DELEGATED DECISION REPORT

SMD/2017/0625 **Valid 25/01/2018**	**BLYTHE CRICKET CLUB** **CRESSWELL LANE** **CRESSWELL**	**REMOVE WOODEN CHANGING ROOMS AND REPLACE BY CHANGING ROOM FACILTIES** **(FULL - MINOR)**

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

The sports ground of the Cricket Club occupies a levelled bluff of land which is elevated relative to the main Creswell Road on the west side and which gives way to rural farm land which dips away to the east.

There is a group of pavilion buildings including a recent development 12/00766/FULL of a new club house clustered to the north west corner of the ground and separated from Cresswell road by a linear domestic residential plot with dwelling known as Rose Cottage. Trees associated with this plot screen the cricket ground and buildings from the road. Access to the site is from the SW corner by ramped driveway from Cresswell Road leading to a metalled car park.

Alongside the new club house is a flat roofed changing rooms building approved under 10/00011/FULL.

A public footpath right of way passes along the southerly boundary of the site from Cresswell Road about 40m to the SW of the proposal building.

PROPOSAL

The proposal is to replace the 2010 (10/00011/FULL) building with a building of near identical size again providing a pair of changing rooms each with its own showers and toilets. Instead of a flat roof the building would have a dual pitched roof.

Walls of brick and roof of brown metal roof sheet tiling – both stated as matching the materials of the 2012 pavilion – are proposed.

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
SS6c Other Rural Areas
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s): 1 to 17
Section(s): 7 – Requiring Good Design; 9 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

12/00766/FULL Proposed demolition of existing wooden club house and new construction of pavilion and community building, together with terrace/viewing deck area and replacement of existing septic tank drainage with new bio-disc installation

10/00011/FULL Replacement sectional building – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 13th March 2018
Neighbour consultation period ends: 16th February 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development

Policy SS6c is that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

The NPPF states at paragraph 88 that: “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.”

Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (NPPF 87).

NPPF paragraphs 89 and 90 set out specific exceptions by which certain forms of development can be considered as being not inappropriate in the Green Belt. One of these exceptions is “the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”. It may also be noted that an exception also exists for the “provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it”. However it is a replacement building which is the most relevant and correct basis for determining the current proposal.

The building proposed would be 9m x 8.3m and that to be replaced is 9.1m x 7.9m. As such the new building would not be materially larger in terms of its plan area. The dual pitched roof adds some volume not present in the existing building. However this is not especially significant and there can be considered to be a strong design aesthetic benefit. As such despite the increase in the overall height of the replacement building, it would have a very limited impact on the openness of the green belt and is considered to meet one of the exception criteria set down in paragraph 89. Moreover, it would not conflict with the purposes of including land within the green belt.

Design
Being of similar scale to the building being replaced but adding a pitched roof and using materials matching the recent 2012 approved pavilion the materials and design are considered fully acceptable.

Amenity
There are considered to be no new adverse impacts for public amenity nor for the amenity of the neighbouring Rose Cottage.

CONCLUSION / PLANNING BALANCE
Being acceptable in principle in terms of Green Belt and being acceptable in terms of design with no adverse impacts for public or neighbour amenity the development is considered acceptable.

JC – The replacement building is for new changing rooms and shower facilities, therefore the description of development should be amended to changing room facilities, rather than pavilion hub. 22/3/18.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 22nd March 2018

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council