
2024/0583

Penistone Cricket and Sports Club

Replacement of existing cricket club pavilion, score box, and umpire shed with new pavilion

Penistone Cricket Club, Queen Street, Penistone, Sheffield

Background

2018/0005 - Formation of car park for cricket club – Approve with conditions

Description

The site is an existing sports facility which is located off Queen Street, Penistone. The site currently consists of one cricket pitch and four buildings, including a wooden shed, pavilion, changing rooms and a secure metal storage container and car park. The Springvale Cricket ground is accessed via an un-metalled adopted Road - Queen Street. A small vehicle bridge over the river Don accesses the Cricket grounds. A number of trees surround the site and screen it from view.

The site is set within the Green Belt and is allocated at Greenspace within the Local Plan proposals maps.



Proposed Development

Replacement of existing cricket club pavilion, score box, and umpire shed with new pavilion. The proposal involves the removal of the existing structures on site and the erection of a new purpose built building (approximately 45m by 9m) to be constructed covering the current site on the west of the site occupied by the buildings above, with the use of additional area of

approximately 25sqm to the north of the current buildings (the applicant states that this is historically where the outdoor toilets and storage container were located). The building will utilise the existing services.

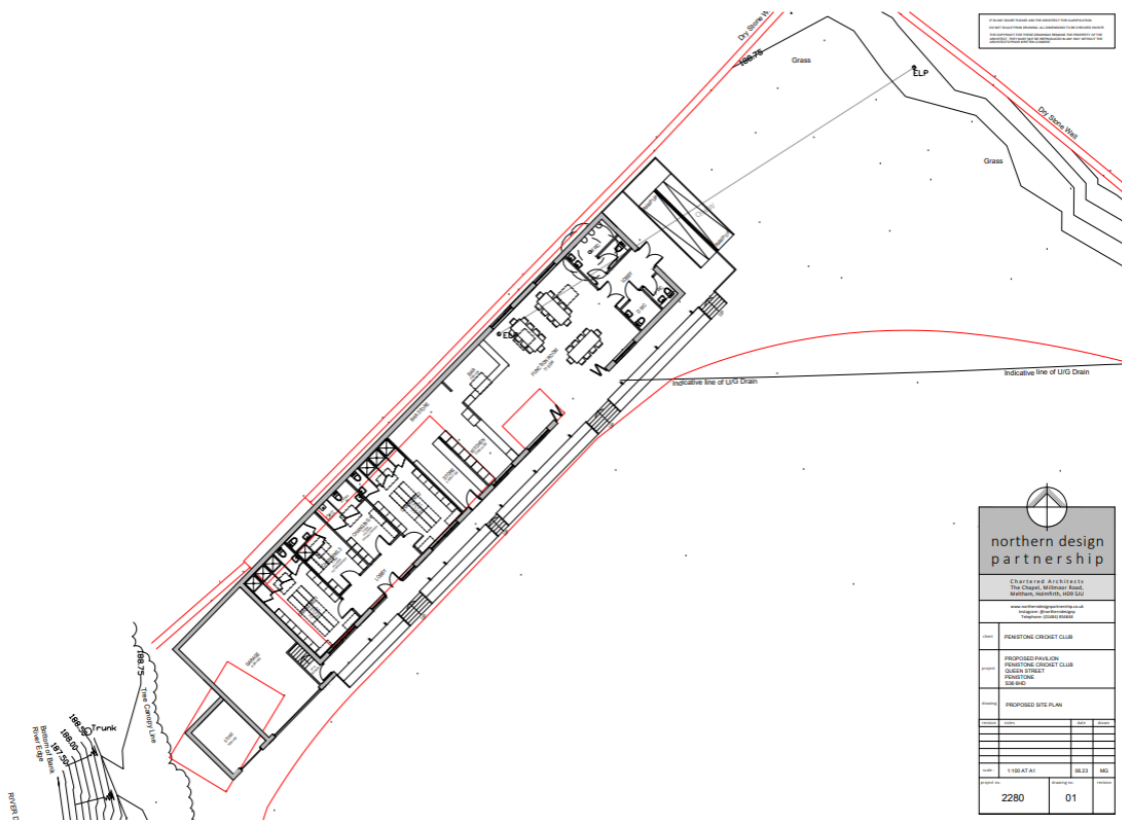
The building would be constructed with brick, cedar cladding and render with a corrugated sheet roof. The building would mainly be single storey with a two storey element and flat roof for a store/maintenance room. The building would provide the following facilities:- Changing areas, wcs, garage, stores and a small ancillary function room and kitchen.



ALL DRAWINGS TO BE CHECKED BY TIMBER FRAME SUPPLIER AND ENGINEER PRIOR TO BEING SENT OUT TO TENDER



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client	ROCKSTONE CRICKET CLUB
project	PROPOSED PAULINE ROCKSTONE CRICKET CLUB GLADE STREET MOSSBURN
drawn	PRELIMINARY DETAILED DRAWINGS ELEVATIONS
scale	1:100 A4
date	11.23.20
sheet	2280 09



The applicant has provided the following information in support of the proposal:- 'Penistone Cricket Club is looking to build a new Cricket Pavilion at the ground on Queens St, Penistone to replace the existing pavilion, scoreboard/garage and umpires shed. The current buildings are in a very poor state of repair, beyond economical sustainability and no longer fit for purpose for a growing club proving exercise and sporting facilities to the town, surrounding area and local community.

Access to the site is via Queen Street and bridge over the River Don, there is no alternative access and none proposed as part of this development. Existing parking is on-site and will not be impacted by this development. Construction traffic will access via Queen St but given the current restriction the bridge provides, weight and width, this will only include small machinery and vehicles. Deliveries to the site will be via the 'turning circle' at the foot of Queen St by the bridge and will be transported onsite via the builders small machinery. There will be no risk of materials/mud etc being deposited on public highways as only the top of Queen St is public road, and construction vehicles will remain onsite (over the bridge) throughout the development. Only a small team of developers is being used for the build and they will park onsite in the club car park or at the foot of Queen St on land leased to the club by BMBC (which has no public access rights). Access will only be required during winter daylight hours (8am- 4pm) Mon-Fri and possibly Saturday.'

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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.

Local Plan

The site is identified as Green Space and Green Belt within the Local Plan and as such the following policies are considered to be relevant to this application:

GB1 'Green Belt'

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'

GS1 'Green Space'

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

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

CC3 'Flood Risk'

Adopted Supplementary Planning Documents relevant to this application:

-Parking

-Trees and Hedgerows

-Biodiversity and Geodiversity

Other

South Yorkshire Residential Design Guide

Penistone Neighbourhood Plan (August 2019)

Policy BE1: Design of the Built Environment sets out that new housing development should be reflective of local architecture and in keeping with the surrounding area.

NPPF (December 2024)

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.

Para 154 of the NPPF States that local planning authority's should regard the construction of new buildings as inappropriate in 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
- 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

Yorkshire Water Services Limited – No comments received

Pollution Control – No objection subject to condition

Highways – No objections

Drainage – No objection subject to Environment Agency being consulted

Environment Agency – No objection subject to conditions

Penistone Town Council – No comments received

Biodiversity Officer – No objection subject to conditions

Ward Councillors – No comments received

Tree Officer – No objection subject to conditions

Representations

A site notice was placed adjacent to the site and neighbouring properties notified.

1 comment has been received - The Barnsley Branch of CAMRA, the Campaign for Real Ale, would like to express its support for this scheme. It would undoubtedly result in a greatly improved environment for customers at this excellent club.

Assessment

Principle of development

The proposed site is set within the Green Belt. In principle para 154 of the NPPF states that:- Development in the Green Belt is inappropriate unless one of the following exceptions applies

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;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

The site is currently used by the cricket club, and the replacement of the building would be acceptable in line with point d) however the building is larger than the existing to provide additional and improved facilities. It is considered that this larger building is justified in accordance with point b) as whilst the building is larger, it enhances the existing sports and recreational use on the site.

Whilst this is a larger replacement building with Green Belt, and would have some effect upon the openness of the Green Belt, this harm would be outweighed by the benefits brought to the Cricket Club and the community, with the improved facilities available. It is considered that the proposal is acceptable in principle when measured against the NPPF, subject to other material considerations which are assessed below.

Greenspace

The proposed site is allocated as urban greenspace in the Local Plan and identified on the Council's green space register as GS597 Springvale Cricket which is classified as a highly valued local neighbourhood sports facility. Local Plan Policy GS1 allows for development proposals that result in the loss of green space land where the development is for small scale facilities needed to support or improve the proper function of the green space. In these circumstances it is considered that the provision of a new building at the cricket ground will support and enhance the existing use and safeguard the future of the cricket club in accordance with policy GS1.

Residential Amenity

The nearest existing residential properties are situated to the south west and are approximately 150m from the site. The adjacent residential development (construction has been stalled on site) would bring properties closer to the site, however the building is separated by the River Don and the access, is existing and currently used for the cricket club and should not cause any significant additional disturbance.

Once constructed is not considered that this would be significantly detrimental to the amenity of the neighbouring dwellings, existing and proposed. The site is currently used for recreational purposes, and the times in which the use will be operating, mainly during the day, would not cause any undue disturbance to these dwellings. No objections have been received to the proposal and the Council's Pollution Control Officer has not raised concerns subject to conditions.

Visual Amenity

As this is new development within the Green Belt, it will have some effect upon openness, however this harm would be outweighed by the benefits brought to the cricket club and the community, with the improved facilities available. The building is low and would be well screened by existing trees and vegetation when viewed from surrounding areas. In addition, the design of the building would be a significant improvement to the buildings currently on site. Due to the existing recreational use on the site and as the site is well screened, there will be no significant impact upon the visual amenity of the Green Belt, nor will the proposal significantly affect the openness of the Green Belt in accordance with the NPPF and policy GB1.

Impact on Trees and Ecology

The Tree Officer has been consulted and states that:- 'The proposal will require the removal of three small individual trees and a small group of Hawthorn; there are also two other trees which require removal for arboricultural reasons. There are no objections to the removal of these trees to facilitate the proposed development works, the trees to be removed to facilitate the scheme are all small relatively insignificant specimens which would not be considered a constraint to the development.

The trees to be removed will need to be replaced as part of a landscaping scheme within the grounds, however I am happy for this information to be conditioned as part of an approval for the scheme. Likewise the retained trees will need protecting during the works, however I am content for these details to be submitted as part of a pre-commencement landscaping condition. Given that following the removal of those trees directly implicated the works are outside the canopy spread and RPA of retained trees I am content that a tree protection plan and the protective barrier details will suffice.'

In terms of Ecology, a statutory metric, condition assessments and a preliminary ecological appraisal report have been provided. The Ecology Officer has reviewed the information within the reports and is content that sufficient information has been provided. The development shall be completed in line with the Preliminary Ecological Appraisal, the Statutory Metric and the conditions of the planning permission.

Prior to first use of the site, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall be reviewed and produced by a suitably qualified ecologist and clearly demonstrate that lighting will not adversely impact wildlife using key corridors including the River Don, foraging and commuting features and roosting sites.

The development shall be carried out in accordance with biodiversity enhancement measures which include two integrated bat roosting boxes and integrated swift boxes to be installed in suitable locations within the new building in accordance with Local Plan Policy BIO1.

Highway Safety

The cricket club ground is located at the bottom of Queen Street. Queen Street is an adopted highway but, not all the way to the bridge. This remaining length is not a public right of way. The proposed building should not impact the PROW once constructed.

The Highways Officer states that 'once the construction work had been completed, it would be unlikely that the development would have a significant impact on vehicle movements. The areas taken up by the proposed new pavilion do not appear to be used for parking, and the scheme is unlikely to significantly impact on highway safety although it is accepted that the

site will have historically generated traffic greater than the off-street parking provision on occasion.

The submitted documents provide some detail of the proposed construction. Acknowledgement is given to the fact that larger vehicles will not be able to access the site, and appropriate delivery methods are therefore suggested. Given the above, the scheme is acceptable from the perspective of highway development control. No specific conditions are deemed necessary.

Flood Risk

The proposed site is identified on the Environment Agency Flood Zone maps as being within Flood Zone 3, which indicates a high risk of flooding.

The Environment Agency have been consulted and an amended Flood Risk Assessment has been submitted. The EA have no objections to the proposal subject to the following:- 'The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

The development shall be carried out in accordance with the submitted flood risk assessment (ref 181023-F01/ 25/10/2023/ Ashfield Solutions Group) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 189.56 metres above Ordnance Datum (AOD)
- Compensatory storage shall be provided as detailed within the Flood Risk Assessment Addendum (ref: 214625-F01 / 27th January 2024 / Ashfield Solutions Group)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. The applicant has agreed to the above condition.

The Council's Drainage Officer has no objection. Given the occasional use of the site and that the cricket club has been in situ on this site for a number of years, it is felt that the development is acceptable in terms of flood risk.

Conclusion

Whilst the proposal includes new development within the Green Belt and on an area of allocated Green Space, the proposal is the replacement of an existing building, albeit a larger facility. The use is an existing use on site and would be an improvement to a well-used community facility, and will re-enforce the existing recreational use of the adjacent land. The proposal is well screened by existing trees and vegetation and would not significantly harm the openness of the Green Belt. Overall the proposal is acceptable and will not harm the visual amenity and will maintain the openness of the Green Belt in accordance with Local Plan Policies GB1 and GS1 and in compliance with the NPPF.

Recommendation

Grant subject to conditions