

2022/0516

Green Moor Cricket Club

Formation of raised patio area to side of club house

The Club House, Hill Top Lane, Green Moor, Wortley, Sheffield, South Yorkshire, S35 7DW

Background

86/0320 – Erection of sports pavilion – Approved.

2007/0396 – erection of extension to cricket pavilion - Approved with conditions

2012/0508 - Erection of side extension to existing sports pavilion – Approved with conditions

2015/1274 – Erection of safety netting and associated posts (regrading of the land was also proposed however this aspect of the proposal was withdrawn during the application process) – Application withdrawn

2017/0508 - Proposed cut and fill and regrading of playing surface – Approved with conditions

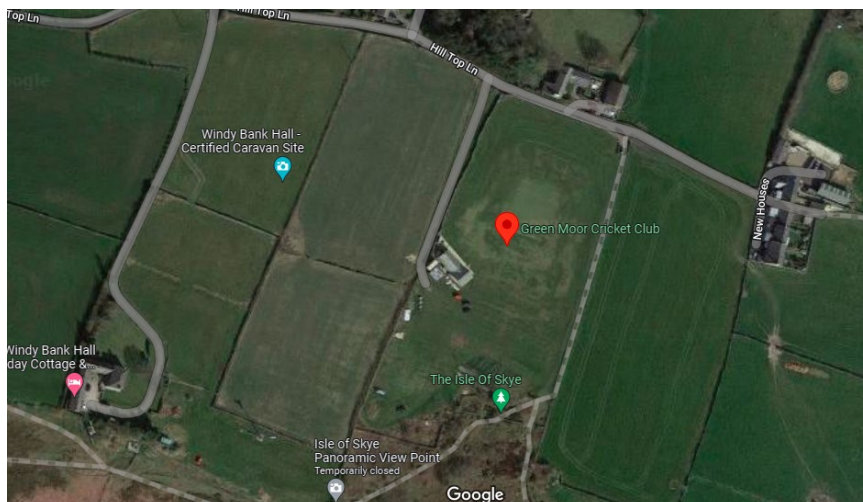
2020/0725 - Re-grading of part of cricket ground – Application withdrawn

Description

Green Moor Cricket ground is located to the south of the centre of the village of Green Moor. The site is accessed off Hill Top Lane which runs east/west off Chapel Lane which lies to the north west of the site. The sports ground consists of a single storey club house and car parking area and access.

The sports ground lies adjacent to open agricultural fields as shown in the aerial view below. Directly across from the playing field to the west is Rock House Farm. A small row of properties known as New Houses lies further along the road to the east of the sports ground.

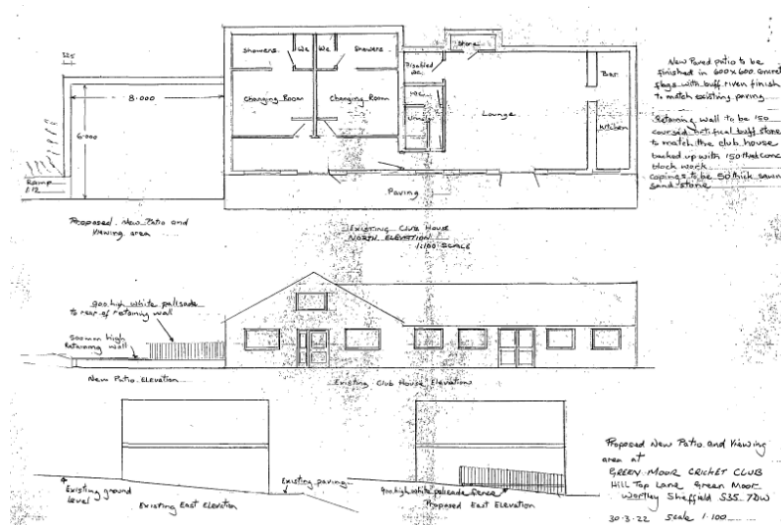
A public right of way runs along the eastern boundary of the site.

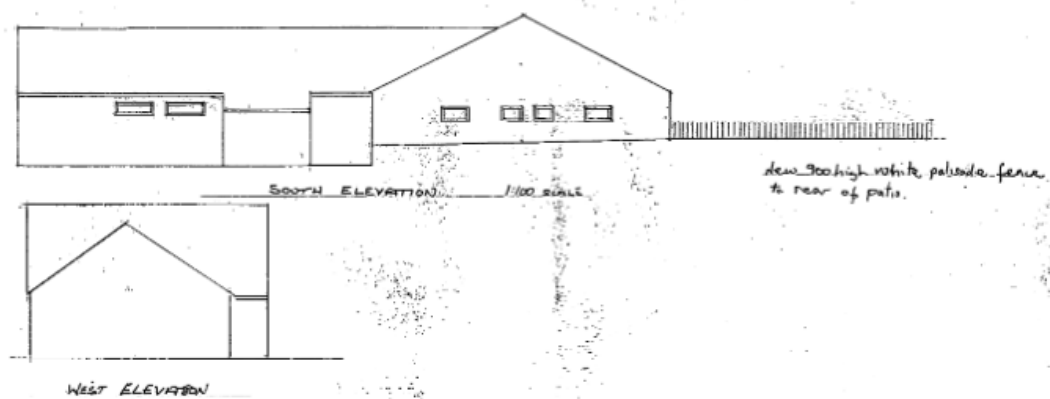




Proposed Development

The proposal involves the formation of raised patio area to the side of the club house at Green Moor Cricket Club, measuring 6m by 8m, to allow for outdoor seating/viewing area. The proposed patio would be laid with concrete flags to match the existing paving. Due to the changes in levels a small retaining wall would be required which would be constructed with coursed artificial stone. The patio would be surrounded by a 900mm white fence.





PROPOSED NEW PATIO AND VIEWING AREA
AT GREEN MOOR CRICKET CLUB
HILL TOP LANE, GREEN MOOR
WORTLEY, SHEFFIELD S35 7DW

ADDITIONAL ELEVATIONS AS
 REQUESTED SCALE 1/100



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (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 along with a series of Supplementary Planning Documents.

The site is set within the Green Belt as shown on the Proposals Map of the Adopted Local Plan therefore the following policies are of relevance.

NPPF

In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land

Paragraph 149 states:-

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.

Adopted Local Plan 2019

Policy GD1 General Development

Policy T4 New Development and Transport Safety

Policy D1 High Quality Design and Place Making

Policy GB1 Protection of Green Belt

Consultations

Hunshelf Parish Council – No observations

Ward Members – No comments received

Pollution Control – No objections

Representations

1 objection has been received from the occupiers of Rock House Farm; the following concerns have been raised: -

- Impact on drainage/blocked sewers
- Possible future developments which may impact drainage
- Encroachment on playing field

Assessment

Principle of Development

The site is set within the Green Belt as allocated within the Barnsley Local Plan Proposals Map. 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 '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.'

The proposed terrace area is to provide a seating/viewing area for spectators which is to be used in connection with the existing cricket club. The proposed patio would not reduce the area of the playing/cricket field and would be sited on unused land adjacent to the club house. The proposal is considered to be an appropriate facility for spectators to support the existing outdoor sports use. The proposal is therefore acceptable in principle subject to the other material considerations assessed below.

Visual Amenity

In terms of visual amenity, the proposed patio provides an area of approx. 48sqm which is considered to be of a reasonable size/scale. The proposal would be enclosed with fencing of approx. 900mm in height. The proposal would be constructed with artificial stone and paving slabs to match the existing paving which is acceptable and would blend in with the existing building on site. The patio would be attached to the existing club house and is within the confines of the Cricket Club land, therefore the patio would be viewed as an ancillary structure and would not encroach any further into the surrounding Green Belt. The proposed patio and its use would not cause any significant harm to the openness of the Green Belt and is acceptable in terms of visual amenity in accordance with policy GB1 and the NPPF.

Drainage

An objection has been raised with regard to existing drainage issues and blocked drains to the property known as Rock House Farm. In terms of drainage, the proposal includes a small, raised terrace area and no additional toilet/washing facilities are proposed. The proposed addition of this small patio should not cause any significant impact upon the drainage of the site or adjacent properties. Concerns raised with regard to potential future developments and

the impact of these upon drainage would need to be assessed as part of any future planning applications.

Residential Amenity

The proposal would provide a patio area for existing spectators at the Cricket Club. The Cricket Club house and proposed patio is set almost centrally within the site and is approx. 160m away from the properties to the east known as New Houses and 210m away from Windy Bank Hall to the south west and 110m away from the property to the north known as Rock House Farm.

The Pollution Control Officer has been consulted and has no objections to the proposal. Given that the patio would be used in connection with the existing cricket club use and due to the considerable distance from surrounding residential properties, there should not be any significant impact upon residential amenity by way of noise/disturbance or overlooking.

Recommendation

Grant subject to conditions