
2023/0428

Applicant: Mr D Hampshire

Agent: Mr D Keeton

Address: Penistone Church Football Club

Description: Erection of covered seating and standing area

Description

Penistone Church Football Club is situated on a long-established recreational ground which currently consists of a football pitch, pavilion building and a tennis court. The site is surrounded by residential properties on three sides, with the railway line to the northeast. The site is not within the Green Belt, nor is it within a Conservation Area.



Aerial photograph of the site



View to the east of the site



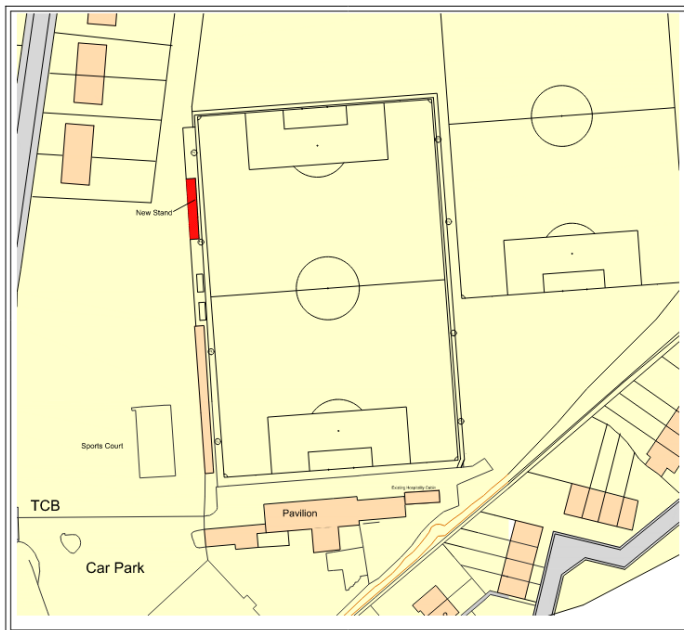
View of the entrance and existing clad stand



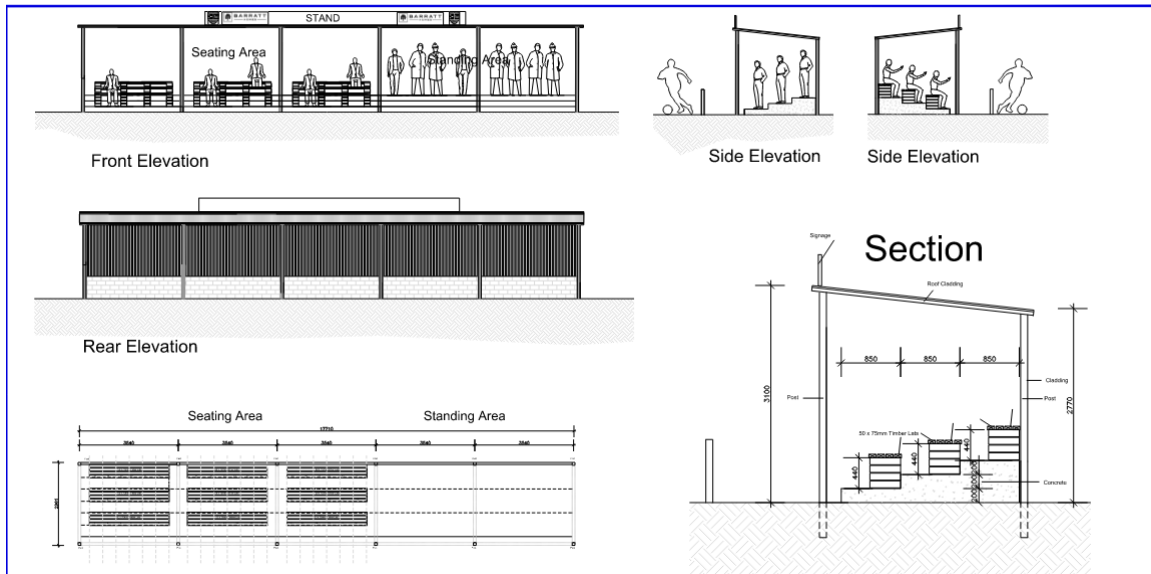
Location Plan

Proposed Development

The proposal is for erection of the erection of a covered seating and standing area. The stand has been designed to accommodate league ground grading criteria and also give supports a better match day experience when inclement weather occurs.



Proposed Site Plan



Proposed Stand elevations

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 by the Council in January 2019. The Council has also adopted a series of Supplementary Planning Documents which are other material considerations.

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 National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

Local Plan

The application site is in an area designated as Urban Fabric in the Local Plan. The following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable

development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

Policy D1 High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians of cycles. Also sets criteria in relations to minimum levels of parking; provision of transport statements and of travel plan statements.

Policy T4 New development and Transport Safety – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

Supplementary Planning Documents

Parking SPD – Gives guidance on parking standards.

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.

Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which (amongst other things) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 185 indicates that planning policies and decisions should ensure that new development is appropriate for its location and should avoid noise giving rise to significant adverse impacts on health and the quality of life.

Consultations

Drainage- details are sufficient- happy for them to be checked by building control.

Highways- No objection subject to condition.

Pollution Control- No objection subject to condition.

Yorkshire Water- No comment

Town Council – No comments received

Representations

20 nearby and neighbouring properties were consulted. No representations were received.

Assessment

Principle of development

The site is located within an area allocated as urban Green Space. The development is for minor works in the form of a football ground stand for a covered seating and standing area to improve facilities at the site for spectators. The proposal is considered acceptable in principle as it improves upon the facilities on offer at the football club. The proposal will be assessed regarding other relevant policies as below.

Visual Amenity

The proposed stand is considered to be relatively minor in nature, being 3.1m in maximum height with a lean to roof with eaves of 2.7m. The Design and Access statement confirms that it has been designed to be low level and will be clad in similar materials to the existing stand, this will ensure it assimilates well with the pre-existing facilities and does not appear visually out of place. As such, the development is high quality and reinforces the character of the existing club, in accordance with Local Plan Policy D1.

Residential Amenity

The proposed works will be 28m from the nearest residential property on Church View Road and approximately 10m from their garden. It is considered that the proposal is a small scale and a sufficient distance from this property as to not result in any detrimental impact by way of overshadowing or overlooking. There was concern from Pollution Control that the new facility may increase the attendance at the club and therefore the potential noise generated at the ground, however the agent confirmed that attendance would not

increase as the proposal is merely to create a covered terrace. In situ there is already hard standing where spectators stand to watch with no restrictions and attendance was confirmed at 250-300 people per match day. Pollution Control are satisfied this small scale proposal will not cause additional noise as there is no increase in attendance, and therefore no further impact than is already experienced by nearby residential occupiers. As such a condition to restrict times of construction or demolition works has been recommended to ensure the proposal is in accordance with Local Plan Policy POLL1.

Highways

The proposal intends to improve spectator facilities at Penistone Church football ground. This is being achieved without impacting on the existing access and parking arrangements. Highways does not have any objection to the proposal but have recommended a construction management plan is conditioned.

Recommendation

Grant subject to conditions