

DELEGATED DECISION REPORT

SMD/2021/0396
Valid 16/06/2021

ASHCOMBE PARK
CRICKET CLUB
BASFORD BRIDGE LANE
CHEDDLETON

PROPOSED DEMOLITION OF
EXISTING STORES AND THE
CONSTRUCTION OF
PROPOSED GARAGE, BAR
STORE & DISABLED &
FEMALE CHANGING
FACILITIES.

(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Design
- Street scene

DESCRIPTION OF SITE

Adjacent existing cluster of club house type buildings, some of substantial construction in brick, others more makeshift.

The location has some public prominence from Basford Bridge Lane and the public road junction with the A520 Cheadle Road.

PROPOSAL

As first submitted this was to be a concrete block building with mono-pitch sheet roof presenting its higher elevation towards the west and the more public views.

Amended plans following discussions propose metal profiled cladding in juniper green BS12 B29 to the exterior of the walls and profiled metal roof cladding in grey (exact colour specification not stated). The higher wall elevation is now orientated inwards towards the existing cluster of development. The proposal involves removal of some minor store buildings and is submitted on the site of a larger 2018-approved scheme which the club is no longer intending or able to implement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows

T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

11/00332/FUL – construction of service road and disabled car parking – approved – not implemented

SMD/2018/0251 – demolition of existing stores and creation of new garage, bar store and disabled/female changing facility – approved – not implemented

CONSULTATIONS

Publicity

Site Notice expiry date: 31.08.2021

Neighbour consultation period ends: 15.07.21

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton Parish Council – no objection

Sport England

Acknowledgement received – no substantive comments

SMDC Sports and Leisure (service commissioning)

The proposal of new additional changing rooms would provide an excellent an opportunity to increase the levels of physical activity in the area particularly in two targeted groups, female and disabled and also increase the available capacity for the club. The project lends itself to further possibilities for the club to provide wider opportunities, which would not only be more attractive to local residents but could also create more interest for use by local schools and community groups. The wider engagement programme supports our own strategic aims offering more multisport use and increasing participation and physical activity.

OFFICER COMMENTS

Principle of Development

Within the Green Belt the development would in principle be inappropriate by reference to policy SS10(6) and the NPPF paragraphs 147 to 150 unless it is found to meet one of the stated exceptions or that there are very special circumstances.

One of the exceptions is 149(b): the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The proposal building has a plan area of c. 63m² but would replace a single garage and adjacent larger store which combined have a plan area of c.50m². The existing building heights are between c.2.0m and 2.5m. The proposal building heights are 2.7m and 3.4m. The building would be seen against the backdrop of the larger brick pavilion buildings of ridge height c.4m. It can also be noted that the 2018 approval was for a building of the same 63m² plan area but with pitched roof would have had a height of 4.4m. Although that permission has now lapsed it was approved under the same NPPF policy wording then contained at paragraph 145 (July 2018).

With these points noted it can reasonably be concluded that the current scheme would not have an appreciably greater impact on openness than the existing development and would therefore preserve the openness of the Green Belt. With its reduced mono-pitch roof form the impacts would be significantly less than in the lapsed 2018 scheme.

In terms of character and appearance, by proposing a single building in a cohesive design, the scheme can readily be regarded as an improvement on the existing arrangements which have no doubt arisen piecemeal over time and been subject to funding limits.

Design

The proposal scheme is utilitarian but not out of place in a countryside setting. It is felt that the sheet clad finish is significantly preferable to concrete block work which can quickly seem drab.

Amenity

There are not found to be any new adverse impacts for neighbour amenity or living conditions such as privacy or outlook, the nearest being some 25m away at 3 Basford Bridge Lane.

Other matters

There is no ecology survey with the application but the buildings to be demolished are judged of negligible potential to accommodate bats. A relevant informative should nevertheless be attached.

The applicant has suggested that a tree and shrub planting scheme could be provided on land to the west of the development. This would be beneficial both in

helping to screen the development from the more public open views. There would also be biodiversity benefits.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 22nd April 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council