

EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Proposal

Planning approval is sought for a new clubhouse and changing room at Coalville Town Football Club, Owen Street, Coalville. The subject site lies to the south of Owen Street, accessed via an informally surfaced driveway running to the west of Coalville Business Park which meets Owen Street to the west of No.107 Owen Street. The site is situated within the defined limits to development as identified in the North West Leicestershire Local Plan.

The proposed clubhouse would be a two storey building, measuring 25.431 metres in width across the front elevation and would measure a length of 15.15 metres across the extent of each side elevation. Two new windows and four new glazed doors are proposed at ground floor in the front elevation. At first floor level, a guest viewing gallery is proposed within a gable end that would measure 9.26 metres in width. One new door is proposed in the rear elevation and in the north west facing side elevation, two new doors are proposed to provide access to the toilets and a new server hatch is also proposed.

The application is to be determined by the Planning Committee as it has been called in by Councillor Wyatt.

Consultations

Members will see from the report below that one letter of representation have been received from a member of the public.

No objections have been received from any statutory consultees.

Planning Policy

The development is considered to comply with the relevant policies of the North West Leicestershire Local Plan as well as guidance contained within the National Planning Policy Framework.

Conclusion

The report below indicates that the development is considered to be acceptable in principle. The proposal would not have a significant impact upon the amenities of neighbouring residents and would not adversely affect the character of the surrounding area. The proposal would not be significantly detrimental to highway safety and on this basis it would accord with the development plan and all other material considerations. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to 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, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning approval is sought for a new clubhouse and changing room at Coalville Town Football Club, Owen Street, Coalville. The subject site lies to the south of Owen Street, accessed via an informally surfaced driveway running to the west of Coalville Business Park which meets Owen Street to the west of No.107 Owen Street. The site is situated within the defined limits to development as identified in the North West Leicestershire Local Plan.

The proposed clubhouse would be a two storey building, measuring 25.431 metres in width across the front elevation and would measure a length of 15.15 metres across the extent of each side elevation. Two new windows and four new glazed doors are proposed at ground floor in the front elevation. At first floor level, a guest viewing gallery is proposed within a gable end that would measure 9.26 metres in width. One new door is proposed in the rear elevation and in the north west facing side elevation, two new doors are proposed to provide access to the toilets and a new server hatch is also proposed.

Relevant planning history

05/01108/FUL - Erection of spectator stand, turnstile building and extension to existing spectator facilities. Approved 10.02.2006.

02/01504/FUL - Erection of three spectator stands, a single storey building, 2.4m high perimeter fencing and temporary siting of a portakabin. Approved 31.01.2003.

2. Publicity

25 Neighbours have been notified (Date of last notification 2 June 2014)

Site Notice displayed 3 June 2014

3. Consultations

County Highway Authority
Head of Environmental Protection
NWLDC Footpaths Officer

4. Summary of Representations Received

Leicestershire County Highway Authority responded 6th June 2014 stating consideration should be given to car parking and cycle parking provision.

North West Leicestershire Environmental Protection Officer responded 3rd June 2014 stating no environmental observations in relation to this application.

Leicestershire County Footpaths has not responded during the course of this application.

One letter was received from the occupier of No.107 Owen Street stating the following objections:

- More consultation letters should have been sent to surrounding neighbours.
- Owen Street is unsuitable to support the volume of traffic, including coaches, visiting the Football Club.
- The current access is not adequate for vehicles entering and exiting the site, and the lack of a hard surfaced driveway causes dust to be deposited on surrounding houses and businesses.

- The current level of noise, chanting and public disturbance is not appropriate in a residential area.

5. Relevant Planning Policy

National Planning Policy Framework (NPPF) - March 2012

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development. It states that local planning authorities should:

- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent or where relevant policies are out of date unless:
- 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; or
- specific policies in this Framework indicate development should be restricted.

The NPPF (Para 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

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

North West Leicestershire Local Plan

Policy S2 (Limits to Development) sets out that development will be permitted on allocated sites and other land within the Limits to Development, where it complies with the policies of this Local Plan.

Policy E3 (Residential amenity) seeks to prevent development, which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings, and presumes against residential development where the amenities of future occupiers would be adversely affected by the effects of existing nearby uses.

Policy E4 (Design) indicates that in the determination of planning applications regard will be had to the wider settings of new buildings; new development should respect the character of its surrounding, in terms of scale, design, height, massing, materials of construction, the spaces between and around buildings and the street scene generally.

Policy T3 (Highway Standards) requires development to make adequate provision for vehicular access, circulation and servicing arrangements.

Policy T8 (Parking) requires that parking provision in new developments be kept to the necessary minimum, having regard to a number of criteria.

Policy L1 (Recreation) states that planning permission will be granted for the expansion of existing, or the development of new, formal recreation facilities within or adjoining built up areas.

Emerging Core Strategy

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw

the Submission Core Strategy.

Other Guidance

6C's Design Guide (Highways, Transportation and Development) - Leicestershire County Council

Paragraphs 3.171-3.176 set out the County Council's guidance in relation to parking standards for residential development. This document also provides further info in relation to motor cycle/cycle parking, the design of on/off-street parking and other highway safety/design matters.

6. Assessment

Principle

The site is located within the Limits to Development as set out on the Proposals Map to the Local Plan where development is considered acceptable in principle subject to impacts upon design, amenity, highway safety and any other material considerations. The application would also accord with Policy L1 as it proposed the expansion of facilities in relation to the existing recreation use of the site.

Residential Amenity

The proposed building would be set away from the site boundaries and the nearest residential property would be approximately 140.0 metres away from the proposed building. As such the building, in terms of physical presence, would not have any detrimental impact on neighbouring properties.

In regard to the neighbour objection letter received, the County Highway Authority does not raise any concerns in relation to highway safety along Owen Street. Although the existing site access could be improved, given the residential nature of the street and good visibility available, the continued use of this access is considered not to have any detrimental impact on highway safety. The existing driveway is not hard surfaced and runs between two residential properties on Owen Street and Kane Close. The letter of objection suggests that some surrounding properties are affected by dust originating from the existing driveway and noise disturbance associated with the current use of the site. This application does not propose any new use of the site, and the current use is not likely to be significantly intensified. As the Council's Environmental Protection Section does not raise any concerns in relation to the impact on surrounding properties from noise or dust, it is considered that the proposed development would not be significantly detrimental to the amenity of neighbouring properties.

Regarding neighbour consultation, a site notice was displayed at the site entrance and consultation letters were sent to 25 neighbouring properties along Kane Close, Owen Street and Jackson Street, which were considered most likely to be impacted by the proposed development.

The site is an established recreational facility which may have some impact on the residential amenity of the occupants of neighbouring dwellings through the current nature and level of activity. It is considered that this proposal would not result in a significant intensification of the use of the site and it would not materially impact on the residential amenities of nearby residents given the established use of the site. As such, it is deemed that the development would not have any significant detrimental impact upon neighbouring residential amenities and is considered to be acceptable in relation to Policy E3 (Residential Amenity) of the Local Plan.

Design and Visual Impact

There is an area of woodland and open space to the west and south of the site. The proposed building would be set well within the site and would be adjacent to the existing stands and

pavilion. Red brickwork and concrete interlocking roof tiles would be used to construct the proposed clubhouse, and white timber framed windows and aluminium roller shutter doors are proposed. These materials would ensure that the building has a similar appearance to the existing pavilion. The site adjoins an industrial estate along the eastern boundary and it is considered that the building would have an acceptable impact on the character and appearance of the surrounding area.

Overall, the scale and design of the proposed clubhouse are considered not to have any detrimental impact on the character of the area. Given these considerations, the development would accord with Policy E4 (Design) of the Local Plan.

Highway Safety

The existing access would be used and the current car park, which includes an overspill parking area, would remain. It is considered that any intensification of use would not be significant and traffic could be satisfactorily accommodated through the existing access and on-site parking. The County Highway Authority has suggested that the current car parking provision would remain acceptable given the town centre location of the site, although cycle parking should be considered. Amended plans have been received showing provision for up to 8 cycles, and a condition will be attached to any permission granted to provide this cycle parking prior to the first use of the proposed clubhouse. As such, it is considered that the proposal would accord with highway safety policies T3 (Highway Standards) and T8 (Parking) of the Local Plan and the advice contained in the County Council's HTD document.

Summary Reasons for Granting Planning Permission

The site lies within Limits to Development where the principle of development is acceptable and would accord with Policy S2 (Limits to Development) and Policy L1 (Recreation) of the Local Plan. The proposed development would not adversely impact upon the amenities of neighbours and would accord with Policy E3 (Residential Amenity). The development by reason of its design and scale would be in keeping with the character of the surrounding area and would accord with Policy E4 (Design). The application would not have any detrimental impact on highway safety and would accord with Policies T3 and T8 (Highway Safety).

RECOMMENDATION - PERMIT subject to the following condition(s):

- 1 The development shall be begun before the expiration of three years from the date of this permission.

Reason- to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:

- Drwg No. 6815P-03, received by the local planning authority on the 21 May 2014;
- Drwg No. 6815P-02, received by the local planning authority on the 21 May 2014;
- Drwg No. 6815P-01, received by the local planning authority on the 21 May 2014.

Reason- To determine the scope of this permission.

- 3 The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first

agreed in writing with the Local Planning Authority.

Reason- to ensure a satisfactory standard of external appearance.

- 4 Prior to the first use of the building hereby approved, cycle parking shall be provided in strict accordance with that specified in the document titled Broxap Sheffield Cycle Stand - BXMW/GS0 and shown on Drawing No.6815P-02 Rev B, received by the Local Authority on the 24th July 2014, unless alternative details are first submitted to and agreed in writing by the Local Planning Authority. The cycle parking, once provided, shall thereafter be so retained.

Reason - In the interests of the sustainability of the development and to encourage alternative transport choice.

Notes to applicant

- 1 Planning Permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

- 2 The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or

gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com