

Application Reference Number:		2026/0548.	
Application Type:		Full.	
Proposal Description:		Renovation of existing sports pavilion, including the demolition of existing sports hall and erection of new single storey activity hall, new external terrace and steps.	
Location:		Carlton Park, Church Street, Carlton, Barnsley, S71 3HG.	
Applicant:		Grassroots Sports Academy.	
Third-party representations:	X2 Comments.	Parish:	
		Ward:	Monk Bretton.

Summary: In accordance with the provisions of NDMP S3 this proposal is considered within the context of the presumption in favour of sustainable development. This proposal for the renovation of an existing sports pavilion, including the demolition of the existing sports hall and the erection of a new single storey activity hall and external terrace with steps within an existing settlement and sustainable location would not result in the loss of green space and would instead support its proper function. This proposal would also not result in disproportionate additions in the Green Belt and is considered acceptable in principle, in accordance with NDMP DM6, NDMP S4, NDMP HC7, NDMP HC8, NDMP GB6(1), NDMP GB7(1)(b) and Local Plan Policies GS1, I1 and I2, GB1, and GB2, and therefore, is attributed significant weight in favour of its approval. This proposal is considered acceptable regarding its potential impacts on visual amenity, residential amenity, health and pollution control, highways, and biodiversity and geodiversity, and is considered acceptable in respect of NDMP P3, NDMP TR4, NDMP DP3, NDMP N2, NDMP N3 and Local Plan policies GD1, POLL1, D1, T3, T4, and BIO1, and is given weight (substantial, significant, moderate or modest) in favour of its approval accordingly. For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance. Planning permission should therefore be granted subject to the necessary condition(s) without delay in accordance with NDMP S3(1)(c). Recommendation: APPROVE subject to conditions.
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Site Description

This application relates to an existing detached sports pavilion building that is located within Carlton Park adjacent to the south-western boundary. The development site is included on the green space register as a district outdoor sports facility as Carlton Recreation Ground [Carlton Park]. Carlton Park comprises a large recreation ground, a play area to the south-west corner, tennis courts and bowling green to the north-west corner, and is bounded by the Shaw Lane Allotment Gardens to the south, Carlton Community College green space to the north-east and north-west. Barnsley Canal is located to the east with residential properties to the south, south-west and west. The associated car park is located to the north-west and accessed off Church Street. The development site is also washed over by Green Belt land.

The application building comprises a single storey and is a large, flat roofed building which comprises a community hall, sports hall and associated changing facilities. The southern part of the application building is constructed of brickwork with a membrane roof. The northern part is greater in height and is constructed of sheet metal. Apertures to the southern part benefit from roller shutters while those to the northern part are positioned high within the wall. The application building is surrounded by hard surfacing. The area to the rear (south-west) provides access to Park House with vehicular access to the south off Shaw Lane. Stepped accesses are provided to the front (north-east) and onto the adjacent recreation ground area. The topography of the area falls north-to-south and west-to-east.



Planning History

B/75/2809/BA	Provision of car park.	Historic.
B/80/2151/BA	Erection of Club Room.	Approved.

Proposed Development

The applicant is seeking planning permission for the renovation of existing sports pavilion, including the demolition of the existing sports hall and erection of a new single storey activity hall and external terrace with steps.

The proposed activity hall would comprise a single storey and would replace on existing activity hall which forms the northern part of the pavilion. It would measure approximately 12.3 metres (W) x 8.9 metres (D) x 3.2 metres (H). The replacement modular building would adopt a shallow gable pitched roof and would be finished in a blue colour.

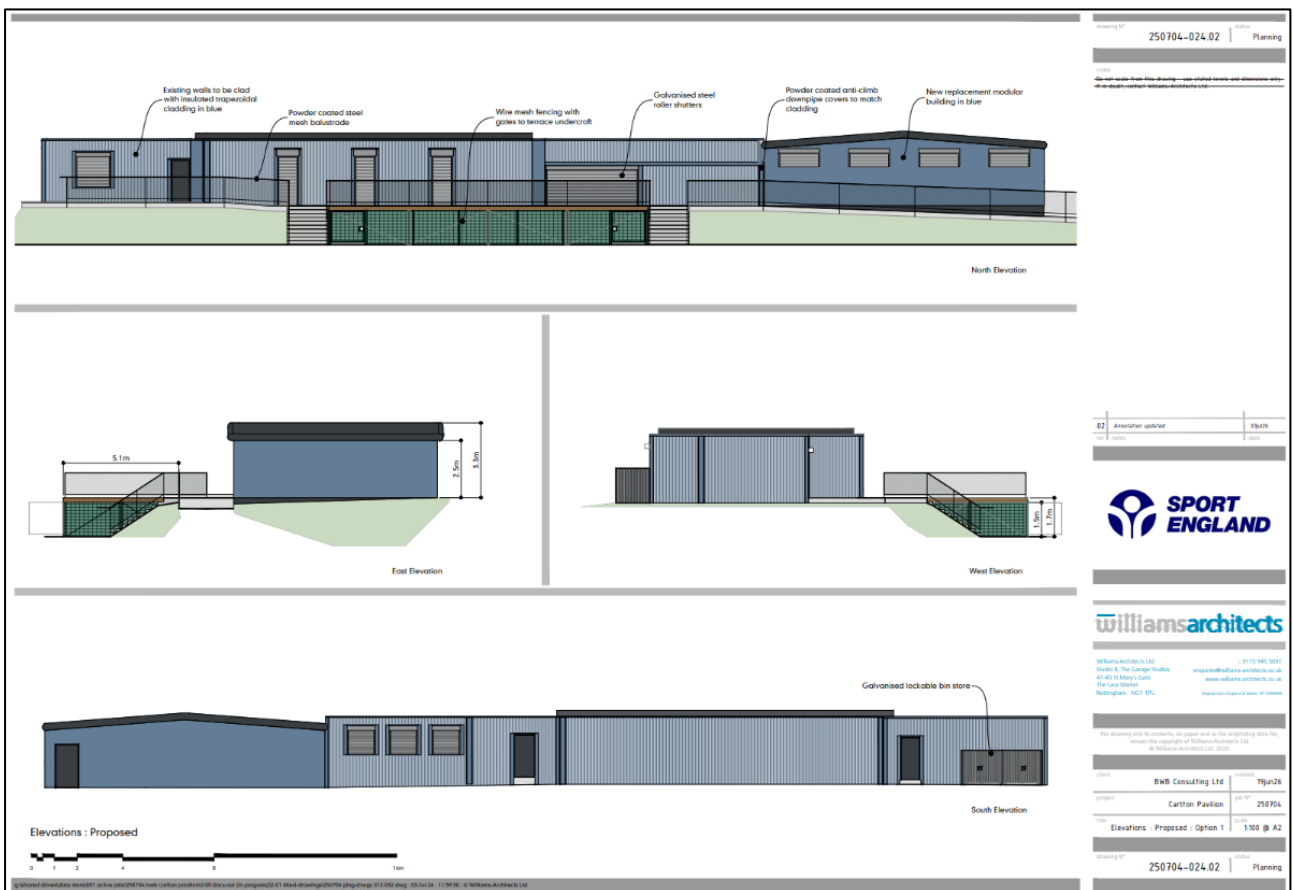
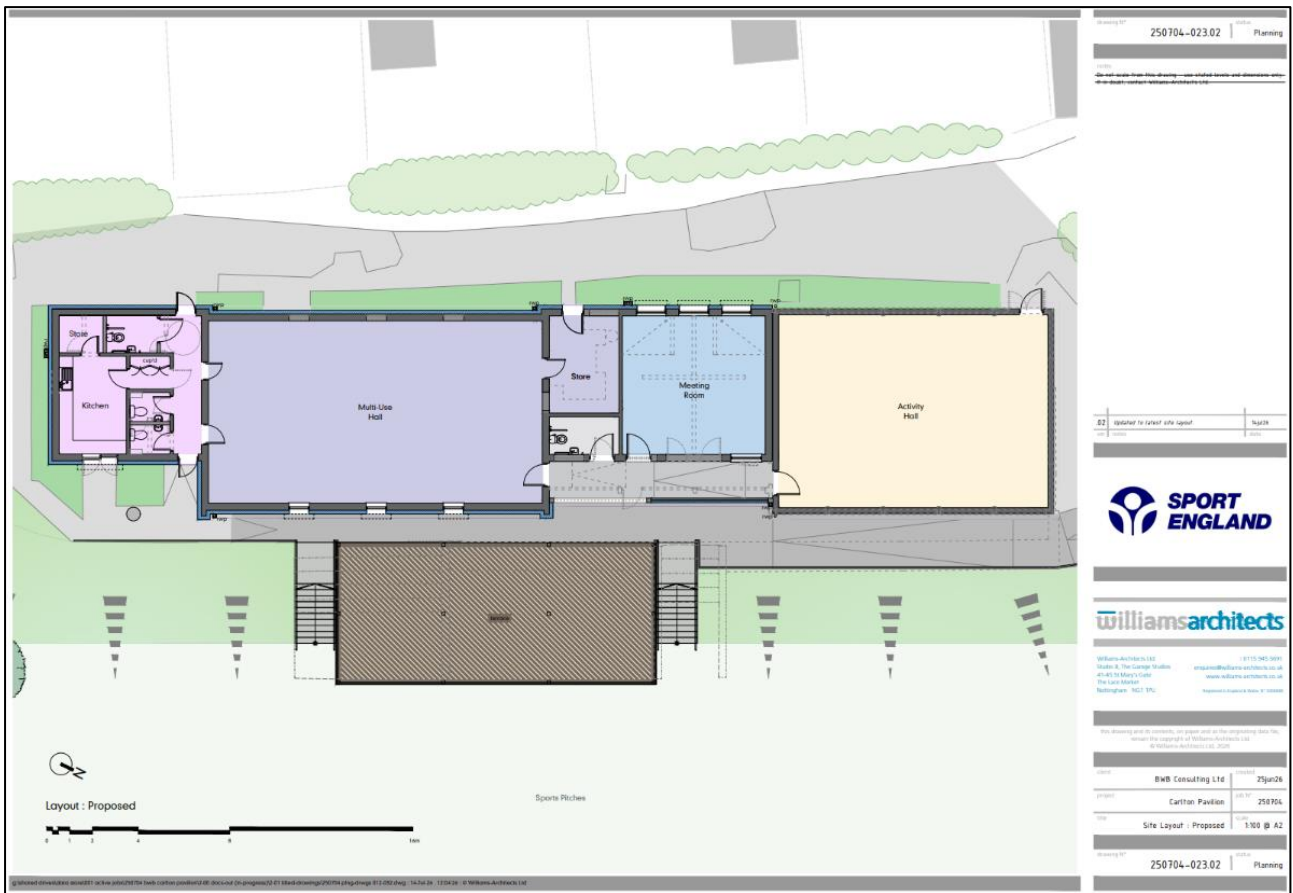
The remainder of the existing pavilion would be retained with the existing walls proposed to be clad with insulated trapezoidal cladding in blue.

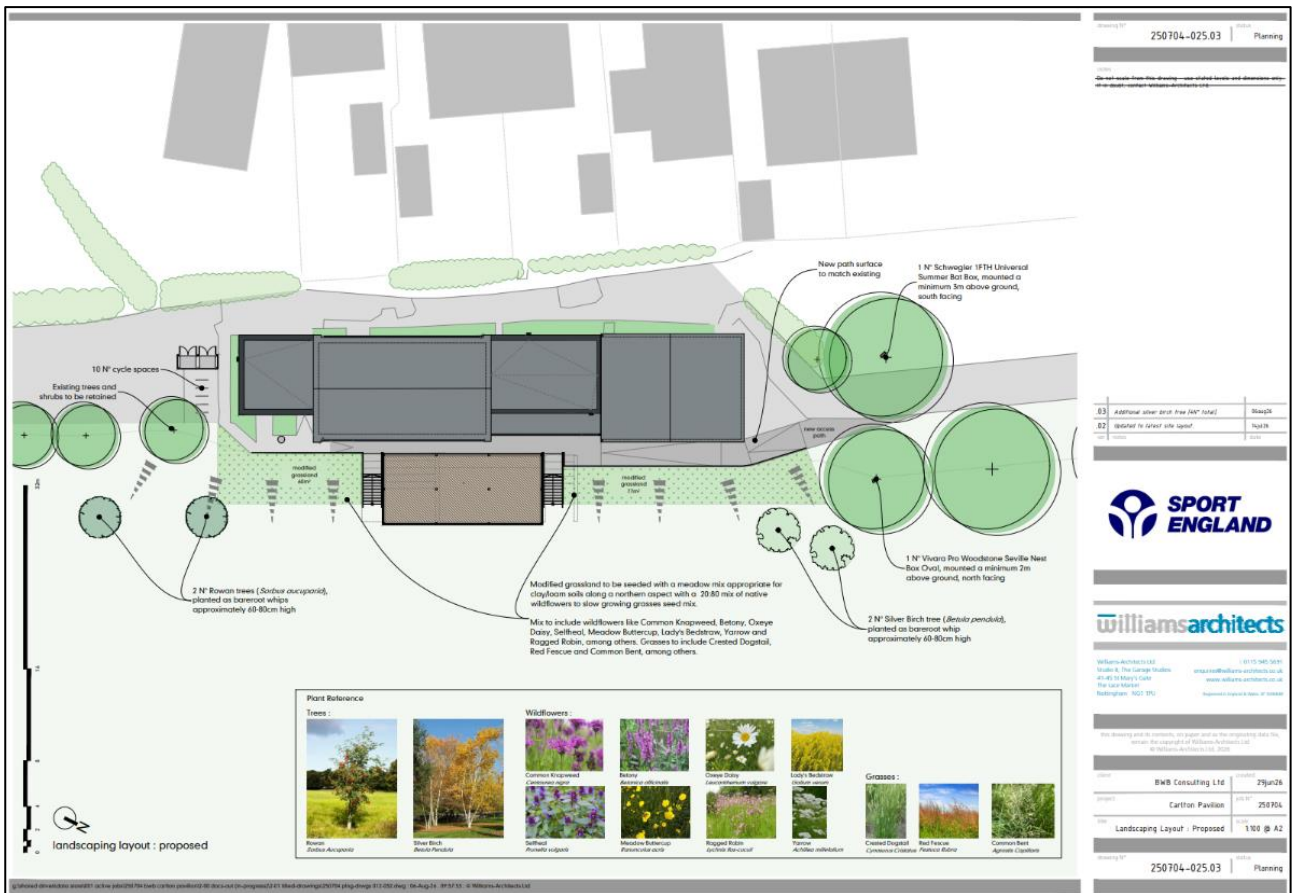
The existing access steps to the front [north-east] would be removed and a new external terrace and steps would be erected. The proposed terrace would measure approximately 14 metres (W) x 6.2 metres (D) x 1.7 metres (H). A wire mesh fence with gates would secure the undercroft areas of the terrace.

New powder coated steel mesh balustrades would be erected along the top of the banking edge and around the perimeter of the terrace.

New galvanised steel roller shutters would be installed to some apertures located on the front (north-east) and rear (south-west) elevations.

This proposal includes internal alterations to form a meeting room, multi-use hall, small-scale kitchen and toilet facilities and a store. Ten new cycle parking spaces and a new waste storage area would be located to the side (south) of the pavilion. A new connecting access footpath would also be formed to the side (north) of the pavilion.





Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as Green Belt land in the adopted Local Plan and also forms the Carlton Recreation Ground (Carlton Park) green space – an area that is included on the green space register as a district outdoor sports facility.

The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GB1: Protection of Green Belt.*
- *Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.*
- *Policy GS1: Green Space.*
- *Policy I1: Infrastructure and Planning Obligations.*
- *Policy I2: Educational and Community Facilities.*
- *Policy D1: High Quality Design and Place Making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and NDMPs are relevant in this case:

Section 3: Decision-making policies

- *DM3: Determining development proposals.*
- *DM6: Use of planning conditions and obligations.*
- *DM7: Relationship with other regulatory regimes.*

Section 4: Achieving Sustainable development

- S3: *Presumption in favour of sustainable development.*
- S4: *Principle of development within settlements.*

Section 12: Making effective use of land

- L2: *Making effective use of land.*

Section 13: Protecting Green Belt land

- GB6: *Control of development in the Green Belt.*
- GB7: *Development which is not inappropriate in the Green Belt.*

Section 14: Achieving well-designed places

- DP3: *Key principles for well-designed places.*

Section 15: Promoting sustainable transport

- TR3: *Locating development in sustainable locations.*
- TR4: *Street design, access and parking.*
- TR6: *Assessing transport impacts.*

Section 16: Promoting healthy communities

- HC7: *Development affecting existing recreational land and facilities.*
- HC8: *Development affecting Local Green Space.*

Section 17: Pollution, public protection and security

- P3: *Living conditions and pollution.*
- P5: *Maintaining public safety and security.*

Section 19: Conserving and enhancing the natural environment.

- N2: *Improving the natural environment.*
- N3: *Trees in new development.*

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight. The only exception to this is where they have been examined and adopted or made against the NPPF (August 2026). Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF (August 2026).

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Parking (Adopted November 2019).*
- *Residential Amenity and the Siting of Buildings (Adopted May 2019).*
- *Trees and Hedgerows (Adopted May 2019).*
- *Walls and Fences (Adopted May 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site noticed was posted nearby which expired 14th August 2026.

Two representations were received from one known address and one unknown address that raised comments in respect of whether the proposals included a tidy up of the hedgerow that runs alongside the access road. Comments were also raised in respect of existing anti-social behaviour issues and fly tipping. In addition, comments were made in respect of the location of a waste storage area and the potential to block access, external lighting and noise from the venue should it operate outside of normal working hours and weekends, whether the toilets would be accessible when the venue is not open and whether they would be locked outside of hours, and that consideration should be given to an alternative substantial external material rather than cladding because of existing damage caused by balls being kicked at the premises.

This proposal does not indicate that there are any works to tidy up the hedgerow included. However, it is anticipated that if the hedgerow does fall under the Council's ownership that it would be managed accordingly. Whilst not a material planning consideration, these comments raised have been passed to the relevant department(s) for their consideration and for them to respond, if necessary.

Existing anti-social behaviour issues are not a material planning consideration and cannot be taken into account. However, such issues can be reported to the Council through the appropriate channels. This proposal also indicates that anti-climb measures would be incorporated.

Responsibility for locking the access is not a material planning consideration. Nevertheless, it is not anticipated that the current situation, which is stated to be under control as limited responsible people have access to the padlock keys, would change significantly or at all.

Whether toilets would be accessible when the venue is not open and in use is not a material planning consideration. However, it is anticipated that they would not be accessible when the venue is not in use.

Consultations

Asset Management	<i>No comment(s) received.</i>
Biodiversity Officer	<i>No objection(s) subject to condition(s).</i>
Demolition	<i>No comment(s) received.</i>
Forestry Officer	<i>No objection(s) subject to condition(s).</i>
Highways Development Control	<i>No objection(s) subject to condition(s).</i>
Local Ward Councillors	<i>No comment(s) received.</i>
Parks Supervisor	<i>No objection(s).</i>

Pollution Control	<i>No objection(s) subject to condition(s).</i>
Sports England	<i>No objection(s).</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

National decision-making policies will adopt the acronym NDMP to distinguish them from Local Plan policies in this report.

Principle of Development and Impact on Green Space and the Green Belt

NDMP S3(1): Presumption in favour of sustainable development sets out decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a) Policy S4 in this Framework should be applied when considering development proposals within settlements;
- b) Outside settlements, policy S5 should be applied; and
- c) In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

In this instance, the development site is located within the settlement of Urban Barnsley and as such, NDMP S4 is applicable.

NDMP S4: Principle of development within settlements establishes:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (NPPF).
2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations established by paragraphs S4(2)(a-c).

NDMP HC7: Development affecting existing recreational land and facilities establishes development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, 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 location which offers comparable or improved accessibility for the community it serves; or

- c) The development is for public service infrastructure, and the resulting loss would be replaced by equivalent or better provision in terms of quantity and/or quality; or
- d) The development is for alternative open space, sports and recreational buildings and land, the benefits of which clearly outweigh the loss of the current or former use.

NDMP HC8: Development affecting Local Green Space establishes development proposals for land which has been designated as Local Green Space should be determined in a manner consistent with the relevant national decision-making policies for land in the Green Belt, excluding provisions relating to grey belt and previously developed land.

NDMP GB6(1): Control of development in the Green Belt establishes development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.

NDMP GB7(1)(b): Development which is not inappropriate in the Green Belt establishes the following categories of development are not inappropriate in the Green Belt, and should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances: The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces.

Footnote 40 of the NPPF (2026) establishes that the original building for this purpose is the building that existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Local Plan Policy GS1: Green Space establishes that proposals that result in the loss of green space, or land that was last used as green space, will not normally be allowed unless:

An assessment shows that there is too much of that green space in the area which it serves, and its loss would not affect the existing and potential green space needs of the borough; or

The proposal relates to small scale facilities needed to support or improve the proper function of the green space; or

An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss.

Local Plan Policy GB1 establishes the Green Belt will be protected from inappropriate development in accordance with national planning policy and supports the aims of NDMP GB6(1).

Local Plan Policy GB2 reflects the aim of NDMP GB7(1)(b) and states that development in the Green Belt is not inappropriate if it comprises the extension or alteration of an existing building provided that it would not result in disproportionate additions over and above the size of the original building.

Local Plan Policy I2: Educational and Community Facilities establishes that the Council will support the provision of schools, educational facilities and other community facilities, including sports venues where they would be located centrally to the communities they serve and in places where they would be accessible by walking, cycling and public transport. Such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility.

In this instance, planning permission is being sought for the renovation of an existing sports pavilion, including the demolition of an existing sports hall and erection of a new single storey activity hall and external terrace with steps.

This proposal would not result in loss of existing green space (Carlton Recreation Ground (Carlton Park)) and is instead viewed as an enhancement that would support or improve its proper function according with NDMP HC7 and Local Plan Policy GS1.

The level of development proposed is also proportionate to the size of the green space and would support its primary use. As such, no financial contribution will be required in this instance, according with NDMP DM6 and Local Plan Policies GS1, I1 and I2.

In respect of the Green Belt, original means as existed in 1948 or, in relation to a building constructed later, as it was built. This reflects the guidance established by footnote 40 of the NPPF (2026).

Floorspace is calculated by external measurement of the building and floorspace within roof spaces will not be considered and outbuildings will only be considered in calculating the cumulative additions to the original building in accordance with adopted local guidance.

In this instance, the calculations are based on the Council's own mapping system and therefore, the measurements could be slightly inaccurate (+/-10%). The application building is first shown on 1960 OS maps.

Original building – 232.37sqm.

Existing cumulative floor space – 360.23sqm.

Proposed cumulative floor space – 375.89sqm.

Total resulting cumulative floor space – 375.89sqm.

The resulting cumulative floorspace of this proposal would be approximately 375.89sqm. This total is based on the external measurements of the building and does not account for the external terrace area. This proposal would not result in more than a doubling of the original building or additions that would otherwise be considered disproportionate, in accordance with NDMP HC8, GB6(1), GB7(1)(b) and Local Plan policies GB1 and GB2.

Considering the above, the principle of development is considered acceptable subject to assessment of the following matters and is attributed significant weight in favour of the proposal and its approval.

Impact on Visual Amenity

NDMP DP3: Key principles for well-designed places establishes:

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.
2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:
 - a) Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;
 - b) Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials

which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

- c) Nature: incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;
 - d) Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;
 - e) Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;
 - f) Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and
 - g) Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.
3. Development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

In this instance, NDMP DP3(2)(a)(d)(f) and (g) are most relevant.

Local Plan Policy D1: High Quality Design and Placemaking, establishes support would be given to development if proposals would achieve a high quality of design and would respect, take advantage of, and reinforce the distinctive local character and features of Barnsley.

The application building comprises a single storey and is a large, flat roofed building which comprises a community hall, sports hall and associated changing facilities. The southern part of the application building is constructed of brickwork with a membrane roof. The northern part is greater in height and is constructed of sheet metal. Apertures to the southern part benefit from roller shutters while those to the northern part are positioned high within the walls. The application building is surrounded by hard surfacing. The area to the rear (south-west) provides an access to Park House with vehicular access to the south off Shaw Lane. Stepped accesses are provided to the front (north-east) leading toward the adjacent recreation ground area.

The application building is a prominent feature in Carlton Park and is readily visible from the adjacent recreation ground area. Limited, glimpsed views are likely from the south and west. However, these areas benefit from existing boundary treatments and vegetations that provide a degree of screening of the application building and development site.

The existing building is not of any architectural significance and appears somewhat dated, displaying an inconsistent external material palette that does not lend itself to a visually attractive, distinctive or characterful development.

This proposal would see the demolition of the northern part of the application building, which adopts a greater height compared with the built form of other parts and is constructed of sheet metal which has deteriorated over time and become unclean. The proposed replacement extension would adopt a reduced height more consistent with the built form of the remainder of the application building with a shallow gable pitched roof. Generally, this is considered an improvement and would be a welcome addition. The remainder of the application building would be clad with insulated trapezoidal cladding in blue. This would lead to a more coherent, consistent and harmonious external appearance that is considered to lend itself to being a visually attractive, distinctive and characterful development which would maintain or establish a strong sense of place and pride in accordance with NDMP DP3(2)(a) and (g) and Local Plan Policy D1.

This proposal would facilitate and encourage social interaction, play and healthy lifestyles and would accord with NDMP DP3(2)(f). This proposal would also improve walkable routes with a new footpath link proposed. Ten new cycle parking spaces are also proposed to support the principle of movement in accordance with NDMP DP3(2)(d).

As such, it is considered this proposal would appropriately incorporate established key principles for well-designed places in accordance with NDMP DP3(1) and (2)(a)(d)(f)(g). Compliance with these policies is attributed substantial weight in favour of this proposal and its approval in accordance with NDMP DP3(3).

The level of development proposed would also be proportionate to the size of the green space and would support its primary use and proper function.

Notwithstanding the submitted details, full external materials details could be secured by a condition.

The proposed development would be implemented within the existing curtilage of the Park and would continue to occupy the location of the existing building within the development site with the proposed extensions being attached to the application building with the proposed terrace area addressing the existing embankment immediately adjacent to provide additional space for users. Therefore, it is not considered this proposal would affect the permeance or openness of the Green Belt, in accordance with Local Plan Policy GB1. This element of this proposal is attributed significant weight in favour of its approval.

Considering the above, on balance, this is considered to weigh substantially in favour of this proposal and its approval.

This proposal is therefore considered to comply with NDMP DP3(1) and (2)(a)(d)(f)(g) and Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding its impacts on visual amenity.

Impact on Highways

NDMP TR4: Street design, access and parking establishes:

1. To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:
 - a) Give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services;

- b) Incorporate or contribute towards appropriate features to support this prioritisation, such as permeable street networks, continuous footways and segregated cycle facilities which are adequately lit, sufficient secure and accessible cycle parking, regularly spaced public seating and good quality waiting facilities for public transport;
- c) Ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for women and girls, for other groups who may be vulnerable to crime or the fear of crime, and for those with limited mobility). This includes reflecting relevant aspects of policy DP3(2), as well as employing measures to:
 - i. Minimise the scope for conflict between pedestrians, cyclists and vehicles;
 - ii. Meet the needs of disabled people, older people and children in relation to all modes of transport, and
 - iii. Avoid unnecessary street clutter.
- d) Allow for the efficient delivery of goods, and ease of access by service and emergency vehicles, in ways which do not compromise key place-making principles (set out in policy DP3(2)); and
- e) Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations. A flexible approach to applying parking standards should be taken where the reconfiguration of retail or other sites which attract large numbers of customers would make better use of previously developed land, and there is evidence that a certain number of spaces needs to be retained to meet specific operational and commercial requirements.

NDMP TR6(4): Assessing transport impacts states development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts) or an unacceptable impact on highway safety; taking into account any mitigation measures proposed and any wider network improvements, including measures to support sustainable patterns of movement. This applies during construction phase and following completion.

Local Plan policies T3 and T4 support the aims of these NDMP in respect of new developments and sustainable travel and highway safety.

Carlton Park is serviced by an existing car park located to the north-west off Church Street. There is also an existing vehicular access to the south-east off Shaw Lane which serves both the application building and the adjacent Park House.

Highways Development Control colleagues were consulted; and it was acknowledged the proposed replacement extension would be of a modular construction that could minimise time and disruptions on-site. No changes to the existing car parking arrangements are proposed because of this proposal with the existing ten-spaced car park accessed off Church Street remaining available. A total of ten new secure cycle parking spaces are also proposed. The retained car parking spaces and proposed cycle parking spaces would accord with the requirements of the Council's adopted Parking SPD and is considered acceptable.

Highways Development Control colleagues raised no objection(s) subject to condition(s) in respect of securing appropriate surfacing materials and further details regarding the proposed cycle parking scheme.

The Local Planning Authority has no reason to disagree with the professional opinions of Highways Development Control colleagues in this instance, and the proposal is not considered to be prejudicial to highway safety, nor is there sufficient ground to warrant refusal under NDMP TR6(4).

To meet the relevant planning condition tests established by NDMP DM6: Use of planning conditions and obligations, it has been agreed with the applicant to adjust the wording for a surfacing materials condition to relate to the proposed footpath link. Additional details were also provided which negate the need for a condition to secure additional details in respect of the proposed cycle parking scheme. Although the additional details do not include provisions for the cycle parking spaces to be covered, the submitted details are considered acceptable from a planning perspective in this instance as there was no previous on-site provision. The proposed cycle parking spaces would therefore be a welcome addition that would encourage alternative sustainable modes of transport.

A pre-commencement condition to provide a Construction Method Statement has been agreed with the applicant.

During the application process, a proposed refuse storage area was relocated to the south (side) to allow unimpeded access to the west for the adjacent Park House.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to comply with NDMP TR4 and TR6(4) and Local Plan Policies T3: New Development and Sustainable Travel and T4: New Development and Transport Safety and is considered acceptable regarding its impacts on highway safety.

Impact on Residential Amenity, Health and Pollution Control

NDMP P3: Living conditions and pollution establishes:

1. Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
2. Within this context development proposals should:
 - a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution

affecting the wider area (such as through traffic and travel management or improved external lighting);

- c) Sustain and contribute to compliance with relevant limit values or national objectives and targets for air pollutants including PM2.5. Development proposals should take account of Air Quality Management Areas and be consistent with the objectives of relevant Air Quality Action Plans, Clean Air Plans and Local Air Quality Strategies;
 - d) Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);
 - e) Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature; and
 - f) Assess and mitigate impacts where the development could have an unacceptable adverse effect on water quality, especially in relation to sensitive water bodies such as chalk streams.
3. In applying this policy, it should be assumed, unless there is clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively, as set out in policy DM7. This means that it will be appropriate to take into account emissions limits set through those other regimes.

Local Plan Policy GD1: General Development, indicates that support will be given to development if there will be no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development would be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

Local Plan Policy POLL1: Pollution Control and Protection, establishes that support will be given to development if it is demonstrated that proposals would not be likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

It is not considered that this proposed development would contribute to significant increased levels of overshadowing, overlooking and loss of privacy, or reduced outlook.

The proposed extension would replace an existing extension located on the north of the application building and would adopt a similar footprint and reduced height, which could lessen the extent overshadowing compared with the existing building. An existing separation distance between the existing building, the adjacent western boundary and the residential properties beyond would be maintained. Existing boundary treatments and vegetation would continue to provide a degree of screening of the application building and development site.

The proposed terrace area would be created to the north-east of the application building and would face toward and onto the adjacent playing field. No nearby residential properties would be impacted by significant increased levels of overlooking or loss of privacy from the proposed terrace area.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during use of the existing and proposed new and replacement facilities. However, this development site is a long-established Park and Recreation Ground, with adjacent residential developments being built around it and the existing pavilion building. As such, it is not anticipated that this proposal would significantly exacerbate existing levels of potential noise and disruption to unreasonable levels when

compared with the existing use of and activities of the Park and Recreation Ground and the facilities that are included within its grounds.

Notwithstanding this, the submitted application form indicates that the premises would be operational Monday- Friday 06:00am – 22:00pm and Saturdays and Sundays 09:00am – 18:00pm, which could be conditioned. The proposed operational hours are considered to be reasonable and would unlikely significantly detrimentally affect the amenity of nearby residents.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any potential impacts are anticipated to be temporary and could be controlled by condition.

Environmental Health (Pollution Control) colleagues were consulted; and no objection was received subject to the imposition of a condition to control hours of construction and demolition.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to comply with NDMP P3 and Local Plan Policies GD1: General Development and POLL1: Pollution Control and Protection and is considered acceptable regarding its impacts on residential amenity, health and pollution control.

Impact on Biodiversity and Geodiversity and Trees

NDMP N2(1)(f): Improving the natural environment states that to contribute positively to the natural environment, and support nature's recovery, development proposals should: minimise any potential adverse impacts on biodiversity by including features that support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (swift bricks) into their construction unless there are compelling technical reasons that prevent their use, or would make them ineffective.

NDMP N3(1)(b): Trees in new development states that in recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should: ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements including the needs of different users of public spaces; and will be effective in helping adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, to allow the right trees to be planted in the right places.

NDMP N3(1)(c): Trees in new development states that in recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should: make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is subject to a requirement for BNG in this instance.

The Council's Ecologist (Biodiversity Officer) was consulted; and it was acknowledged the amended submitted documents show four new individual trees would be planted, which would allow the BNG requirements of the proposed development to be met. A BNG of 0.036 habitat units (14.78%) would be achieved. The Council's Ecologist therefore raised no objections subject to the imposition of the statutory Biodiversity Gain Plan condition and a condition which secures a Biodiversity Enhancement Management Plan (BEMP).

The suggested pre-commencement condition to secure a BEMP has been agreed with the applicant.

Verbal discussions held with the Council's Forestry Officer concluded that the proposed trees would be compatible specimens that would be planted in appropriate locations that would not impeded the surrounding infrastructure. It was also determined that this proposal would unlikely affect the existing trees given their separation from the application building and development site and given that most of the proposed development would be carried out on existing hard surfaced areas. Nevertheless, it was concluded that while an Arboricultural Method Statement would not be required in this instance, details in respect of protective tree barrier details and a tree protection plan should be secured by a condition. No objections were made subject to this.

The Local Planning Authority has no reason to disagree with the professional opinions of Biodiversity and Forestry colleagues in this instance.

Considering the above, on balance, this is considered to weigh moderately in favour of this proposal and its approval.

This proposal is therefore considered to comply with NDMP N2 and N3 and Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable regarding its impacts on biodiversity and geodiversity and trees.

Planning Balance and Conclusion

In accordance with the provisions of NDMP S3 this proposal is considered within the context of the presumption in favour of sustainable development.

This proposal for the renovation of an existing sports pavilion, including the demolition of the existing sports hall and the erection of a new single storey activity hall and external terrace with steps within an existing settlement and sustainable location would not result in the loss of green space and would instead support its proper function. This proposal would also not result in disproportionate additions in the Green Belt and is considered acceptable in principle, in accordance with NDMP DM6, NDMP S4, NDMP HC7, NDMP HC8, NDMP GB6(1), NDMP GB7(1)(b) and Local Plan Policies GS1, I1 and I2, GB1, and GB2, and therefore, is attributed significant weight in favour of its approval.

This proposal is considered acceptable regarding its potential impacts on visual amenity, residential amenity, health and pollution control, highways, and biodiversity and geodiversity, and is considered acceptable in respect of NDMP P3, NDMP TR4, NDMP DP3, NDMP N2, NDMP N3 and Local Plan policies GD1, POLL1, D1, T3, T4, and BIO1, and is given weight (substantial, significant, moderate or modest) in favour of its approval accordingly.

For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance.

Planning permission should therefore be granted subject to the necessary condition(s) without delay in accordance with NDMP S3(1)(c).

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the Local Planning Authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Additional and amended biodiversity information sought.*
- *Amended proposed landscape layout.*
- *Amended proposed site layout.*
- *Amended proposed layout.*

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

