

2023/1015

Lee Brown

Construction of garage/outbuilding for storage of equipment

Dorothy Hyman Sports Centre, Snyderdale Road, Cudworth, Barnsley, S72 8LH

Description

Dorothy Hyman Sports Centre complex is located within Cudworth and is home to a wide variety of sporting activities and has facilities such as AstroTurf and grass pitches, a 400m running track, Badminton, Squash and a gym. The site for the proposed building is set to the south of the existing running track. There is also a similar hipped roofed brick built building set to the south which is used as a bowling clubhouse.

There are residential properties to the northern and western boundaries of the site and to the south are allotments. The site falls from Snyderdale Road to the west down to the east where it meets agricultural land. The site is set within the Green Belt and is allocated as Greenspace within the Local Plan.

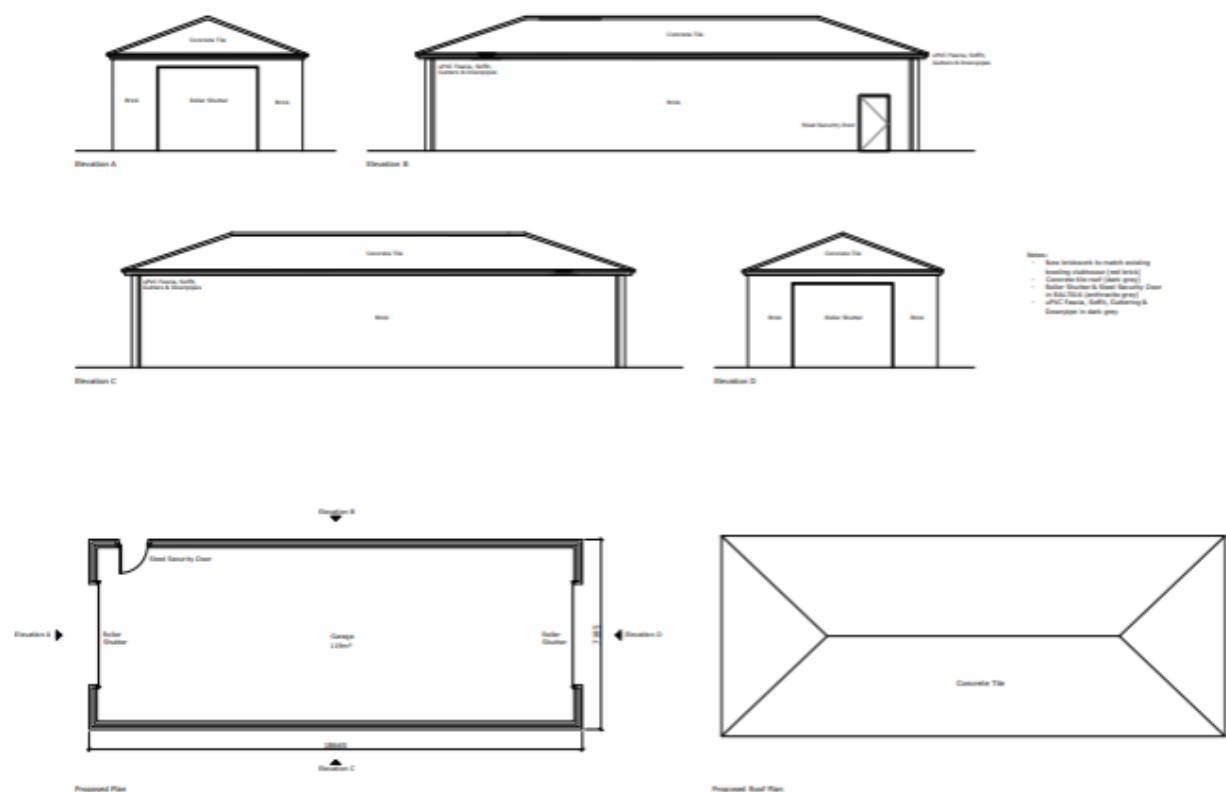
Proposed Development

This application proposes the erection of a garage/outbuilding for the storage of sports equipment and grass cutting/maintenance tractors to be used in association with the existing sports club. The building is required to replace the temporary containers due for removal to allow the new clubhouse approved under application 2022/0627 to be installed.

The proposed building measures approximately 18.6m by 7.1m, approximately 132sqm in floor area and would be constructed of brick with a hipped tiled roof. The bricks would match the existing bricks of the bowling clubhouse set to the south and the roof would be covered with a grey roof tile. The building has been designed with anthracite roller shutter doors to each end and one personnel door. No windows are proposed for security reasons.



Proposed site and location plans



Proposed building

Site History

The site has been in use as a sports facility since circa the 1960s with various planning applications made to improve and add to the facilities. These include:

- B/74/0019/CO – Erection of extension to concert room (approved)
- B/78/2569/CU – Outline extension to sports hall
- B/78/1742/CU – Erection of 4 squash courts
- B/80/0099/CU – Erection of building for use as a club room (approved)
- B/85/1241/CU – Erection of cricket pavilion/changing rooms (approved)
- B/89/0327/CU – Erection of garage for storage of athletics equipment (approved)
- B/93/1379/CU – Provision of additional facilities, security fencing, car park etc. (approved)
- B/00/1280/CU – Erection of 2.4m high palisade fencing and erection of additional fencing over existing wall (approved)
- B/03/1584/CU – Installation of four 10m high floodlighting columns to lower bowling green (approved)
- 2017/0453 - Refurbishment of existing artificial grass pitch, erection of extension to playing area, replacement fencing and floodlights, clean access, site furniture, maintenance equipment and associated storage – Approved with conditions
- 2022/0627 - Removal of existing single storey prefabricated garage and storage containers and construction of new single storey modular building accommodating new changing facilities, cafe and ancillary spaces to support the existing sports centre – Approved with conditions

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is set within the Green Belt and Green Space as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GB1 'Protection of Green Belt'

GS1 'Green Space'

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

POLL1 'Pollution Control and Protection'

SPD's

-Parking

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

As the site is set within the Green Belt the following section is of relevance to this proposal:-

13. Protecting Green Belt Land

Paragraph 154 of the NPPF states that: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;

- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:– not have a greater impact on the openness of the Green Belt than the existing development; or– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Consultations

Highways – No objections

Ward Councillors – No comments received

Representations

The application has been publicised by way of a site notice. No letters of representation have been received.

Assessment

Principle of development

The site is set within the Green Belt as allocated within the Barnsley Local Plan. This application proposes the erection of a garage/outbuilding for the storage of sports equipment and grass cutting/maintenance tractors to be used in association with the existing sports club. The building is required to replace the temporary containers due for removal to allow the new clubhouse approved under application 2022/0627 to be installed.

The NPPF states ‘a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, with the exception of the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.’ In this instance the proposal would provide the provision of appropriate facilities to support the existing outdoor sports use at the site. The proposal is therefore in compliance with policy GB1 of the Local Plan and the NPPF.

The site is also allocated as Green Space. In accordance with policy GS1 of the Local Plan, the proposal would provide a storage building which is required to support or improve the proper function of the Green Space and is therefore acceptable in principle subject to the other material considerations below.

Visual Amenity

In terms of the impact upon the openness of the Green Belt, the building is sited within the existing sport complex, adjacent to an existing similarly designed clubhouse building and would not encroach further into the Green Belt. The building would also be constructed of similar materials. In addition, the proposed building is low rise and therefore there would be very limited impact upon openness. The proposal is considered to be acceptable in terms of visual amenity in accordance with both policy GB1 and D1 of the Local Plan.

Residential Amenity

The site is located within Cudworth with residential properties located to the west on Snydale Road and backing onto the site along the northern boundary. There is approx. 80m between the proposed scheme and properties on Snydale Road, which are also located at a higher level, therefore there should not be any significant impact by way of noise/disturbance or overbearing/overshadowing impact.

The proposed building and use will only operate during the times that the sports centre is open and should not cause any significant additional impact upon residential amenity in accordance with policy GD1 of the Local Plan.

Highways

The proposed outbuilding is set away from the public access and car park and does not impinge on either of these facilities. Once the construction work is complete, there will be very few highway implications; the store does not appear to have a formal vehicular access, so associated vehicle movements are likely to be negligible.

As such, the scheme is acceptable from the perspective of highway safety, but it is still important that the initial construction work is carried out safely. HDC officers have therefore requested that a Construction Method Statement is submitted and agreed prior to commencement of development.

The proposals do not affect the current access, parking and turning arrangements of the site or otherwise adversely impact upon the highway and are considered acceptable in terms of Highway Safety in accordance with policy T4 of the Local Plan.

Recommendation:-

Grant subject to conditions