

## **ITEM 1**

<b>Application Reference</b>	<b>DC/078317</b>
<b>Location:</b>	Sports Pavilion Cross Road Heald Green Cheadle SK8 3LW
<b>Proposal:</b>	Use of the existing building as a club house with members bar (Sui Generis Use) and associated external alterations including installation of windows, and the reconfiguration of outdoor amenity space and car park to create an outdoor seating area.
<b>Type Of Application:</b>	Full Application
<b>Registration Date:</b>	06.11.2020
<b>Expiry Date:</b>	12.03.2021 (extension of time agreed)
<b>Case Officer:</b>	Rebecca Whitney
<b>Applicant:</b>	Mr Nick Williams
<b>Agent:</b>	Euan Kellie Property Solutions

### **DELEGATION/COMMITTEE STATUS**

The application is presented to the Area Committee as more than 4 objections have been received.

### **DESCRIPTION OF DEVELOPMENT**

Full planning permission is sought for the change of use of the existing club house to include the use as a members bar (Sui Generis Use) with the provision of an outdoor seating area and bin store. No extensions are proposed to the existing club house building, however two new white UPVC windows are proposed to the western side elevation.

The application is supported by a Covering Letter, Noise Impact Assessment and Transport Statement which set out the intended operation of the proposed use. The submission has supplemented with a further supporting statement (Noise Management Strategy) and a revised proposed site layout plan. The revised site layout plan ensures that there is no loss of car parking spaces as a result of the proposal.

The Covering Letter states that the bar will not be run by the football club, but it is intended to provide a social facility for players and their families. In addition, the bar will serve other customers (not affiliated with the sports club) provided they register to be a member (of the bar). The bar within the clubhouse will be operational outside of the hours of use of the playing pitches (internally: 09.00 - 22.30, seven days a week; and external seating area 09.00 - 21.00, seven days a week).

### **SITE AND SURROUNDINGS**

The site is within a Predominantly Residential Area. The site is located adjacent to land designated as being within the Greater Manchester Green Belt to the south, and land designed as Local Open Space to the west. The site is also adjacent to a Public Right of Way which is close to the southern site boundary and would not be impacted by the proposal.

To the northern site boundary there are established trees, beyond which is the Sylvia Roberts Guide Hall and residential development. The site is bound to the east by Cross Road, beyond which is residential development.

### **POLICY BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

#### **The Development Plan includes-**

- Policies set out in the Stockport Unitary Development Plan Review adopted 31<sup>st</sup> May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17<sup>th</sup> March 2011.

#### **Saved policies of the SUDP Review**

CTF1.1: Development of Community Services and Facilities

CDH1.2: Non Residential Development In Predominantly Residential Areas

CDH1.9: Community Facilities in Predominantly Residential Areas

#### **Core Strategy DPD Policies**

CS1: OVERARCHING PRINCIPLES: SUSTAINABLE DEVELOPMENT – ADDRESSING INEQUALITIES AND CLIMATE CHANGE

SD-1: Creating Sustainable Communities

SD-6: Adapting to the impacts of climate change

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-3: Protecting, Safeguarding and Enhancing the Environment

CS9: TRANSPORT AND DEVELOPMENT

CS10: AN EFFECTIVE AND SUSTAINABLE TRANSPORT NETWORK

T-1: Transport and Development

T-2: Parking in Developments

T-3: Safety and Capacity on the Highway Network

#### **Supplementary Planning Guidance**

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

SMBC ‘Sustainable Transport’ SPD

#### **National Planning Policy Framework**

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 19th February 2019 replaced the previous NPPF (originally issued 2012 & revised 2018). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a “material consideration”.

Para.1 *“The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied”.*

Para.2 *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.*

Para.7 *“The purpose of the planning system is to contribute to the achievement of sustainable development”.*

Para.8 *“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective*
- b) a social objective*
- c) an environmental objective”*

Para.11 *“Plans and decisions should apply a presumption in favour of sustainable development.*

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

Para.12 *“.....Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but*

*only if material considerations in a particular case indicate that the plan should not be followed”.*

*Para.38 “Local planning authorities should approach decisions on proposed development in a positive and creative way..... Decision-makers at every level should seek to approve applications for sustainable development where possible”.*

*Para.47 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing”.*

*Para.124 “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.*

*Para.130 “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”.*

*Para.213 “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.*

### **Planning Practice Guidance**

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

### **NEIGHBOUR REPRESENTATIONS**

10 representations have been received objecting to the application, with concerns raised on the grounds summarised as follows:-

- a. Suitability of the proposed use in this location
- b. Need for the proposed use
- c. Car parking provision
- d. Highway safety and traffic generation,
- e. Noise and disturbance
- f. Opening hours
- g. Light pollution
- h. Air pollution
- i. Anti-social behaviour
- j. Value of property
- k. Licensing and future applications
- l. Previous operations at the Club

## **CONSULTEE RESPONSES**

### **Highways Engineer**

The application is for the use of the existing building as a club house with a members' bar, associated external alterations and the reconfiguration of outdoor amenity space and the car park to create an outdoor seating area.

The site currently has a clubhouse associated with the junior football club and the playing fields have a main pitch, two 7-a-side pitches and a training grid. The football club is home to numerous junior football teams. Access to the site is currently provided from a gated arrangement on Cross Road to a parking area marked out with 24 parking spaces, including a disabled bay. I note that storage containers have been in place for a period of perhaps two or three years and these led to the loss of two bays with in effect the site currently now enjoying 22 practical parking bays. Parking provision has been the subject of discussion and amendment, the original submission indicating only 18 spaces whereas revision now enables retention of and remarking of some spaces to afford 22 effective and practical bays, including one disabled bay. It is noted that there is a hardstanding area adjacent to the site that can be used for parking, although this is not in the applicant's control. It has however and continues to provide a beneficial parking area for the purposes of any users of the playing fields.

It is advised, although not restricted or under any conditional control, that the site is currently used for weekend football matches, daytime only. Three games are held consecutively on the main pitch on Saturday's and Sundays. Generally the pitches are not used during the week and the teams train at a different location during the week. The clubhouse is open on match days for player usage and facilities.

The proposal includes the creation of a kitchen, bar and lounge area in a club house and an external seating area. The consequent internal public floor area in the building will be 88sqm. The use would allow players and visitors to get refreshments on a match day. The club will also use the clubhouse for club meetings during the week and would open the clubhouse during the week for the sale of drinks and snacks. The clubhouse will be open between 9am and 10.30pm seven days a week.

The scale of the building if used in isolation for club or public purposes generates a demand for parking that can reasonably be accommodated within the site parking area. Having regard to the Council's adopted parking standards the use has a demand for 18 spaces, 22 are proposed. The external space is small in size and likely to be seasonal in usage and as such this will not prove an attractant in its own right or materially affect the overall demand for parking space in the site.

It is therefore considered that it would be unreasonable to withhold permission on the grounds that the use of the club house will generate a demand for parking that cannot reasonably be accommodated within the site and off street. It is not considered that there is reason or justification to express concern about consequent traffic generation, the site has an established access with no recorded operational concern and the adjoining highway network is capable of accommodating any additional traffic movement that will arise. The volume of additional traffic is not material having regard to existing background traffic levels and it would be difficult and unreasonable argue that additional traffic will unacceptably affect highway operation and safety.

The determinant issue from a highway perspective is ensuring that the continued use of the pitches for matches, practice and training alongside any additional use of the clubhouse does not give rise to traffic and parking issues. Whilst it is noted in the

submission that the pitches are not used during the week or evenings, this at present is uncontrolled. Concern is raised that should the club house be open to the public perhaps on a Saturday afternoon when matches are taking place, there could be overspill parking incidences that cause concern and risk to highway operation and safety. In addition, should any weekday use of the pitches coincide with open public use of the clubhouse, this could give rise to similar concern.

Whilst the applicant has highlighted a commitment to managing parking activity this needs extending to ensuring that the use of the pitches and the clubhouse are managed to avoid conflicting uses and parking demands. The sole use of the clubhouse for players whilst training or competing raises no concern nor does the use of the clubhouse for public or private purposes whilst the pitches are not in use.

It is reasonable and indeed essential that the use of the site is carefully managed going forward to avoid conflicting activity and this must be accepted by the applicant in order for the Highways Engineer to support the application. An operational management plan could control daily usage and parking availability and should such a management plan be submitted and agreed, which can be dealt with under conditional control, then no concerns would be raised.

The Highways Engineer is aware of concerns that have arisen in recent months as a consequence of site usage during the pandemic period when the pitches were in use but the car parking area remained closed for use. Whilst the Highways Engineer can fully appreciate and understand concerns that have been raised this is beyond the reasonable control of the local planning authority, no breach of any permission has arisen and such matters cannot be addressed retrospectively. Nevertheless, the existence of this application and continued use of the site does give reason and opportunity to ensure that the car park is available for use at all times when the clubhouse is in use and this will follow through to pitch usage when notably players will be using the clubhouse facility. Again this is a matter capable of conditional control.

In conclusion the Highways Engineer of the opinion and satisfied that the continued and extended use of the site can be appropriately and safely managed under the terms of a site management plan and therefore finds no reason or justification to raise concern with the application.

#### Environmental Health Officer (Noise)

The above application has been assessed in relation to Amenity & Quality of Life.

The proposal is for the use of the existing building as a club house with members bar.

The cover letter prepared by Euan Kellie, EKPS/200708/AH, 6 November 2020 in support of the application:

application for full planning permission for the use of Cheadle and Gatley Junior Football Club ("JFC") Club House ("the Site"), as a Club House with Members Bar, and associated external alterations (Planning Portal Ref. PP-08996964). The background Cheadle and Gatley Sports Club Limited (hereafter referred to as "the Applicant"), is committed to bringing the Site back into active use, with exciting proposals to allow football players and Members to have a social space for refreshments at the existing Club House.

This service has concerns about the use of the bar – as it appears not to be for exclusive use of the sports club members but also bar members not affiliated with the sports club (under separate control). The agent confirms the proposals: the bar will not be run by the football club, but it is intended to provide a social facility for players and their families. In addition, the bar will serve other customers (not affiliated with the sports club) provided they register to be a member (of the bar). The bar within the clubhouse will be operational outside of the hours of use of the playing pitches (Internally: 09.00 - 22.30, seven days a week; and external seating area 09.00 - 21.00, seven days a week).

SK Trasport Statement, 200925/SK22061/TN01(-02) Technical Note Date: 25 September 2020, contradicts the proposal at section 5.2 details: The clubhouse will be open during the week to allow the general public to purchase drinks and snacks, and on a weekend evening for the same purpose.

As a private members club house, the management committee exert control over its members. The impact upon amenity from use of the club house by members of the public is deemed greater than that arising from a private members clubhouse.

#### *Café – Commercial Kitchen Extraction*

The details at section 1.0 of the NIA makes reference to a café:

It is proposed to refurbish the existing clubhouse at the Cheadle & Gatley Junior Football Club. The proposal include the creation of a kitchen, café/bar and lounge area in the clubhouse with a small external seating area. The existing building is a standalone single storey building with associated off street parking.

No further details concerning a commercial kitchen are detailed. If it is intended to operate a café at this location, further details will be required to be submitted to the LPA outlining measures to address commercial kitchen odour and noise impact, in order to protect the general amenity of the area and residential receptors.

#### *Noise Complaint History*

This service has no current or historical noise complaints on record, connected with the use of the premises.

#### *Noise Impact Assessment (NIA)*

In support of the application, the applicant has submitted an acoustic report by: Hann Tucker Associates, 28213/NIA1, 30 September 2020

The NIA was scoped with this service on 04 September 2020: aim to demonstrate the proposal will have no impact on the residential properties nearby the development. In order to achieve this, the noise consultant proposed that noise limits 10dB below the typical background noise level at each receptor. Thereby not exceeding the existing background noise levels.

The impact of the noise from the proposed development has been assessed in accordance with, agreed methodologies for the assessment of this noise source:

- BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings
- BS4142:2014 Methods for rating and assessing industrial and commercial sound
- The Institute of Acoustics (IOA) Good Practice Guide on the Control of Noise from Pubs and Clubs

#### *Clubhouse noise (internal noise) breakout*

The NIA has examined noise break-out from noise generating activities within the club house to the closest noise sensitive receptors (NSR). A worse-case scenario

has been assessed, that of noise levels of a busy pub (music playing). It is noted that at section 8.4 it is stated that there is no provisions to provide amplified music within the venue.

The NIA for noise breakout from the internal clubhouse concludes that the cumulative noise levels of the internal activities, arising internally from the clubhouse shall be (greater than) 10dB below background noise levels at the nearest NSR. This means, that noise breakout from the clubhouse, has been calculated not to exceed the existing background noise level at the nearest NSR. For planning purposes, it has been predicted by calculation that residential impact should not arise.

#### **External Seating Area – Noise Impact**

The proposed external seating area is located adjacent to the main entrance of the clubhouse overlooking the public green space, on the western façade (rear of the building). Noise sensitive dwellings are located to the north of the proposal at 87 Cross Road (north of the guide hall) and properties 30-38 Cross Road. Noise sensitive dwellings do not have a line of sight of the proposed external seating area.

The clubhouse is proposed to operate: 09.00 - 22.30, seven days a week. Whilst the external seating area shall, be restricted to: 09.00 - 21.00, seven days a week.

The NIA for the external seating area has calculated that the maximum cumulative sound level arising at the proposed external seating area, to the closest noise sensitive receptors (NSR), is unlikely to exceed the typical background noise level. For planning purposes, it has been predicted by calculation that residential impact should not arise.

The NIA has been based on a worse-case: full occupancy of the external seating area with 50% of people talking at any given time.

Provided that the outdoor seating area is appropriately managed, noise emanating from the outdoor seating area is unlikely to cause and significant noise impact on residents.

#### ***NIA - BS4142:2014 Assessment Summary***

The outcome of the assessment is that the predicted rating levels from both the internal activities and from the external seating area, shall not exceed the existing background sound level. Therefore noise from the proposal, is less likely to have an adverse impact or a significant adverse impact, provided that the outdoor seating area is appropriately managed.

The report methodology and conclusion are accepted.

#### ***Recommended Conditions***

Conditions are recommended with regard to any external lighting to be installed, hours of operation, noise levels and to require a noise management plan for the outdoor seating area.

Informatives are recommended with regard to other other permissions which may be required and the impacts of these.

#### **Nature Development Officer**

#### ***Nature Conservation Designations***

The site has no nature conservation designations, legal or otherwise.



### *Legally Protected Species*

Many buildings have the potential to support roosting bats and nesting birds. All species of bats and their roosts are protected under UK (Wildlife and Countryside Act 1981 (as amended)) and European legislation (The Conservation of Habitats and Species Regulations, 2017). Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended).

Paragraph 016 of the Natural Environment Planning Practice Guidance (<https://www.gov.uk/guidance/natural-environment#biodiversity-and-ecosystems>) states that the local authority should only request a survey if they consider there is a reasonable likelihood of a protected species being present and affected by development.

The building is considered to offer limited bat roosting potential. The roof comprises corrugated metal sheeting which offers poor thermal properties for roosting bats. It is therefore considered that there is low risk to roosting bats being impacted by the proposals and it is not considered reasonable to request a bat survey as part of the current application.

The site currently comprises hard standing. From review of the proposals it is understood that no tree/vegetation removal works are required and so there is limited potential for protected species to be impacted by the proposed landscaping works.

### *Recommendations*

The works are considered to be low risk to roosting bats. Bats can sometimes roost in seemingly unlikely places however and so it is recommended that an informative is attached to any planning consent granted so that the applicant is aware of the potential for roosting bats to be present. It should also state that the granting of planning permission does not negate the need to abide by the legislation in place to protect biodiversity. If at any time during works, evidence of roosting bats (or any other protected species such as nesting birds) is discovered on site, works must stop and a suitably experienced ecologist be contacted for advice.

Biodiversity enhancements are expected as part of developments in line with local (paragraph 3.345 of the LDF) and national planning policy (NPPF). A suitable measure includes the provision of a bird box placed on the building. A woodcrete/woodstone box should be provided as these have greater longevity than timber boxes (see for example Habibat and Schwegler boxes). In addition the existing hedgerows which border the site could be enhanced for biodiversity by planting additional native species such as honeysuckle, guelder rose, holly and dog rose. Further guidance on this can be provided if required.

Should any lighting be proposed, this should be sensitively designed so as to minimise impacts on wildlife associated with light disturbance (following principles outlined in Bat Conservation Trust guidance: <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>).

## **ANALYSIS**

### **Principle of the Change of Use**

The site is located within a Predominantly Residential Area and the application seeks permission for the use of the building as a club house with members bar, which is a Sui Generis use (in a class of its own). It is noted that neighbour representations have raised concerns regarding the suitability of the proposed use in this location.

Policy CDH1.2 of the UPD Review states that non residential development will be permitted in Predominantly Residential Areas where it can be accommodated without detriment to the residential amenity of adjacent dwellings or the residential area as a whole. In particular account will be taken of:

- (i) noise, smell and nuisance;
- (ii) traffic generation and safety and accessibility by sustainable transport modes;
- (iii) parking;
- (iv) hours of operation;
- (v) proximity to dwellings;
- (vi) the scale of the proposal; and
- (vii) whether or not the character of the area will be changed.

Paragraph 11.18 of the supporting text to Policy CDH1.2 states that commercial and industrial development will only be acceptable in Predominantly Residential Areas where the proposal is small-scale and can be accommodated without detriment to residential amenities or loss of dwelling stock (see UDP Policy HP1.3, Avoidance of Loss of Dwellings).

The principle of the use of the site for non-residential purposes is therefore supported by Policy CDH1.2 of the UPD Review subject to all other material circumstances as assessed later in this report.

The proposed use would be a club house with members bar, which is a Sui Generis use (in a class of its own). The uses would include the sale of food and drink for consumption on the premises (Use Classes E(b)), use as a meeting place for the principal use of the local community (Use Class F2(b)) and as a drinking establishment (Sui Generis Use). The proposal does include some community uses.

Policies CTF1.1 and CDH1.9 of the UDP Review seek to ensure that community uses are well located to serve the relevant population by sustainable transport modes, provide satisfactory access and parking, and have no adverse impact on residential amenity. In principle, community uses may be considered acceptable in this location subject to these material considerations as assessed later in this report.

It is noted that neighbour representations raise concerns regarding the need for, and viability of, the proposed use. Due to the scale, siting and nature of the proposed development, this is not a material planning consideration in this instance and is not afforded significant weight in this planning assessment.

#### Design and Siting

No extensions are proposed to the existing club house building, however two new white UPVC windows are proposed to the western side elevation.

The proposal includes the erection of a bin store, and decking and fixed seating for the outdoor space as indicated on the site layout plans. Photographs have been provided, however detailed drawings will be required by condition in order to ensure that they are appropriate in terms of scale, design, materials and finish, in accordance with Core Strategy DPD policies CS8 and SIE-1.

The proposal would result in a neutral impact upon the character and appearance of the site within the street scene, and the visual amenity of the area, in accordance

with Core Strategy DPD policies CS8 and SIE-1, and addressing criteria (vi) and (vii) of Policy CDH1.2 of the UPD Review.

#### Impact on Residential Amenity

Neighbour representations have raised concerns regarding noise and disturbance.

The building is located within a Predominantly Residential Area. To the northern site boundary there are established trees, beyond which is the Sylvia Roberts Guide Hall and residential development. The site is bound to the east by Cross Road, beyond which is residential development.

The site is separated from the nearest residential properties by Cross Road and a distance of approximately 22m, however this degree of separation alone is considered unlikely to fully mitigate the impacts of noise and disturbance associated with the proposed use.

The application is supported by a Noise Impact Assessment which has aided in this assessment. The Environmental Health Officer (Noise) raises no objections in relation to noise and disturbance as a result of the proposal subject to conditions. Their comments are contained within the consultees responses section above.

Neighbour representations have raised concerns regarding the proposed opening hours. As recommended by the Environmental Health Officer, it is recommended that a compliance condition is attached to any permission granted to limit opening hours of the club house to 09:00-22:30 in accordance with the details submitted within the application form and noise assessment, and to limit the hours of use of the outdoor seating area to 09:00-21:00. This condition is considered reasonable and necessary to ensure that the proposed use does not result in significant adverse impacts upon the amenity of the adjoining occupiers, in accordance with saved UDP policy CDH1.2 and Core Strategy DPD policies CS8, SIE-1 and SIE-3. This condition is considered to go a substantial way in addressing the concerns raised by neighbours.

The submitted NIA states at section 8.4 that there is no provision to provide amplified music within the venue, and it is assumed that this provision extends to the external seating area too. It is recommended that a condition is attached to any permission granted to require the submission of a Noise Management Plan for the outdoor seating area, which shall detail its hours of use and other site specific matters for the control of noise that could potentially negatively impact upon residential amenity. For example, it might be expected that the Plan states that there will be no external speakers, no disposal of bottles in the external bins after 21:00, and details a noise complaint procedure (receipt, investigate, remedial action recorded and retained for inspection if required by a Council Officer) and so on.

It is recommended that a condition is attached to any permission granted to require that the use is carried out in accordance with the NIA and Noise Management Plan for the outdoor seating area in order to ensure that the proposed use operates without detriment to the residential amenity of surrounding properties, in accordance with saved UDP policy CDH1.2 and Core Strategy DPD policies CS8, SIE-1 and SIE-3.

It is also noted that the submitted NIA at section 1.0 makes reference to a café, however no further details concerning a commercial kitchen are detailed. It is recommended that a condition is attached to any permission granted to require that, if commercial kitchen equipment, plant, ventilation and extraction facilities are to be

installed, details shall first be submitted to and approved in writing by the Local Planning Authority, in order to protect the general amenity of the area and residential receptors, in accordance with saved UDP policy CDH1.2 and Core Strategy DPD policies CS8, SIE-1 and SIE-3.

A neighbour representation has been received which raises concerns regarding the impacts of light pollution due to vehicular movements at night. It is noted that the site is separated from the nearest neighbouring dwellings by Cross Road, and on this basis, any additional impacts are not considered to result in significant harm to the amenities of the neighbouring occupiers.

In addition, concerns are raised in relation to any proposed external lighting around the site. It is recommended that a condition is attached to any permission granted to require that any lighting scheme is first approved by the Local Planning Authority, as recommended by the Environmental Health Officer. This is also considered to address the comments made by the Nature Development Officer which request that any lighting scheme is designed sensitively so as to minimise impacts on wildlife associated with light disturbance. This condition is considered reasonable and necessary to ensure that the proposed use does not result in significant adverse impacts upon the amenity of the adjoining occupiers or on biodiversity in accordance with saved UDP policy CDH1.2 and Core Strategy DPD policies CS8, SIE-1 and SIE-3. This condition is considered to go a substantial way in addressing the concerns raised by neighbours.

In view of the above and in the absence of an objection from the Environmental Health Officer (Noise), it is considered that the relatively small scale nature of the proposal could be accommodated on the site without detriment to the residential amenity of surrounding properties, in accordance with Core Strategy DPD policies CS8, SIE-1 and SIE-3, and is considered to address criteria (i), (iv), (v) of Policy CDH1.2 of the UPD Review.

#### Highway Safety and Parking

Neighbour representations have raised concerns regarding car parking provision, highway safety and traffic generation.

The Council's Highway Engineer raises no objections and their comments are contained within the consultee responses section above.

It is noted that neighbour representations received raise concerns in relation to car parking provision. The Highways Engineer has commented that the scale of the building, if used in isolation for club or public purposes, generates a demand for parking that can reasonably be accommodated within the site parking area. Having regard to the Council's adopted parking standards the use has a demand for 18 spaces, and 22 are proposed. The external space is small in size and likely to be seasonal in usage and as such this will not prove an attractant in its own right or materially affect the overall demand for parking space in the site. On this basis, the proposed parking provision is not considered to result in significant adverse impacts in terms of highway safety such that it would be reasonable to refuse the application on this basis.

It is recommended that a condition is attached to any permission granted to require the submission of an Operational Management Plan in order to control daily usage and parking availability, and to ensure that the car park is available for use at all times when the clubhouse is in use (this will follow through to pitch usage when notably players will be using the clubhouse facility) in order to ensure that the

development is operated in a safe manner, having regard to Policies SIE-1 and T-3 of the Core Strategy.

In view of the above, in the absence of objections from the Highway Engineer, the proposal is considered acceptable from a highway safety and parking perspective, in accordance with Core Strategy DPD policies SD-6, SIE-1, T-1, T-2 and T-3 and the Sustainable Transport SPD, and is considered to address criteria (ii) and (iii) of Policy CDH1.2 of the UPD Review.

#### Other Matters

Officers note that there are currently storage containers on the site which do not benefit from planning permission, and which are not in the control of the Applicant. On the revised proposed site layout plan, an annotation has been included to clearly denote that they do not form part of this application, and this can be also be noted in any condition listing the approved plans, for clarity. An informative should also be included to advise that the containers should be removed, or that planning permission should be sought for their retention.

As requested by the Nature Development Officer, it is recommended that a condition is attached to any permission granted to require the submission of biodiversity enhancement measure in accordance with Core Strategy DPD policies CS8 and SIE-3.

To the northern site boundary there are established trees, beyond which is the Sylvia Roberts Guide Hall. The proposed bin store and seating area would be sited adjacent to these trees, and it is therefore recommended that a condition is attached to any permission granted to require the protection and retention of these trees in accordance with Core Strategy DPD policies CS8, SIE-1 and SIE-3.

A neighbour representation has been received which raises concerns regarding the anti-social behaviour implications of the proposal. This has been considered in the assessment of the proposal, and is considered to have been addressed to some extent under the assessment of noise and disturbance above, and also through the imposition of conditions in relation to a noise management plan and operating statement, as set out above.

A neighbour representation has been received which raises concerns regarding the air quality implications of the proposal due to pollution from cars being parked with their engines running. Officers note this concern, however due the scale of the proposed use, this is not considered to result in impacts so significant as to require the submission of an air quality assessment in support of this proposal, or to justify a reason for refusal. In addition, a condition has been recommended above which would require that any additional plant such as extraction or ventilation equipment is approved by the Local Planning Authority prior to installation.

Neighbour representations have been received which raise concerns in relation to licensing and future applications for extended opening hours. This is not a material planning consideration and therefore is not afforded significant weight in this planning assessment. Similarly, comments have been received in relation to the lease of the land used as a car park, property value, rubbish which has previously been left at the site, and the previous operations at the Club. These matters are also not material planning considerations and therefore are not afforded significant weight in this planning assessment.

## **SUMMARY**

In conclusion, the proposal is considered to comply with relevant saved UDP and Core Strategy DPD policies and does not conflict with the policies of the NPPF. As such, the application is recommended for approval.

**RECOMMENDATION** GRANT subject to conditions.