity; the effect on landscape, visual amenity, nature conservation and archaeological interest; access, parking and traffic generation; the siting, design and materials of any building and structures.
- **En25:** "General Design Criteria" – indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make provision for landscaping and amenity areas.
- **CS8:** "water" – satisfactory arrangement for the availability of water supply, sewerage and sewage disposal facilities, surface water runoff facilities and provision for land drainage will be required.

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- **None relevant.**

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development. Including reducing water consumption and wastage, minimising impact on water resources and water quality and managing flood risk.

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- **LP1** 'Strategy and principles for development' - The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the following development strategy:
Development proposals will be expected to:
 - d. promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities
 - e. maximise opportunities for use of public transport, walking and cycling;
 - j. protect and enhance the historic environment and the range and vitality of characteristic landscapes, habitats and species.
- **Policy LP 13** 'Quality of Design' - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context.
- **Policy LP 15** 'Ensuring a High Standard of Amenity' - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.
- **Policy LP 17** 'Sustainable Travel' - A proposal will be supported where it is demonstrated that:
 - a. opportunities are maximised for the use of sustainable travel modes;
 - b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
 - c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
 - d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
 - e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.
- **Policy LP 18** 'Parking Provision' - A proposal will be supported where it incorporates appropriately designed vehicle and cycle parking with a clear justification for the level of provision proposed, having regard to:
 - a. the potential to increase the use of alternative transport modes including public transport, walking and cycling;
 - b. highway safety;
 - c. servicing requirements;
 - d. the needs of potential users; and
 - e. the amenity of occupiers of nearby properties
- **Policy LP 31** "Heritage Assets and their Settings"
A proposal which affects the special interest or significance of any heritage asset or its setting must demonstrate how it will conserve, and where appropriate enhance, the asset. Any harm must be fully justified and this harm will be weighed

against the public benefit of the proposal. Substantial harm or loss will require exceptional justification. Harm to assets of the highest significance will require wholly exceptional justification.

3.5 Supplementary Planning Document:

- **The Huntingdonshire Design Guide 2007.**
- **The Huntingdonshire Landscape and Townscape Assessment 2007.**

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

4.1 The most relevant planning history is 1000299FUL where planning permission was granted for the change of use of land to create a new recreation ground and car park with associated development of 3 dwellings.

5. CONSULTATIONS

5.1 **Cambridgeshire County Council Highways Authority** – No objections but questions if car parking is sufficient for visiting teams.

5.2 **Sport England** – Comments awaited.

5.3 **Cambridgeshire Police Architectural Liaison Officer** – comments awaited.

6. REPRESENTATIONS

6.1 10 representations made up of 2 letters of objection and 8 letters of support.

6.2 2 letters of objection from 79 High Street and 105 High Street on the grounds of :

- Inadequate car parking
- Impact on views
- Could encourage loitering leading to a noise nuisance and security concerns and measures such as lighting would be imposing on 79 High Street.
- The pavilion could be used for late night drinking and parties as 1 private party already booked for w/e of the 12th/13th July.
- Erosion of countryside views
- Expansion of the building beyond the 'village line'.

8 Letters of support from various part of the village but do include support from 3 Alison Lane, 21 High Street, Offord Darcy on the grounds of:

- The recreation ground is a great asset for the village
- Enables residents to participate in sports and provide the opportunity for generations of village residents to participate and enjoy sporting activities.

- Will provide changing facilities for the existing teams
- The establishment of the MUGA has led to call to establish further sporting teams in the village that need changing facilities.
- There are alternative village venues for events such as parties. The pavilion will provide warm drinks etc,

7. SUMMARY OF ISSUES

- 7.1 The National Planning Policy Framework (NPPF) has replaced previous government guidance in the form of planning policy statements and guidance. Paragraph 70 advises that, to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- 7.2 Paragraph 74 goes on to advise that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- * an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - * the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - * the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 7.3 For the avoidance of doubt a consultation with Sport England has been undertaken and will be reported on or before the meeting of the Development Management Panel. This proposal is for a community facility, providing changing rooms for players and will enhance existing recreational facilities at this site. Subject to no objections being received from Sport England, this proposal is acceptable in principle.
- 7.4 The other main issues for consideration are whether the development of this pavilion will be harmful to the amenity of nearby residents and the design of the proposal. The recreation ground is not within a designated Conservation Area and the proposed development is not considered to be harmful to the setting or appearance of listed buildings fronting the High Street, namely 79 and 81 High Street, Offord Darcy.

Impact on residential amenity:

- 7.5 The pavilion will be 5m tall and single storey with a pitched roof. In the first instance there is no 'right to a private view' within the planning system. Having regard to the distance of the pavilion from residential properties it is not considered this building will be harmful to the residential amenity of nearby residential properties by way of overlooking, overshadowing or being overbearing. Conditions relating to hours of use and prohibiting amplified music will ensure that neighbours' amenity is not seriously harmed.

Concerns relating to anti-social behaviour:

- 7.6 At the time of writing this report comments are awaited from Cambridgeshire Police Architectural Liaison Officer (PALO). These comments will be reported on or before the meeting of the Development Management Panel. However it is noted that there are 5 dwellings which directly overlook Alison Lane, increasing local natural surveillance of the access road and the proposed pavilion.

The Design:

- 7.7 The pavilion as designed is acceptable in this location, subject to conditions to ensure use of appropriate materials including hard landscaping.

Parking concerns:

- 7.8 This pavilion will be sited adjacent to the existing car park and will not result in the loss of existing car parking spaces. Users of the pavilion will be using the recreation ground, or associated with those undertaking sports. The applicant has advised the building will not be leased for private functions. Given the sustainable location of the pavilion there is scope to encourage local users of the pavilion to walk or cycle. For that reason it is not considered additional parking is required specifically for the pavilion.
- 7.9 Concerns have been raised in respect of parking on the public highway. The government has advised that the planning system should not seek to control matters that are governed by other legislation, in this case Highways Legislation. Concerns about parking on the High Street should be addressed to Cambridgeshire County Council.

Other matters: The Recreation Ground has been Booked for a Private Party in July:

- 7.10 The use of the recreation ground for 1 private party in July would be permitted development within the meaning of Schedule 2, Part 4, Class B of the Town and Country (General Permitted Development) Order 1995, as amended.

Conclusion:

- 7.11 Subject to no objections being raised by Sport England, this proposal is acceptable in principle. Subject to no objections being raised by the PALO it will not be harmful to the amenity of nearby residential properties, it will not be detrimental to highway matters and has been designed to be in keeping with the locality.
- 7.12 This proposal accords with the NPPF, policies R2, En25 and CS8 from the Huntingdonshire Local Plan 1995, Policy CS1 of the Local Development Framework Core Strategy 2009, Policies Lp1, LP13, LP15, LP17, LP18, LP31 from the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the Huntingdonshire Design Guide 2007.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION - Subject to the consideration of comments received from Sport England and the Police Architectural Liaison officer, **APPROVAL** subject to conditions to include:

- Time limit
- Materials
- Details of any hard landscaping
- Hours of use
- Shall be limited to use as a sports pavilion only.
- No amplified music
- No external sound amplification equipment
- Details of external illumination

CONTACT OFFICER:

Enquiries about this report to **Clara Kerr Development Management Officer**
01480 388434

Development Management Panel

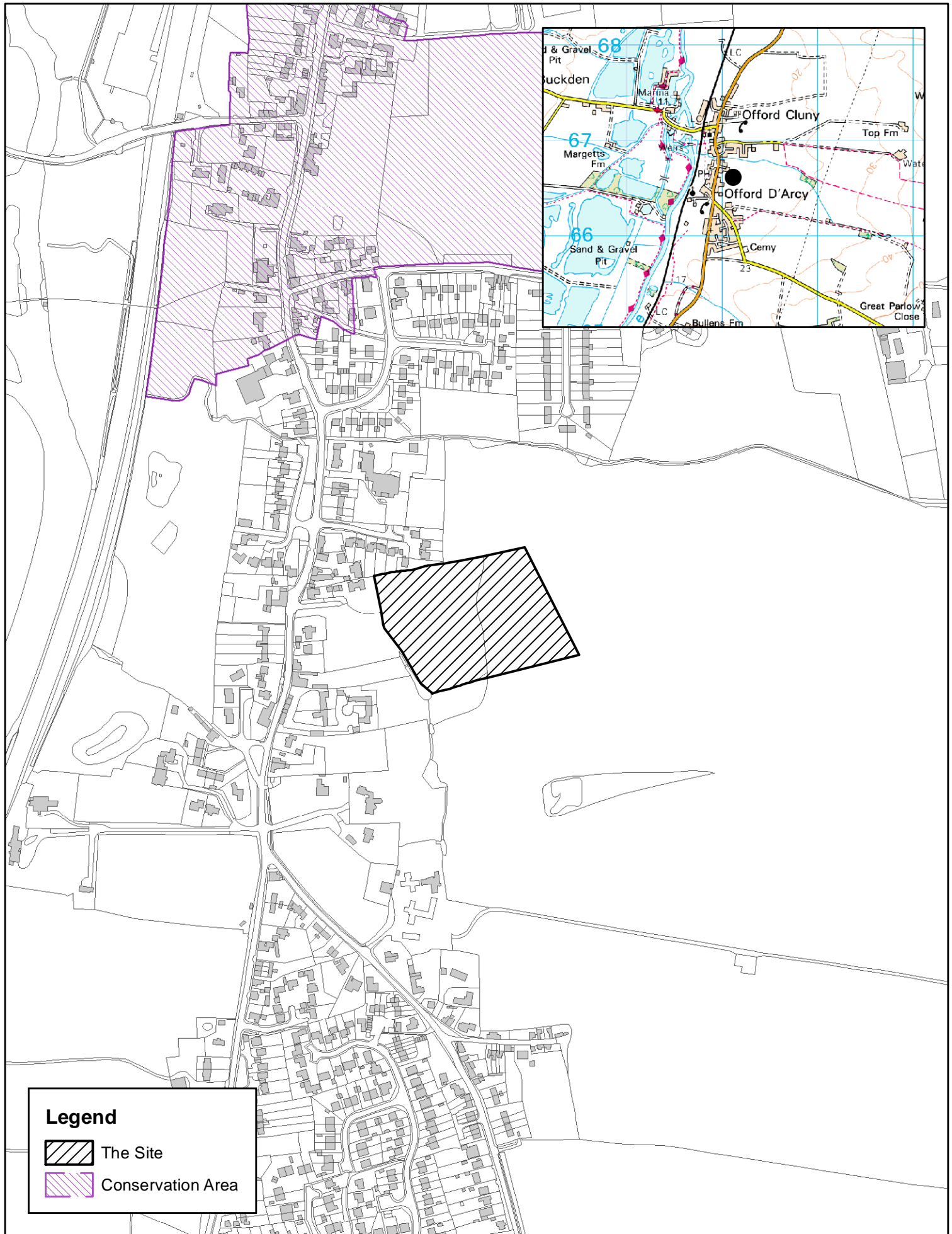


Scale =1:5,000

Date Created: 03/06/2014

Application Ref: 1400283FUL

Location: Offord Cluny and Offord Darcy



Legend



The Site



Conservation Area



- Notes
1. No Dimensions are to be scaled from this drawing.
 2. Contractors must verify all required dimensions in situ before commencing any work or making any final drawings.
 3. This drawing is the sole copyright of Savills and is not to be reproduced without the written consent of the author.
 4. Site Location Plans are prepared from the Ordnance Survey Map with the sanction of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved.
 5. Please refer to drawings referenced above.
- Revised By: E.J.G.
- Notes:
Indicates that, based on O.S. Data, existing volumes to be removed from topographical survey, and corrected after site setting out.

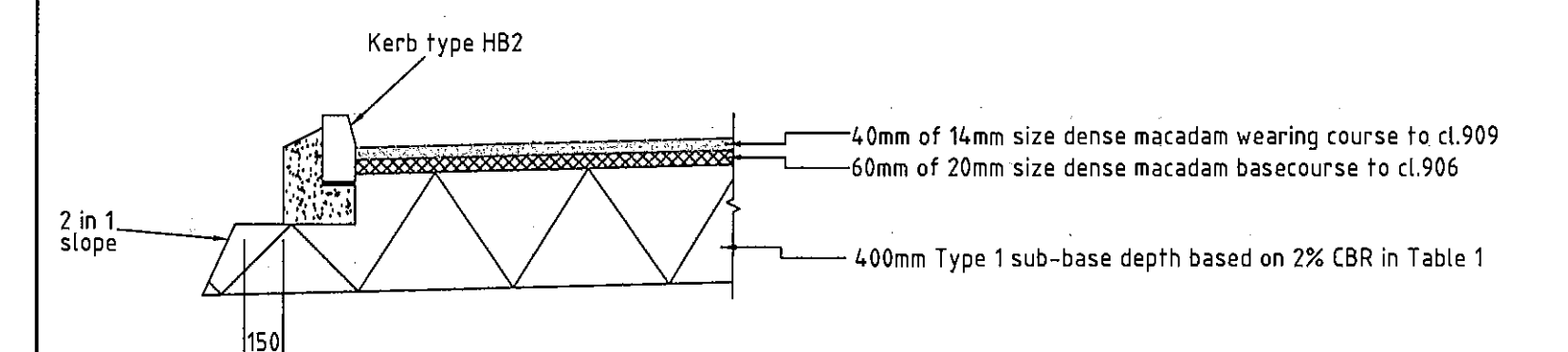
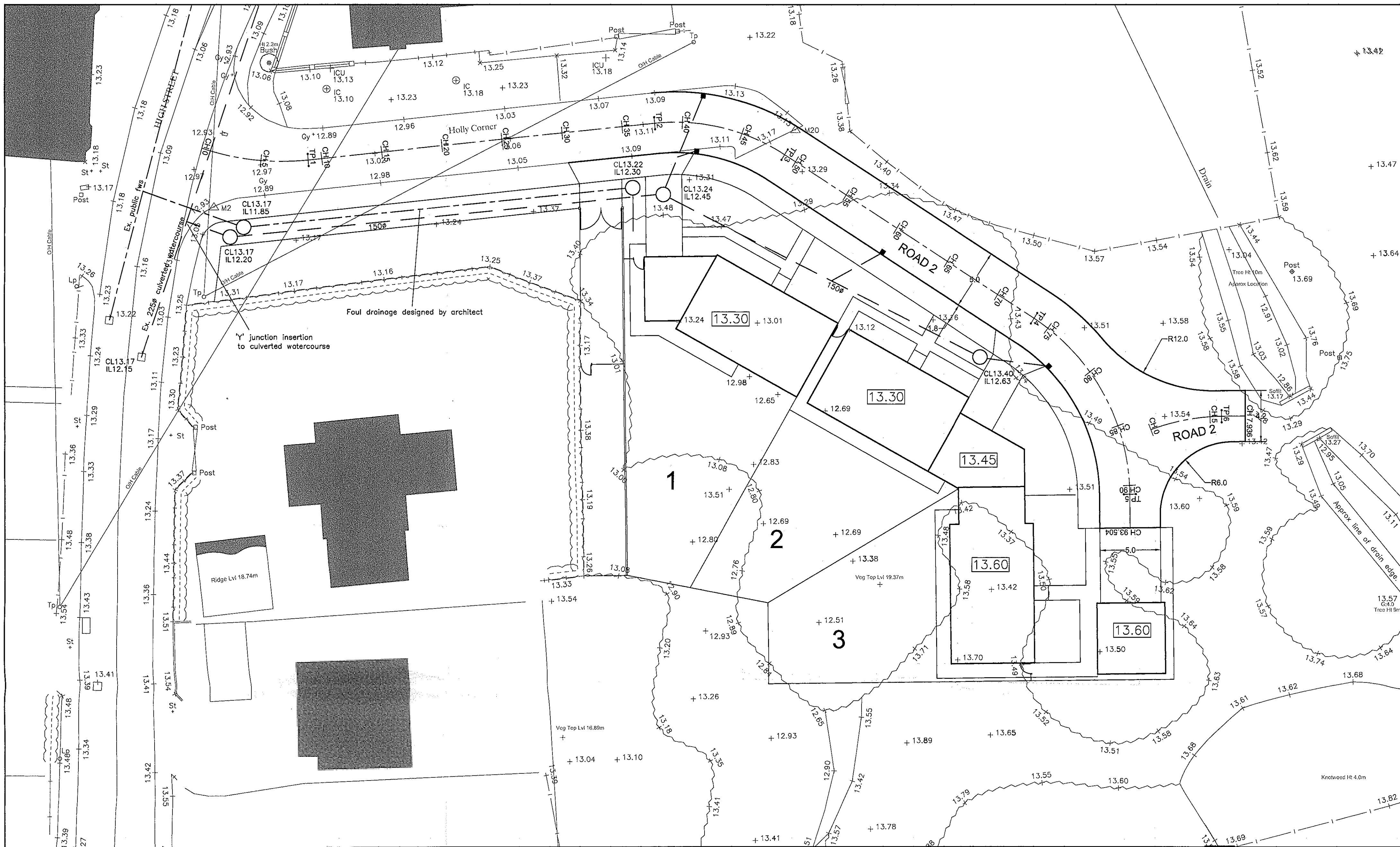
Ref: 2014/03

Savills TRANSPORT PLANNING
 OFFICE HOUSE, 132-134 HILLS ROAD, CAMBRIDGE CB2 0PA
 Telephone: (0)1223 347000
 Facsimile: (0)1223 347111
 www.savills.com

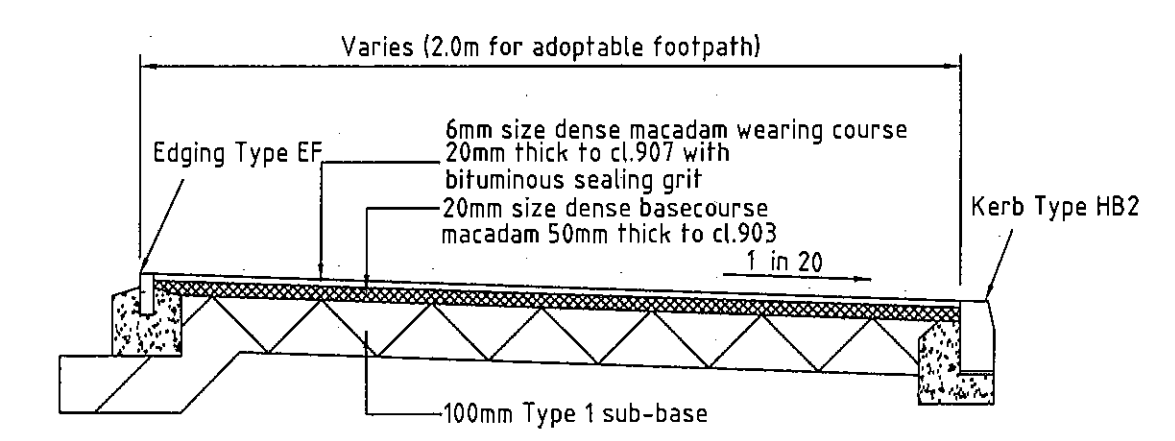
Client: THORNHILL ESTATES LTD
 Project: OFFORD D'ARCY, RECREATION GROUND

Drawing No: SITE LAYOUT PLAN

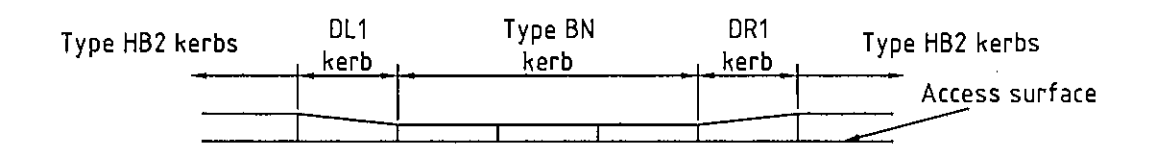
Scale: 1:500 @ A1	Date: SEP 2000
Drawn by: MJ	Checked by: CS
Drawing No: 178/111/001	CAUD 176111



ACCESS ROAD PAVEMENT CONSTRUCTION
nts



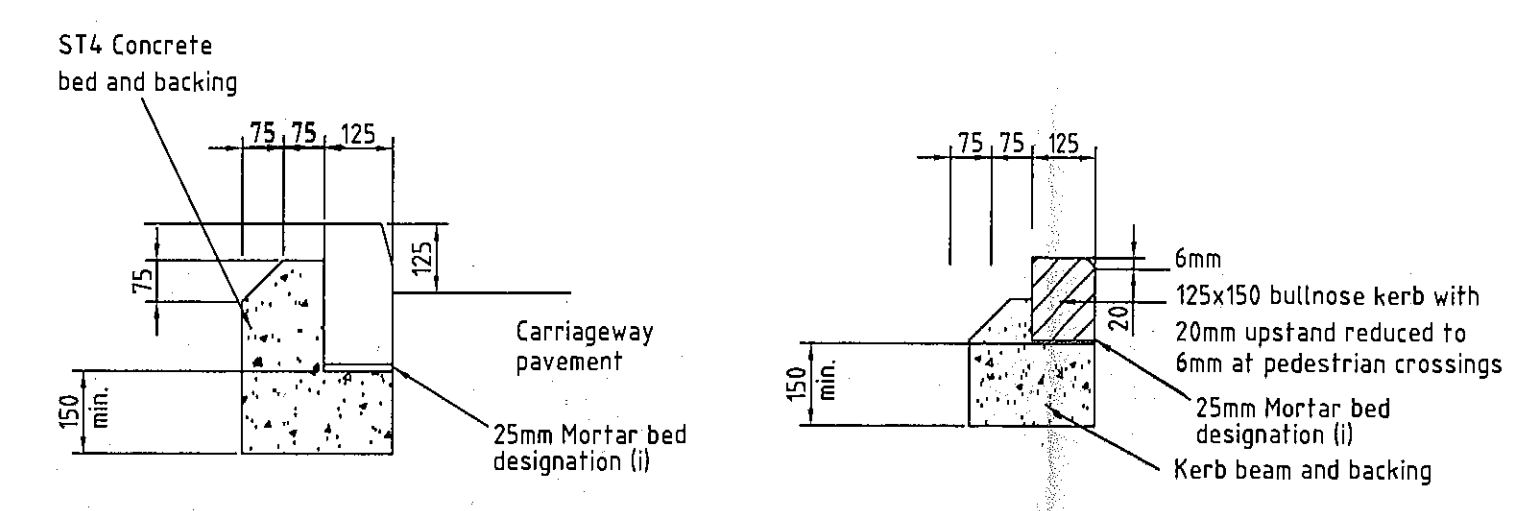
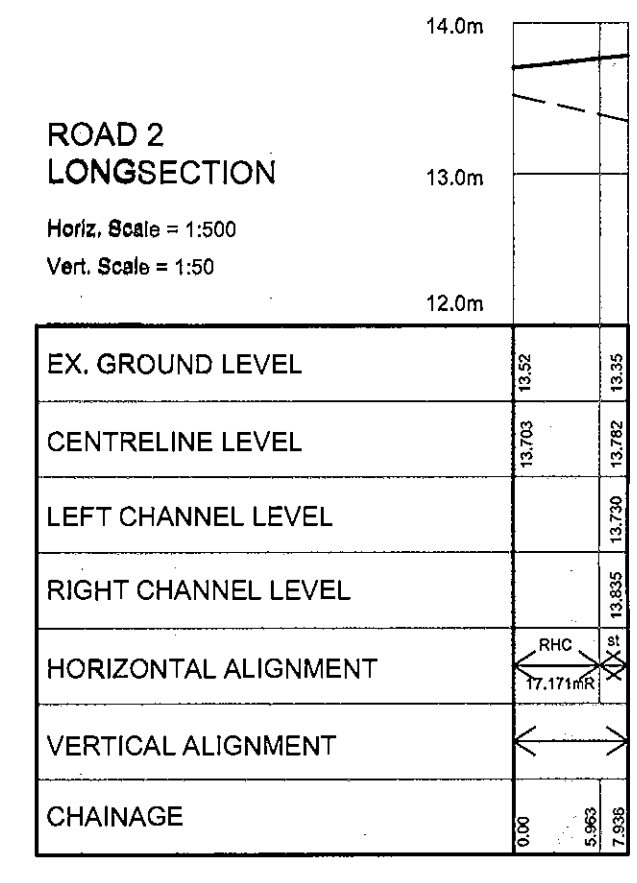
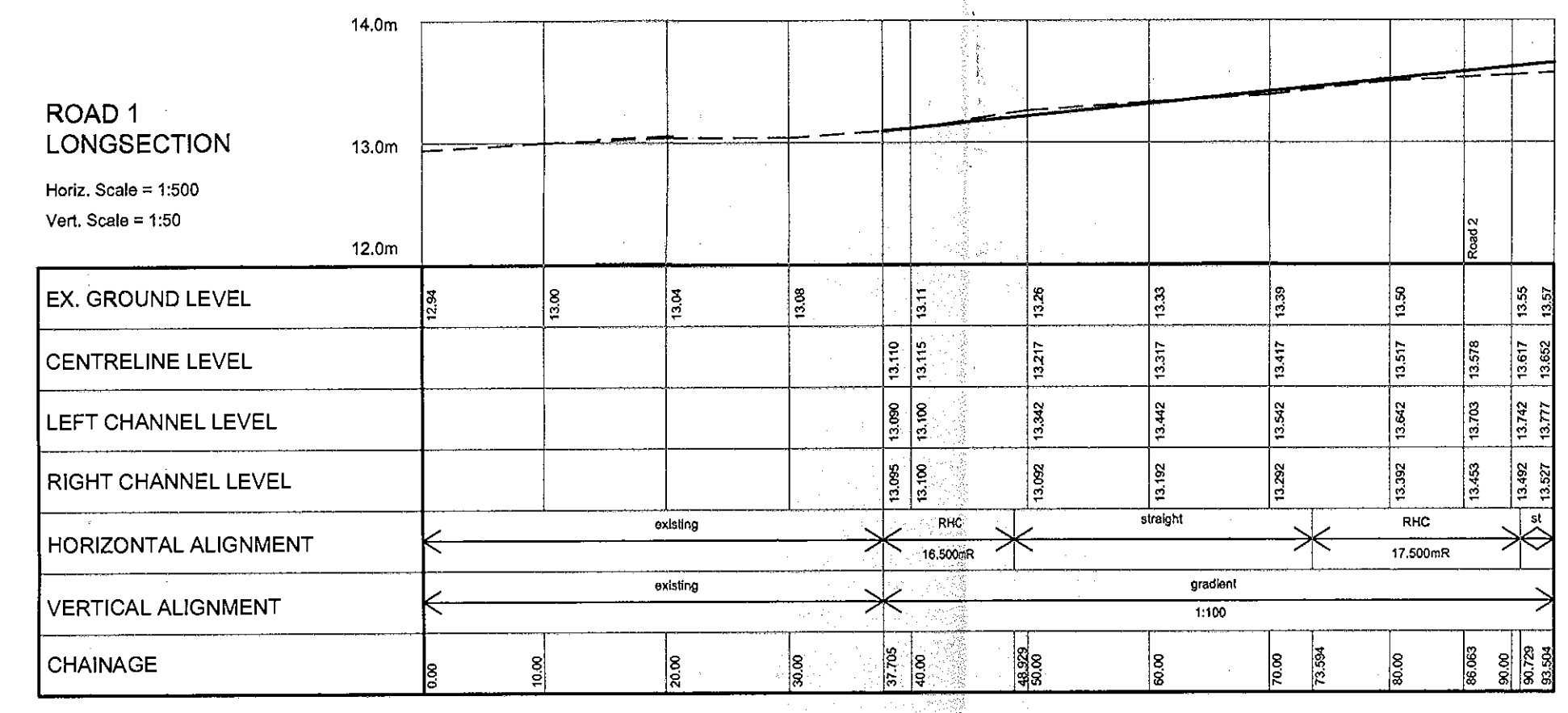
BLACKTOP FOOTWAY CONSTRUCTION
nts



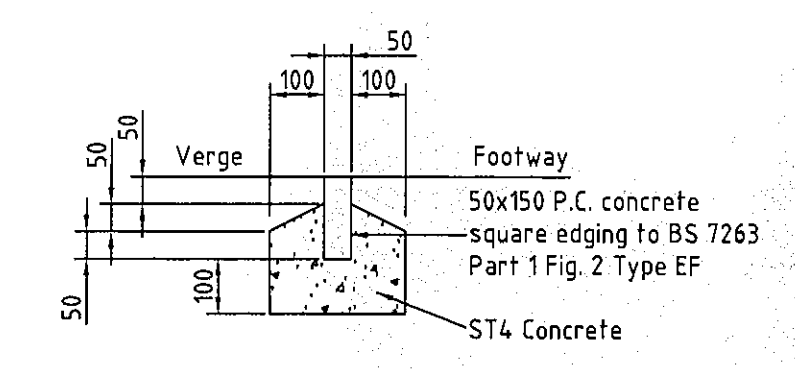
KERB DETAILS AT CROSSING POINTS
nts

CBR Value (%)	Sub-base Thickness (mm)
15 and greater	150
10 to 14	170
9	180
8	190
7	200
6	210
5	225
4	270
3	320
2	400
less than 2	refer to Engineer

TABLE 1



HALF BATTERED KERB (TYPE HB) (125mm x 255mm) nts
BULLNOSE KERB nts



EDGING DETAIL nts

REV	REVISION DETAILS	DATE
A	Revised drainage added	20/01/11

ABINGTON CONSULTING ENGINEERS
CHARTERED CIVIL & STRUCTURAL ENGINEERS

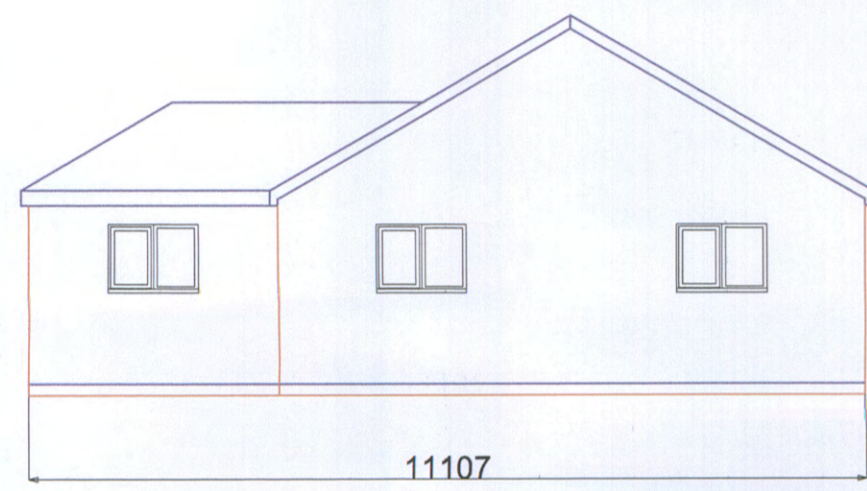
PROJECT: Recreation Ground, Offord D'Arcy
TITLE: Proposed Road & Surface Water Drainage
DRAWING NO.: 11013/101
SCALE: As Shown @ A1
DRAWN: EJB
CHECKED: JB
DATE: 30/11

Notes

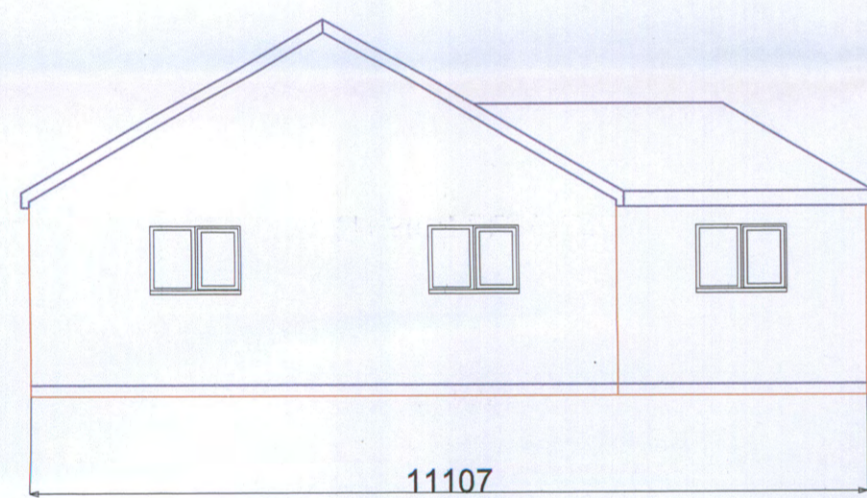
REAR ELEVATION



RH SIDE ELEVATION



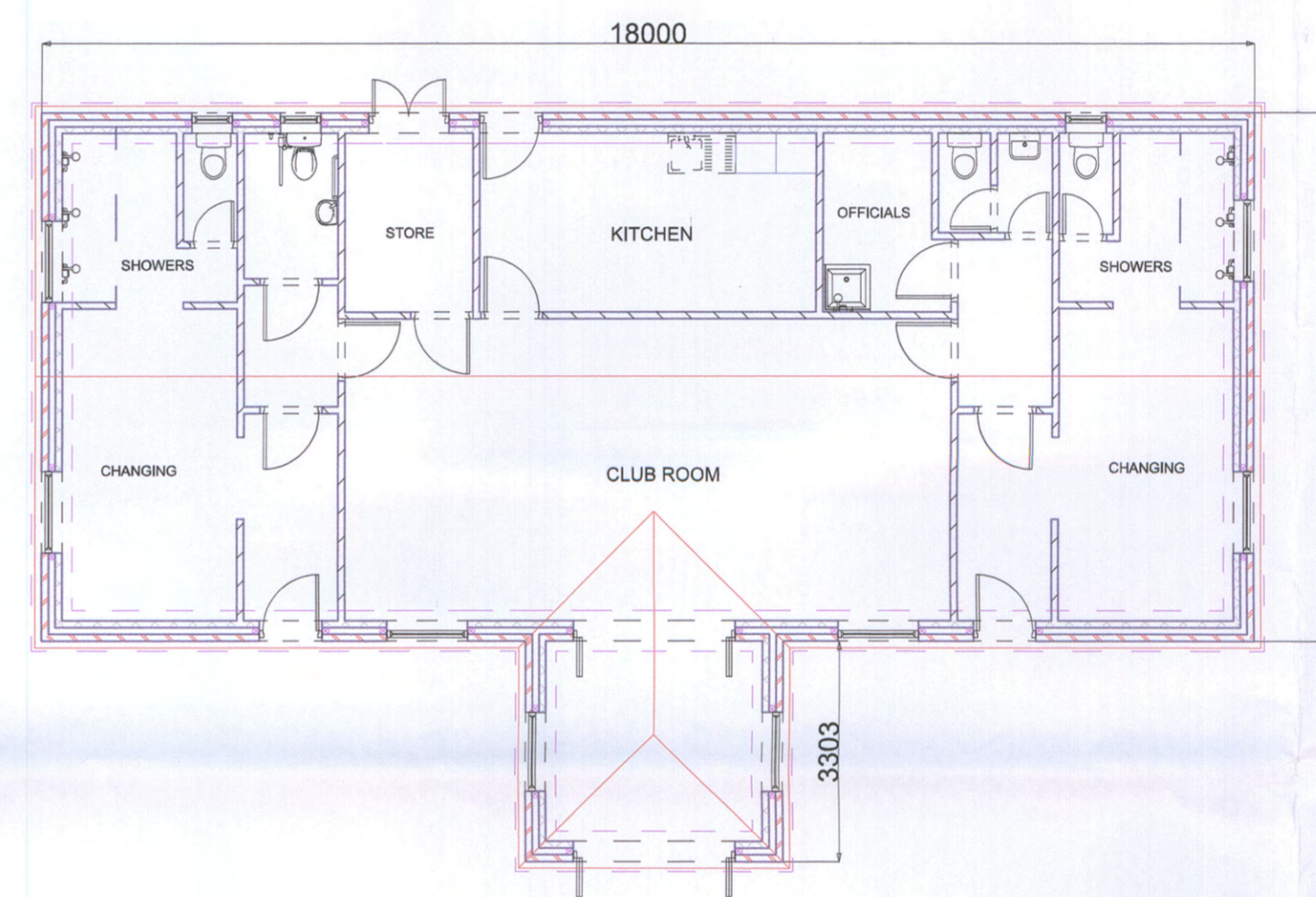
LH SIDE ELEVATION



FRONT ELEVATION



FLOORPLAN



JPMC Ltd

Project
Project Description
Offord community grounds

Drawing Title
Elevations and floorplan

Client

Offord Parish

Name

JPMC/0001

Number

Date:26/11/2013

Scale

1:100

Drawn by

Jason Moore

Checked by

Name

Page Size - A1

5000 mm

JPMC Ltd
5 Opeford Close Offord Cluny Cambs PE195QA