



# **PENISTONE CRICKET & SPORTS CLUB**

**Ground: Queen St, Springvale  
Penistone, Sheffield, S36 6HD**

## **NEW PAVILION PROJECT - PLANNING APPLICATION (PP-13203869)**

***Pre-planning application REQ544591 was submitted on 17/4/24 and was within the planning team by Laura Bennett.***

### **Outline of 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 providing exercise and sporting facilities to the town, surrounding area and local community.

### **Site**

Penistone Cricket Club is located off Queen St, Penistone, with access via Queen St, and bridge spanning the River Don. The club are freehold owners of the site, which covers approx 2 hectares (20000sqm) to the north side of the river. The current pavilion and other buildings are located to the West of the site, with an access road over the bridge leading to a car park to the East of the site. To the West, East and North the ground is bordered by agricultural land. To the South, over the river, the land is currently fenced off, containing a site with planning permission for a number of residential dwellings (building of which is currently suspended), backing onto the existing properties on Sheffield Road.

Appendix A shows the site as extracted from OS data.

Appendix B shows an aerial photograph of the site, highlighting the current buildings and proposed site of new pavilion, car park to the East and access road from Queen St.

Appendix C shows a ground level photograph of the Western side of the ground including the current buildings to be replaced.

### **Current Buildings**

The scoreboard/garage (7.7m x 4.5m) is brick built and rendered with a corrugated sheet roof, built on a concrete base. Date of construction is unknown.

The pavilion (16m x 6m) was built in 1967/1968. Constructed of brick/block rendered walls, with a timber floor and roof joists, a sloping roof. Based on a shallow concrete foundation. The current pavilion floor is approx 50cm above ground level and has to date not been subject to any flooding. Serviced by water (via Queen St) and Electricity (club supply via overhead cables to North of the site). Drainage from the clubhouse flows N/E into the main sewer running along the northern boundary of the site. The pavilion is not insulated, does not contain any form of heating and is only used (mainly) during the cricket season (April to September annually).

The umpires shed (2m x 2m) is a wooden garden shed to the side of the pavilion, built on the former site of the original/historic outdoor toilets.

Appendix D shows the original plans for the current pavilion dated 1964.

The club is aware that separate permission for demolition of these buildings is required post planning approval for the new build.

## **Proposed Pavilion**

A new building (approx 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 approx 25sqm to the North of the current buildings (historically where the outdoor toilets and storage container were located). The building will utilise existing services and will be constructed with the floor approx 1m above ground level to future-proof for any future flood risk. As the new building will utilise the same footprint as existing building no trees on site will be impacted.

Plans for the proposed building have been drawn up as shown in the following documents which show detail of construction methods etc.

[Appendix E Elevations](#)

[Appendix F Plans](#)

[Appendix G Foundations](#)

[Appendix H Section A](#)

[Appendix I Section B](#)

[Appendix J Site plan showing new pavilion overlaid on position of current buildings](#)

The attached plan for the foundations depict a combination of concrete piles with a steel framework above. We have consulted a number of local builders and a groundworks team who have suggested with the knowledge of the site a traditional concrete foundation (C35) would be sufficient as opposed to piles and a steel frame. I have also attached photographs from recent excavations at either end of the current pavilion (by the groundworks team) showing a rock/shale base at 1.2m depth to which they were satisfied the proposed concreted foundations would more than suffice.

[Appendix J excavation 1 showing proposed foundation base South of existing pavilion.](#)

[Appendix K excavation 2 showing proposed foundation base North of existing pavilion.](#)

## **Flood Risk**

A flood risk survey has been carried out on the site and the pavilion designed with this in mind with elevation about ground level to prevent flood issues. Any excess surface water from the site is currently collected via a soakaway/pond located next to the car park at the Eastern End of the ground. This was formed when the new car park was constructed in 2018 and will continue to be used in future.

[Appendix L Flood Risk Assessment](#)

[Appendix M Site Photo showing approximate location of soakaway/pond](#)

## **Ecology**

An ecology survey was conducted on the site in 2018 and noted there were no specific wildlife habitats on site. The proposed pavilion covers the site of the existing buildings and additional addition land required to build upon is classed as amenity grassland which is regularly mown, walked upon for building access and by spectators, and is utilised to keep the ground covers on. As such this area does not sustain any habitats of significance. No trees will be removed as part of this development and the 2/3 small bushes that will be impacted will be replace by a hedgerow against the boundary wall to the West of the site once development is completed.

In addition a Arboricultural survey was conducted in 2023 which identified there were no trees of any significance on site or the surrounding area.

Whilst the entire site of the ground is 2 hectares the site of the new pavilion will cover a maximum of 405sqm (approx increase in site from current buildings (160sqm). In addition to reference to the Ecology survey and habitats, it is therefore believed that Biodiversity Net Gain assessment is not required.

[Appendix N Ecological Survey](#)

[Appendix O Tree Survey](#)

### **Highways/Access**

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.

### **Contact**

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