

PLANNING / HERITAGE AND DESIGN & ACCESS STATEMENT



PROPOSAL : PROPOSED EXTENSION TO EXISTING COMMUNITY FACILITY

ADDRESS : THE JOHN POINTON SPORT AND RECREATIONAL FACILITY, FELTHOUSE LANE, CHEDDLETON, ST13 7BP

APPLICANT : POINTON PARK (CHARITABLE COMPANY)

DATE : JANUARY 2018 **JOB No. : 2016-2209**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Pointon Park (Charitable Company) to prepare and resubmit a full planning application to Staffordshire Moorlands District Council for the erection of an extension to the front and side of the John Pointon Sport and Recreational Facility. This latest scheme is now only single storey as the proposal has had to be scaled down due to construction costs and available budget. The proposal will be on the same footprint as the extension approved under planning application SMD/2017/0054 and will have a similar approach to the design, but obviously the scale will be reduced.

USE

The application proposes an extension to an existing community facility.

2.0 AMOUNT

The area of the site measures approximately 1.72ha in area. The existing floor space is 219m² and the proposed additional floor space is 144m².

3.0 LAYOUT

The layout will infill and utilise an area off the existing front and side elevations that generally face east in direction.

4.0 SCALE

The proposal will comprise of single storey in form and appearance.

5.0 LANDSCAPING

No landscaping is proposed as part of this proposal.

6.0 APPEARANCE

The extension still seeks to replicate the form and appearance of the existing property and consequently it is considered that the extension will still visually complement the existing building and its surroundings.

7.0 ACCESS

The site already has an established access onto Felthouse Lane that will remain unaltered and utilised as part of this proposal.

8.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is considered relevant:

Core Strategy,

SS1 – Development Principles

SS1a – Presumption in Favour of Sustainable Development

SS6a - Larger Villages Area Strategy

SD1 – Sustainable Use of Resources

DC1 - Design Considerations

DC2 - The Historic Environment

DC3 - Landscape and Settlement Setting

C1 - Creating Sustainable Communities

C2 - Sport, Recreation and Open Space

T1 - Development and Sustainable Transport

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

1. Building a strong, competitive economy
7. Requiring good design
8. Promoting healthy communities
12. Conserving and enhancing the historic environment

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (para 56)
- Planning policies and decisions should not attempt to impose architectural styles or particular

tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness (para 60)

- To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community (para 70)
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 128)
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 134)

9.0 HERITAGE STATEMENT

The application proposes an extension on the front and side elevation of the existing community centre that will face in an easterly direction. The extension will be part single and part two storey in form. The application site is located to the east of a Listed Building that is known as:

'Cottage approximately 100 metres north of Felthouse Lane'. The building is Grade II Listed and was listed on 15-Dec-1986 with a listing entry number is 1038105. The details of the listing are below:

CHEDDLETON C.P. CHEADLE ROAD SJ 95 SE (east side) 5/62 - Cottage approx. 100m north of Felthouse Lane

Grade II

Cottage. Late C18 with mid-C19 alterations. Coursed dressed and squared stone; tile roof; verge parapets; low 2-storey, 2-window front; block mullioned casements to left are of 2 lights to first floor and 3 lights to ground (lights removed), further small-pane casement to ground floor right; central entrance, door leaf missing.

Listing NGR: SJ9678450732

The application site is located approximately 25m to the east of the listed building, but has a bund formed in the landscaping that separates the buildings. The significance of this building, is the building itself. Development has happened in recent years that includes the existing building on the application site, which in turn surrounds the listed building. The listed building still has land surrounding it, but this has been reduced in size due to the approved development on the east side of the A520. It is considered that an extension of the existing community facility as proposed will not have an adverse impact on the setting of the listed building due to the current character and

appearance of the application site itself, but also due to the fact that the siting and design of the proposal will be masked by the existing building itself. In fact, it is now envisaged that no part of the extension will be visible when viewed from the area on which the listed Building is sited now that it has been reduced in scale. The assessment therefore concludes that the proposal will not result in a harmful impact on the building's significance as a heritage asset.

10.0 SUMMARY

The application site is located within the Cheddleton Development boundary comprises a community and recreational facility. The site lies to the east of Cheadle Road, and is bordered to the north and west by open fields. The eastern boundary of the site is bordered by a private access road that serves the Pointons Factory.

There are no residential properties that are located in the vicinity and therefore the proposal will not give rise to any residential amenity issues. Likewise the proposal will not create and highway safety issues as the extension will not reduce the number of car parking spaces available and nor will the proposal create an additional facility that will create more vehicular traffic as the proposal is merely to satisfy the needs of the existing facility and fill the accommodation gap that has been identified. In any event, the car park does not run at 100% capacity, so will be able to accommodate any increase in demand should it arise.

Policy DC1 states that all development should:

- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
- be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;

Policy DC2 states:

- Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Masterplanning.

Policy C1 states:

- In order to create sustainable communities at a local level the Council will support proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities. New facilities should preferably be located within defined built up areas where they are most accessible. In exceptional cases facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related to the existing settlement.

Policy C2 states:

- The Council will promote the provision of high quality recreational open space by implementing and supporting schemes that will protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure and children's play facilities throughout the district, in accordance with the adopted minimum standards set out in the Open Space, Sport and Recreation SPD.
- Applications to improve the use and availability of existing outdoor sports and recreation provision such as the introduction of ancillary facilities such as changing rooms, artificial

surfaces or floodlighting will be permitted provided that they : are directly related to the needs of the facility; can be satisfactorily and economically serviced; and meet the above criteria for new sport, recreation and open space facilities.

Pointon Park has been in operating for a few years now and has established itself at the heart of the Cheddleton community. Since opening, the facility has become well utilised by local residents for sporting and community events. The facility is mainly used for sporting purposes, such as football, but is also used for the following:

- Base for Leek CSOB Football Team
- Hockey and Cricket
- Family athletic days
- Family fun days
- Mini olympics (children)
- Skate Park Skills
- Educational e.g Rent a Beast (nature walks)
- Children's parties (birthday, Halloween, disco's etc)
- Firework displays
- Festive events such as Santa's Grotto

Such is the success of the facility and its general increase in popularity that there is an increase in requests for using the facility for other uses. These demands can't be accommodated easily within the existing building due to the activities currently being undertaken. On this basis the extension is considered necessary to allow the facility to provide the required accommodation, so that the community can benefit from additional and desired classes and activities, such as:

- Keep fit
- Pilates / Yoga
- Zumba
- Weight loss classes
- Evening classes (languages, art, poetry etc)
- Meeting room

Pointon Park has become an integral part of the Cheddleton community and its popularity amongst the community was almost instantaneous from the minute that it opened. This can be put down to the fact that Cheddleton doesn't have another facility like this and has been crying out for such a facility for many years. Cheddleton British Legion have expressed an interest in using the facility as a base in the village as they currently don't have any formal base. The same applies to Leek CSOB who again have had a relative nomadic existence with no formal base.

11.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. It also states in the NPPF that where proposals accord with the development plan they should be approved without delay, and where policies are out-of-date permission should only be refused where there is significant and demonstrable harm to outweigh the benefits of the development.

The proposed development has again been designed to meet the needs of this much valued community facility and provide necessary additional accommodation to meet existing needs in the community. The proposal is of a high quality design and is to be constructed out of high quality materials. The proposal will complement the existing building that is highly utilised by the community. The proposal is to constitute a sustainable form of development when considered against the provisions of the National Planning Policy Framework as a whole and the proposal is in accordance with the provisions of the policies listed above in the Staffordshire Moorlands Core Strategy. The Local Planning Authority is therefore politely requested to support this revised planning application to extend the existing community and recreational facility at Pointon Park and grant planning permission accordingly.