DELEGATED DECISION REPORT

SMD/2017/0344 **Valid 05/06/2017**	**BAGNALL CRICKET CLUB** **BAGNALL ROAD** **BAGNALL**	**SINGLE STOREY TIMBER FRAMED VIEWING PAVILLION** **(FULL - MINOR)**

MAIN ISSUES

- Is the development inappropriate in the Green Belt?
- Is it of acceptable design and appearance?

DESCRIPTION OF SITE

The site is to the edge of Bagnall cricket field in the rural village of Bagnall the site and land is in the Green Belt. The pavilion has been built to the side of a very functional club house building that houses the bar and a couple of changing rooms.

PROPOSAL

The proposal seeks planning permission for an outdoor pavilion that has already been built adjacent to the club house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6 Rural Areas Strategy
SS6c Strategy for other Rural Areas
DC1 Design Considerations
DC3 Landscape character and appearance

National Planning Policy Framework

Paragraph(s) 79-89
Section(s) 9 Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2005/0192 Safety Fence. Approved.
SMD/2007/0585 Extension to Bar storage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 27th July 2017
Neighbour consultation period ends:

Public Comments

None Received

Town / Parish Comments

Awaited

OFFICER COMMENTS

Principle of Development

The pavilion has been built in the Green Belt where development is considered to be inappropriate, and by definition harmful, unless it is one of the exceptions listed at paragraph 89 of the NPPF. One of those exceptions is the provision of appropriate facilities for outdoor sport as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it – namely to check unresticed sprawl of large built up areas; to prevent towns from merging; to safeguard the countryside from encroachment; to preserve character of historic towns; and to assist urban regen.

Cricket is an outdoor sport that relies on and makes use of open undeveloped land and provides village communities with opportunity to enjoy the outdoor space, recreation and sport both as players and spectators. Reasonable and appropriate club facility such as bars, changing room and spectator seating or shelter all help to attract families and club support, ensuring the club is funded and new players are attracted and encouraged into the sport – in turn these facilities, providing they are not disproportionate, help preserve the openness of the Green Belt because they support and promote the longevity of the land use. While Bagnall club already has a bar area in the club house for spectators this is largely an indoor space where the windows provide limited viewing opportunity. The timber pavilion is essentially a garden summer house which provides some shelter from the element while the open front and bi fold doors maintain the feeling of being outdoors and provide unrestricted view. The pavilion is not overly large when compared to the size of the cricket field and that of the adjacent club house.

The modestly sized pavilion sits on the edge of the open land beyond, adjacent to the club house and has two dwellings immediately behind - it does not in itself further

the sprawl of development beyond the existing line of buildings or cause obvious encroachment into the countryside and has no effect on the sense of there being open undeveloped land between the village of Bagnall and Milton.

The development is therefore not inappropriate and is not harmful to the Green Belt.

Design

The pavilion is a timber summer house with a mono pitch roof that over laps the building beneath to provide covered canopy, the vertical glazing of the full height bi fold doors give the structure a lightweight open character. While the pavilion is of relatively simple functional form with its use of timber frame and facing panelling it has a certain refinement that the adjacent club house does not (essentially a portal shed that had been extended with a mismatch of brick boxes. With an appearance akin to that of a garden structure it is not out of keeping with its location on the edge of residential development.

Amenity

The pavilion will shelter existing spectators who would be outside enjoying the cricket in any event. The interior does not have the capacity to introduce an additional bar or any form of entertainment or stand alone function. No harm to amenity. It's small overall height and distance from neighbouring dwellings is sufficient to avoid any loss of light to adjoining properties, and the openings in the structure by necessity overlook the pitch rather than neighbouring dwellings .

CONCLUSION / PLANNING BALANCE

The development is acceptable and planning permission should be granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 31/07/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council