

Parish: Rand Grange

Ward: Bedale

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Committee Date : 20 August 2015

Officer dealing : Mrs H M Laws

Target Date: 26 August 2015

15/01477/FUL

Construction of an extension to provide additional changing rooms at Bedale Athletic And Sports Association Leyburn Road Bedale North Yorkshire for Bedale Athletic & Sports Association.

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 The site lies approximately 2.5km to the north west of Bedale. The Athletics and Sports Association site is occupied by a clubhouse with squash courts and changing facilities, football pitch, cricket ground, tennis courts and a car park.

1.2 It is proposed to construct a single storey extension to the rear elevation of the building to provide additional changing facilities. The proposed extension is L-shaped with maximum dimensions of 13m x 7m. The extension would be finished in brickwork and white painted render with an olive green coloured plastisol sheet roof.

1.3 The agent in respect of the application is a Ward Member for Bedale.

2.0 PLANNING & ENFORCEMENT HISTORY

2.1 01/00938/FUL - Extension to existing clubhouse. Permission granted 25/1/2002.

2.2 03/00719/FUL - Alterations to part of existing sports club building. Permission granted 10/7/2003.

3.0 RELEVANT PLANNING POLICIES:

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP1 - Sustainable development

Core Strategy Policy CP2 - Access

Core Strategy Policy CP4 - Settlement hierarchy

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Core Strategy Policy CP17 - Promoting high quality design

Core Strategy Policy CP21 - Safe response to natural and other forces

Development Policies DP1 - Protecting amenity

Development Policies DP30 - Protecting the character and appearance of the countryside

Development Policies DP32 - General design

Development Policies DP43 - Flooding and floodplains

4.0 CONSULTATIONS

4.1 Parish Council - no reply received (expiry date for representations 27/7/2015))

4.2 NYCC Highways - no objections

4.3 Yorkshire Water - no comments required

4.4 Sabic (Pipeline) - no observations

4.5 MOD - no safeguarding objections

4.6 HDC Environmental Health Officer - no objections, however consideration should be given to ensuring that the capacity of the existing septic tank is sufficient to accommodate additional waste waters from the multiple waste water producing services located within the proposed extension. A condition is recommended.

4.7 Site notice/local residents - no comments received (expiry date for representations 31/7/2015)

5.0 OBSERVATIONS

5.1 The issues to be considered include the effect of the extension on the appearance of the existing building and on the surrounding rural landscape, and the impact of the additional facilities on highway safety. There are no near neighbours whose amenity would be affected by the development.

5.2 The proposed extension is small in scale relative to the existing building. The extension is flat roofed to minimise its visual impact and to reflect the appearance of the squash court to which it would lie adjacent. The rear of the building, although visible from the football pitch and the cricket ground, is not visible from outside the site and the extension would be viewed against a backdrop of the existing building and the tall boundary hedging that lies adjacent to the tennis courts. The proposed development is acceptable in scale and design and would not detract from the appearance of the site.

5.3 The proposed increased facilities do not require the provision of additional parking and the Highway Authority has no objections.

5.4 Additional detail is required regarding drainage to ensure there is adequate capacity within the existing facilities. An appropriate condition is recommended.

5.5 The proposed development is acceptable and approval of the application is recommended.

SUMMARY

The proposed development will not detract from the character or appearance of the building or surrounding rural landscape and will not impact on highway safety. It is considered that the proposed development is in accordance with LDF Policies.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

6.0 RECOMMENDATION: that subject to any outstanding consultations the application be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The

development shall be constructed of the approved materials in accordance with the approved method.

3. No development shall take place until details of the proposed means of drainage are submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented prior to the first use of the development and thereafter retained.

4. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawings numbered 01/06, 02/06 and 03/06 received by Hambleton District Council on 30 June 2015 unless otherwise approved in writing by the Local Planning Authority.

The reasons for the above conditions are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.

3. To ensure that satisfactory drainage can be achieved in accordance with LDF Policies CP21 and DP43.

4. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.