

DELEGATED DECISION REPORT

SMD/2021/0762
Valid 24/11/2021

CHECKLEY CRICKET CLUB
UTTOXETER ROAD
CHECKLEY

NEW CHANGING ROOMS
(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

This application relates to an established Cricket Club known as Checklet Cricket Club. It sits within open countryside, within travel distance of both Lower Tean to the east and Checkley, to the west. The site comprises of a large tarmacked area for parking, a pavilion that sits parallel with the main road and a lawned plot for which open recreation is held. The site is screened off by security gates and border hedging.

PROPOSAL

Planning permission is sought for a changing facility. It is to be located along the western perimeter of the site abutting the border hedging behind the overflow car park. It will be 22m in length by 8m in width and an overall height of 3.6m. It features a mono-pitched roof to create a porch and there is wheelchair accessibility on either side of the building.

The building will be made out of cedar boarding together with a metal sheeting roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy

SS9 – Smaller Villages Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1978/0400	Extensions to cricket pavilion	Approved 31/03/1978
SMD/1979/0291	Amended plan for cricket pavilion	Approved 03/05/1979

CONSULTATIONS

Publicity

Site Notice expiry date: 06/01/21
Neighbour consultation period ends: 20/12/21
Press Advert: N/A

Public Comments

Neighbour comments	No neighbour representative received
Parish Comments	None received
Service Development Officer	Support
Sports England	No objection

OFFICER COMMENTS

Principle of Development

Polices SS2 seek to focus future growth within the settlement boundary for Checkley and to strengthen its role as a service centre.

The application site is located in Open Space and does not fall within the Checkley Village Development Boundary. Policy SS10 and C2 is applied. It is noted in policy SS10 that development is restricted to essential needs unless the proposal supports existing community facilities that cannot be met in a settlement hierarchy. Policy C2 states the Council will promote the provisions of buildings subject to requirement and suitable location.

The charging facilities meets this criteria of being a community facility that is associated with the cricket club. The charging room does not impede the available playing surface in anyway and will be able to allow the current main pavilion to have improvements including disabled toilets. A condition will be added to ensure the use of the building remains ancillary to the operation of the site.

Sports England and the Service Development officer have supported the facility in their comments.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

Design

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 states that new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated, whilst aiming to add to the overall quality of the areas in which they are situated.

The immediate locality is characterised by open countryside and detached properties dotted to the east and opposite the site. The proposed building itself is modest designed facility that is functional in appearance. It would not appear out of place as the building sits in tandem with the pavilion and cricket grounds in a readable way. The building is also substantially setback from Uttoxeter Road and therefore, it would not appear overly prominent to warrant a refusal on this basis.

In terms of scale and mass, the building would amount to a generous floorspace that will be marginally shorter than the pavilion and can be seen along Uttoxeter Road. It is considered that while the rear elevation will be visible, the building would remain sympathetic in stature with the site it serves and is helped by the border hedging that will soften the mass and scale of the building by its partial screening.

Whilst cedar cladding is not encouraged by the adopted design guide, as it is not a local material, in this instance, it will create the appearance of an entirely timber building. Such timber structures such as changing rooms, storage sheds and pavilions are typically found on cricket pitches and therefore in this instance the materials are found to be acceptable.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The building will be positioned to the west of the site, backing onto border hedging that divides the site from open countryside. It will not face any direct neighbours which is helped by its plot location. Given the position of the building and where the windows will look onto, it is considered that there will be no harm to the overall living conditions of the immediate neighbours as new windows look onto the lawn and for the purpose of ventilation. Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The introduction of the changing facilities will not reduce the parking facilities that is located to the front of the site and therefore, the parking provisions are maintained. It is also considered that the changing facilities will have marginal impact to the highway safety as it serves as an additional amenity for the use of the site. This

application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The development would be in keeping with the use of the site and would be an asset to the community. The amenities of the neighbouring properties will be maintained. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 28/01/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council