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Erection of extensions to clubhouse along with external alterations, and removal of storage container and portakabin changing rooms  
Ashby Rugby Club Nottingham Road Ashby De La Zouch  
Leicestershire LE65 1DP

Report Item No  
A3

Application Reference  
18/00819/FUL

Grid Reference (E) 437709  
Grid Reference (N) 317674

Date Registered:  
15 June 2018  
Consultation Expiry:  
24 July 2018  
8 Week Date:  
10 August 2018  
Extension of Time:  
5 September 2018

Applicant:  
Ashby RFC

Case Officer:  
Chris English

Recommendation:  
PERMIT

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Site Location - Plan for indicative purposes only



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## **Executive Summary of Proposals and Recommendation**

### **Call In**

The application is brought to the Planning Committee as the planning agent is related to a serving councillor (Councillor Blunt) and contrary representations to the recommendation to permit the application have been received.

### **Proposal**

Planning permission is sought for the erection of extensions to clubhouse along with external alterations and removal of storage container and portakabin changing rooms at Ashby Rugby Club, Nottingham Road, Ashby.

### **Consultations**

One letter of representation has been received, raising concerns over the impact of the proposal on the existing bund and highways safety. Ashby de la Zouch Town Council raises no objections, nor have objections been raised by other all statutory consultees.

### **Planning Policy**

The site is located outside the Limits to Development on the Policy Map to the adopted Local Plan and the emerging Ashby Neighbourhood Plan. The application has also been assessed against the relevant policies in the NPPF (2018), the adopted Local Plan, the emerging Ashby Neighbourhood Plan and other relevant guidance.

### **Conclusion**

The application site lies outside the defined Limits to Development where development associated with recreation is considered acceptable in principle. The scheme does not give rise to any significant material impacts upon the occupiers of any neighbouring dwellings, visual amenity and the character of the area or highway safety. Accordingly the application is recommended for planning permission, subject to the imposition of planning conditions.

### **RECOMMENDATION:- PERMIT SUBJECT TO THE IMPOSITION OF CONDITIONS**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.**

## MAIN REPORT

### 1. Proposals and Background

Planning permission is sought for the erection of extensions to clubhouse along with external alterations and removal of storage container and portakabin changing rooms at Ashby Rugby Club, Nottingham Road, Ashby. The proposed extension to the north-east is to accommodate changing rooms, showers, toilets and a physio/first aid room. The proposed extension to the south-west is to be used as a machine and equipment store.

The site is located outside Limits to Development, as defined by the Policy Map to the adopted Local Plan.

An additional block plan has been submitted during the course of the application to clearly demonstrate the impact of the clubhouse extension on the existing bund and landscaping to the south of the site following concerns raised by a neighbouring property.

Precise measurements of the proposal are available to view on the submitted plans.

#### Relevant planning history:

16/00985/FUL - The erection of 6 floodlights for playing pitch and 4 lights to illuminate associated car parking area - Permitted 28th November 2016.

15/00925/FUL - Retention of two storage containers and Portakabin changing rooms (Retrospective) - Permitted 25th November 2015.

10/00071/FULM - Change of use to Rugby pitch, training area and car park - Permitted 17th November 2010.

### 2. Publicity

3 neighbours notified.

Site Notice displayed 3 July 2018.

### 3. Summary of Consultations and Representations Received

1 No. letter of neighbour representation has been received raising concern on the following grounds:

- Impacts on the existing bund and landscaping screening the clubhouse from the neighbouring properties on Nottingham Road.
- Detrimental impacts on the off-street car parking arrangements.

**Ashby de la Zouch Town Council** have no objections to the application.

**Highways England** have not submitted comments at the time of writing this report.

**Leicestershire County Council's Highways Authority** have referred to their Standing Advice document.

**North West Leicestershire District Council's Environmental Protection Team** have no environmental observations regard to the granting of this planning permission, based upon the details contained within the application.

**North West Leicestershire District Council's Tree Officer** has not submitted comments at

the time of writing this report.

**Severn Trent Water** have not submitted comments at the time of writing this report.

#### **4. Relevant Planning Policy**

##### **National Policies**

*National Planning Policy Framework (2018)*

The following sections of the NPPF are considered relevant to the determination of this application:

Paragraphs 8 and 10 (Achieving sustainable development);  
Paragraphs 11 and 12 (Presumption in favour of sustainable development);  
Paragraphs 38, 39, 40, 41, 42, 44 and 47 (Decision-making);  
Paragraphs 54 and 55 (Planning conditions and obligations);  
Paragraphs 96, 97, 99 and 100 (Promoting healthy and safe communities);  
Paragraphs 105, 108 and 109 (Promoting sustainable transport);  
Paragraphs 126, 127 and 130 (Achieving well-designed places); and  
Paragraphs 175 and 180 (Conserving and enhancing the natural environment).

##### **Adopted North West Leicestershire Local Plan**

The following policies of the adopted Local Plan are consistent with the policies in the NPPF and should be afforded weight in the determination of this application:

S2 - Settlement Hierarchy  
S3 - Countryside  
D1 - Design of new development  
D2 - Amenity  
IF7 - Parking provision and new development  
En2 - River Mease Special Area of Conservation  
Cc3 - Water - Sustainable Drainage Systems

##### **Emerging Draft Ashby Neighbourhood Plan**

The Ashby Neighbourhood Plan was submitted to the Council on 1 August 2017. The Council undertook a six week consultation on the Draft Neighbourhood Plan which ended on 11 October 2017. The plan has been to Examination, and the Examiner's Report was published in August 2018. The weight to be attached by the decision maker to this version of the plan should be in accordance with the approach set out in Paragraph 48 of the NPPF, having regard to the stage now reached towards adoption, the extent to which there are unresolved objections to the policies relevant to the determination of this application, and the degree to which the emerging policies are consistent with the NPPF.

Policy S1 - Presumption in favour of Sustainable Development  
Policy S2 - Limits to Development  
Policy S3 - Development Proposals Outside of the Limits to Development  
Policy S4 - Design  
Policy NE4: Nature Conservation  
Policy NE5: Trees and Hedgerows

### **Other Policies and Guidance**

National Planning Practice Guidance - March 2014.

Leicestershire Highway Design Guidance.

Good Design for North West Leicestershire SPD - April 2017.

The Habitats Regulations (The Conservation of Habitats and Species Regulations 2017).

Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System.

River Mease Water Quality Management Plan - August 2011.

## **5. Assessment**

### **Principle of Development**

The application site is located outside the limits to development in the adopted Local Plan. The Ashby Neighbourhood Plan states that development will be carefully controlled in line with local and national strategic planning policies. Policy S3 of the adopted Local Plan states that development associated with recreation is considered to be acceptable. Given that the proposal would be in connection with an existing recreational use (Ashby Rugby Club) it is considered that the scheme is acceptable in principle subject to all other planning matters.

### **Scale and Design**

The proposed extensions to the existing clubhouse would be constructed of materials that match the existing and would reflect the countryside location with the green cladding finish. Whilst the proposal is not considered to be a subservient addition as the height and width of the extensions would be the same as the existing structure, it is considered that as the extension to the north would replace an existing portakabin and the extension to the south would be screened by the existing boundary treatments, the proposal would not have a significantly detrimental impact on the streetscene or the character of the surrounding area.

The proposed northern and western elevations would include masonry with contrasted graphic lettering that is considered to be of a simple design that would reflect the character of the building. Whilst this would be visible from the highway, it is considered that it is of an acceptable scale and design and would not have a significantly detrimental impact on the streetscene.

Overall, the proposal is considered to have an acceptable design that would be in keeping with the character and appearance of the existing building and the surrounding area. Therefore, the proposal is considered to be in accordance with Policy D1 of the adopted Local Plan, Policy S4 of the emerging Ashby Neighbourhood Plan and the Council's Good Design SPD and the advice contained in the NPPF.

### **Impact upon Residential Amenity**

The neighbouring property that is most likely to be affected by the proposal is No. 219 Nottingham Road, Ashby and the neighbouring property have raised concerns over the impact of the proposed clubhouse extension on an existing bund.

Whilst the proposed clubhouse extension to the south would extend closer to No. 219 Nottingham Road by approximately 18m, it is considered that there would be no significant impact on the neighbouring property as the extension would be approximately 80m from the neighbouring property, the existing bund and landscaping are to remain and a condition would be imposed on any planning permission to ensure the use of the extension remains as a

machine and equipment store. It should also be noted that the Council's Environmental Protection team have no objections to the application.

Overall, the proposal is not considered to result in significant impacts upon surrounding residential amenity. Therefore, the proposed development is considered to be in accordance with Policy D2 of the adopted Local Plan, Policy S4 of the emerging Ashby Neighbourhood Plan and the Council's Good Design SPD.

### **Highway Considerations**

Due to the scale of the proposal, the application is to be assessed under the Leicestershire County Council Highways Standing Advice document.

The proposed extensions are to replace an existing portakabin and an open storage area. As a result of the proposal, the existing off-street car parking arrangements are to be unaltered and the purpose of the extensions are not to increase capacity at the clubhouse but to improve the existing facilities.

It should also be noted that Leicestershire County Highways Department were consulted on the application and raised no concerns, referring the case officer to the Standing Advice document.

The proposal is therefore considered to be acceptable in relation to Policies IF4 and IF7 of the adopted Local Plan, Policy S4 of the Ashby Neighbourhood Plan as well as the Leicestershire Highway Design Guide.

### **Impact on the River Mease Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)**

The site lies within the catchment area of the River Mease Special Area of Conservation (SAC). Discharge from the sewage treatment works within the SAC catchment area is a major contributor to the phosphate levels in the river. Therefore an assessment of whether the proposal would have a significant effect on the SAC is required.

With regard to foul drainage, the southern extension is to be used for storage, which would not result in an increase in foul drainage from the site. The proposed northern extension is to improve existing facilities at the Rugby Club and any increased use would be minimal. Furthermore, the provision of modern water efficient facilities in the new development would be likely to minimise foul drainage discharge from the site.

Although the footprint of the clubhouse would be increased, the extensions would be sited on an existing area of crushed stone, tarmac chippings and concrete apron and therefore it is not considered that the scheme would lead to any increased run-off, over and above that of the existing arrangement. As such, the integrity of the River Mease SAC would be preserved.

Therefore it can be ascertained that the proposal on the site will, either alone or in combination with other plans or projects, have no likely significant effect on the internationally important interest features of the River Mease SAC, or any of the features of special scientific interest of the River Mease SSSI.

### **Conclusion**

The principle of the development is acceptable. The proposal is not considered to have any

significant detrimental design, residential amenity or highway impacts. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, the emerging Ashby Neighbourhood Plan the advice in the NPPF and the Council's Good Design SPD. It is therefore recommended that the application be permitted.

**RECOMMENDATION - PERMIT, subject to the following conditions;**

- 1 Time
- 2 Plans
- 3 Materials
- 4 Use of south extension