
2021/0626

Applicant: Gunthwaite and Ingbirchworth Parish Council - Parish Clerk

Description: Works to create playing surface for petanque (French boules)

Recreation Ground, Wellthorne Lane, Ingbirchworth, Sheffield, S36 7GJ

Site Description

Ingbirchworth Sports Ground is an area of greenspace located to the north west of Ingbirchworth, adjacent the main village and Ingbirchworth Reservoir. It is accessed by footpath from Well Thorne Lane.

The sports ground is a flat, largely grassed area which is used as a community playing field. To the north east is a Muga. The area is maintained by the Parish Council as a community facility.

Proposed Development

The proposed is to create a playing surface for petanque or French Boules. The surface will be in the south western corner of the site, close to the main access. It is a long thin pitch 7.19m x 24.2m with a gravel / concrete sand surface. The pitch surface depth is 200mm and comprises various crushed stone and a permeable membrane with timber surrounds.

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 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, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The site located within the Green Belt and is identified as Greenspace in the adopted Local Plan.

The following policies apply:

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.

LG2 'The Location of Growth' sets out the priority given to development by location with the Principle Towns second in the hierarchy after Urban Barnsley.

T3 'New Development and Sustainable Travel'. New development should be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

LC1 'Landscape Character' development is expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located.

Policy GI1 'Green infrastructure' seeks to protect, enhance and create an integrated network of connected and multi-functional Green Infrastructure assets.

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development. where new development is close to a Green Way or PROW it may be required to provide a link and or improve the existing route or contribute to a new route.

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

GB1 'Protection of Green Belt'

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CC5 'Water Resource Management'

RE1 'Low Carbon and Renewable Energy'

Poll1 'Pollution Control and Protection'

UT2 'Utilities Safeguarding'

NPPE

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.

Consultations

Parks – No comments or objections as land is maintained by the Parish Council

Pollution Control – No comments received

Parish Council – No comments

Ward Councillors – Cllr Kitching confirmed support.

Representations

The application was advertised through neighbour letters. No comments have been received.

Assessment

The site is located in the Green Belt where inappropriate development is, by definition, harmful and should not be approved except in very special circumstances. However, paragraph 145 of the NPPF allows for the provision of appropriate facilities (in connection with an existing use of land or change of use) for outdoor sport and recreation 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 addition, Paragraph 146 allows for certain other forms of development including engineering operations.

As the proposed is limited to an engineering operation, to create playing surface for petanque, which is for sport and recreation located on a site currently used as a recreational ground, it is not inappropriate development.

With regards to any impact on openness, visually this is limited because the proposed is to change the surface of a small area of the recreation ground so will not be highly visible or intrusive. The development is also likely to be easily remediated being limited to 200mm of aggregate. Finally, the development is small scale and has been proposed by the local Parish Council to serve an identified local demand, therefore it is unlikely to generate significant traffic or activity.

Looking to the purposes of including land within the Green Belt, these are set out at paragraph 134 of the NPPF and the proposed does not conflict with any of them.

Moving onto Local Plan Policies, GS1 identifies greenspaces as green open areas which are valuable for amenity, recreation, wildlife or biodiversity. In the case of this site, an existing recreation ground, the value is linked to recreation and as such the proposed does not conflict with this. It will provide an improvement to the quality of the space in meeting a local demand for this facility whilst retaining space for other recreation activities on the site. The proposed also complies with Local Plan Policy I2, being a community use on an existing community facility. In addition it is not considered to be detrimental to residential amenity as the site is already used for recreational purposes and this is a form of recreational use

Therefore, the proposed is recommended for approval.

Recommendation

Approve