

DELEGATED

AGENDA NO
PLANNING COMMITTEE

26 FEBRUARY 2014

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

14/0093/FUL

Billingham Community Centre The Causeway, Billingham
Proposed new public car park with associated landscaping, lighting, CCTV
installation and new widened vehicular access and footpath from The Causeway.

Expiry Date 12 March 2014

Updated Recommendation

That planning application 14/0093/FUL be approved subject to the following
conditions and informatives;

01 *The development hereby approved shall be in accordance with the following
approved plan(s);*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>TS-D1-293-01-13</i>	<i>15 January 2014</i>
<i>TS-D1-293-01-12</i>	<i>15 January 2014</i>
<i>TS-D1-293-01-11</i>	<i>15 January 2014</i>
<i>TS-D1-293-01-14</i>	<i>15 January 2014</i>
<i>SLDS-834-V1</i>	<i>15 January 2014</i>
<i>TS-D1-293-01-08</i>	<i>15 January 2014</i>

Reason: To define the consent.

Conditions to be discharged prior to commencement

02. *Prior to the commencement of development of the car park hereby approved
the playing pitch shall be marked out as shown on plan number TS-D1-293-01-12 and
retained for the life of the development.*

Reason: To ensure to sufficient provision

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The Local Planning Authority have implemented the requirements of the NPPF.

Update Report

The main report recommends that ***Planning Committee delegate the decision of application 14/0093/FUL to the Head of Planning for approval on the expiry of the consultation period subject to no objections being received from Sport England and conditions and informatives.***

However Sport England's formal comments have been received on 25th February 2014 stating the following;

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.”

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities.

Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The proposal is for a car park that will primarily serve Billingham Community Centre, but also useable by users of the playing field and football pitch.

The location of the proposed car park will encroach on the safety margins of an existing football pitch, but the applicant has shown that the pitch can be slid northwards, to re-establish the necessary safety margins.

As such it is considered that the proposal meets the following exceptional circumstance;

E2 - Does not affect quality/quantity of pitches (ancillary to playing field)

The proposed development is ancillary to the principal use of the site as a playing field of playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

This being the case, Sport England does not wish to raise an objection to this application, **subject** to the following condition(s) being attached to the decision notice (if the Council are minded to approve the application):

The existing junior football pitch shall be moved northwards (as detailed in the Context Plan) and be made available for use prior to the commencement of the new car park.

If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Material Considerations

The main report recommended a condition with wording as stated below;

Prior to the commencement of development of the car park hereby approved the playing pitch shall be marked out as shown on plan number TS-D1-293-01-12 and retained for the life of the development.

Reason: To ensure to sufficient provision

This condition is considered to satisfy the requirements of Sport England comments. Therefore, as Sport England has raised no objections, it is recommended that the proposed development be approved subject to conditions as recommended in the main report.

CONCLUSION

The proposed car park is considered to be acceptable in terms of the character and appearance of the surrounding area and it is not considered that it will result in a detrimental impact upon the amenity of neighbouring land users. Furthermore it is not considered that the development will result in any adverse impact upon highway safety. Therefore the proposed development is considered to be in accordance with policy CS2 and CS3 of the adopted Core Strategy.

Formal comments have been received from Sport England Stating that there are no objections to the proposal therefore it is recommended that the application be recommended for approval.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Helen Heward Telephone No 01642 526063

WARD AND WARD COUNCILLORS

Ward	Billingham Central
Ward Councillor	Councillor B Woodhouse

Ward	Billingham Central
Ward Councillor	Councillor Ann McCoy

IMPLICATIONS

Financial Implications: As report

Legal Implications: As report

Environmental Implications: As report

Human Rights Implications: The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications: The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers: 14/0093/FUL

