
2021/1457

Ms A Vint

Variation of condition 2 of application 2021/0642 (Creation of multi-use community plaza including container café) to allow movement of container and alteration to the pedestrian access.

Area within Houghton Road Recreation Ground, Houghton Road, Thurnscoe, Rotherham, S63 0JS

Site Location and Description

The application relates to the Houghton Road Recreation Ground, Houghton Road, Thurnscoe, which is located off Houghton Road and consists of a large playing field, a multi-use games area (MUGA) and a bowling green. It is bounded by the highway to the north with residential properties beyond, residential properties to the east and Thurnscoe Park to the west. The recreation ground is screened from the highway by a belt of trees which are protected by tree preservation orders.



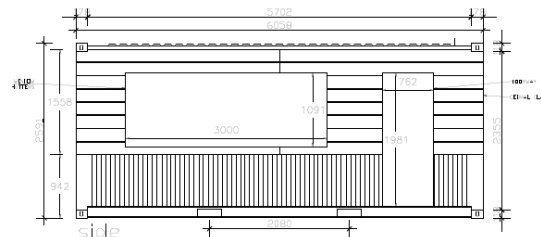
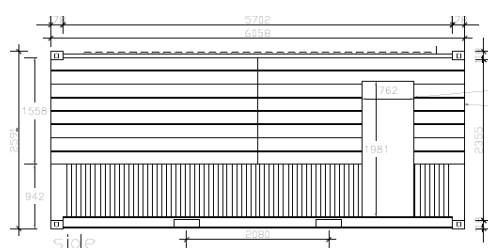
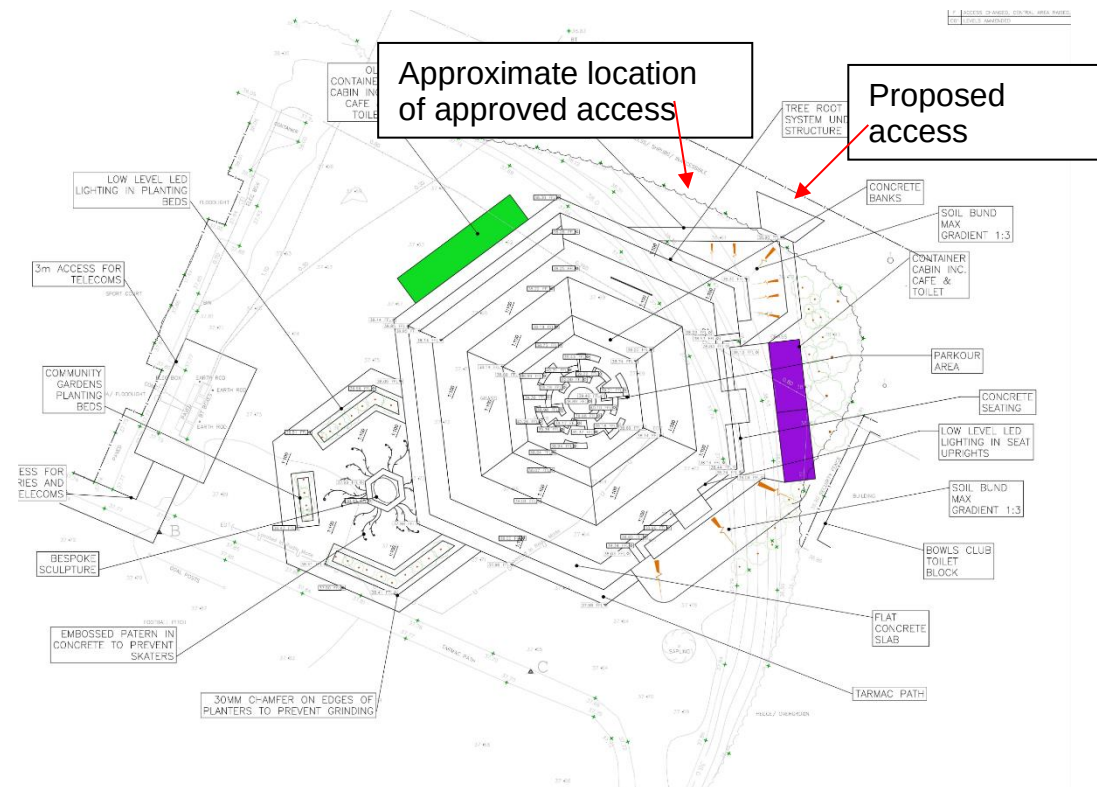
Planning History

2021/0642 Creation of multi-use community plaza including container café approved August 2021. Condition 2 relates to approved plans

Proposed Development

The applicant seeks permission to vary condition 2 (approved plans) of planning permission 2021/0642 for the installation a multi-use community plaza including the installation of 2no containers to serve as a café and a toilet block. It is proposed to relocate the proposed pedestrian access approximately 20m to the east and re-locate the containers within the existing red line boundary on the opposite side of the plaza, again to the east, between the

plaza and the bowling green as shown on the plan below. No alteration to the size or external appearance of the containers is proposed.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough.

Local Plan

The site is allocated as Green Space within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GS1 Green Space

Policy D1 High Quality Design and Place Making

Policy Poll1 Pollution Control and Protection

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

NPPF

The National Planning Policy Framework 2021 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Section 8 Promoting healthy and safe communities.

Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which

- a) promote social interaction
- b) are safe and accessible and
- c) enable and support healthy lifestyles

Paragraph 93 states that in order to provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, amongst others)

Open space and recreation

Paragraphs 98 states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport, and recreation facilities (including quantitative or qualitative deficits or surpluses) and

opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 99 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Consultations

Highways – No comments received

Tree Officer – No objections subject to conditions

Pollution Control – No objections

Drainage – no comments received however there were no objections to the previous application in respect to land drainage and the officer was satisfied that details would be checked by building control

Parks – No comments received however no objections were raised on the previous application

Ward Councillors – No comments received

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been received.

Assessment

Principle of Development

The principle of development has already been established with the approval of the previous application; this application seeks to amend the internal site arrangement, with a minor alteration to the access and re-siting of the café and toilet units within the same red line boundary. The impacts of the proposed variation need to be assessed against Local Plan policies and guidance.

Visual Amenity

As previously established, the inclusion of the community plaza and the use of the containers as a café and toilet block would not be out of keeping with the area and provides a space which complements the area and provides improved utilisation of the space, contributing to a healthy and sustainable environment.

It is proposed to re-locate the containers to the east of the site on an opposite edge of the hexagon shaped plaza between it and the bowling green. The containers will be no closer to the road than previously permitted but will also be set back from the road, and as they are low in height, will be screened to a certain extent by the existing TPO trees, particularly from the northeast, together with shrub planting immediately adjacent. The relocated pedestrian access would be located between two no. protected trees and it would not form an intrusive feature in the street scene. On balance, it is therefore considered that

the re-location of the containers and access would be acceptable in this instance and in compliance with Local Plan Policy D1 and GD1.

Residential Amenity

The site is located within the existing recreation ground and whilst there are some residential properties bounding the wider site, the re-location of the facilities is not considered to have significant adverse effects on the living conditions and residential amenity of the existing and future residents, therefore complying with Local Plan Policies GD1 – General Development and Poll1 – Pollution Control and Protection.

Highway Safety

The proposal would not result in the loss of off-street parking nor have an impact on highway safety and is therefore acceptable and in compliance with Local Plan Policy T4.

Trees

The information provided within the tree survey demonstrates that the protected trees along the northern boundary can be safely retained with the inclusion of the proposal. The relocation of the units would not impact on the trees and the relocation of the proposed pedestrian access, approximately 20m to the east, would have a lesser impact on the trees and would be outside of the rooting area of the trees it would run between and as such the proposal is acceptable from an arboricultural perspective subject to conditions.

Recommendation

Approve with conditions