

Agenda Item	A8
Application Number	21/00498/FUL
Proposal	Installation of a water supply pipe
Application site	Lancaster City FC The Giant Axe West Road Lancaster
Applicant	Mr Graham Dockerty
Agent	
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

A scheme of this nature would normally determined under delegated powers, however the land to which the application relates to is within the ownership of the City Council and therefore has to be presented to Planning Committee.

1.0 Application Site and Setting

1.1 The site which forms the subject of this application is at Giant Axe Playing Field, which is used by Lancaster City Football Club and as a public recreation ground. The site is located to the west of Lancaster Railway Station.

1.2 Under the Strategic Policies and Land Allocations DPD the site is designated as Open Space (Policy SC3) and Local Green Space (SC2).

2.0 Proposal

2.1 This application seeks planning permission for the installation of a water supply pipe for irrigation. Prior to the application being submitted, the applicant was advised by the Local Planning Authority that the works constitute an engineering operation requiring the benefit of planning permission. The approx. 65m long underground pipe will run from the existing mains supply at Long Marsh Lane along the edge of the football ground to a new standpipe at the east stand.

3.0 Site History

3.1 A number of applications relating to this site have previously been received by the Local Planning Authority. The most recent application was as follows:

Application Number	Proposal	Decision
15/00245/FUL	Retrospective application for demolition of lean-to extension and erection of a single storey rear extension to Pavilion	Approved

4.0 Consultation Responses

4.1 At the time of writing this report, the following responses have been received from statutory and internal consultees:

Consultee	Response
Public Realm	Public Realm support the application given this will make an improvement to the Club
Property Services	No objection in principle, subject to full reinstatement of the land after the work.
Sport England	Initially submitted a holding objection, requesting further information. Following submission of further information, Sport England confirmed that they had no objection subject to a restoration condition for the area affected by the development.
United Utilities	No objections.

4.2 At the time of writing this report, no letters of representation were received from members of the public. Any further consultee or public comments will be summarised by way of a verbal update.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of Development
- Protection of Open Space, Sports and Recreational Facilities

5.2 **Principle of Development** (NPPF Section 2 and Policy SP1 of the Strategic Policies and Land Allocations DPD)

5.2.1 The presumption in favour of sustainable development is at the core of the NPPF and requires the decision takers to approve development that accord with an up-to-date development plan without delay.

5.2.2 The proposed water supply for irrigation purposes will help meet the ongoing needs of the club for the continued community sports use of the site. The principle of development can therefore be supported subject to the proposal complying with the relevant policies of the Local Plan outlined below.

5.3 **Protection of Open Space, Sports and Recreational Facilities** (NPPF Section 8, Policies DM27 and DM43 of the Development Management DPD and Policies SC2 and SC3 of the Strategic Policies and Land Allocations DPD)

5.3.1 Policy DM27 seeks to protect and enhance existing designated open spaces and prevent the loss of designated open space, sports and recreational facilities, whilst Policy DM43 seeks to protect and enhance green spaces including recreational areas and parks. These aims are reiterated by Policies SC2 and SC3 of the Strategic Policies and Land Allocations DPD and Section 8 of the NPPF.

5.3.2 Whilst the pipe is located within designated open and green space, the submitted plans show that it will run between the perimeter wall of the football ground and the edge of a marked pitch. Provided that the land is made good post-installation, the proposal will not impinge on the usability of the site.

5.3.3 Public Realm and Sport England both requested restoration of the land post-installation. The wording of Sport England's suggested condition requires the applicant to submit a written reinstatement scheme to be agreed with Sport England, but given the small scale of the proposal a written scheme is not deemed reasonable or necessary in this instance. Instead, a suitably worded condition will be appended to the decision notice requiring the land to be made good and fully

restored, without the need for a written scheme to be approved beforehand. The applicant has stated that the land will be fully restored once the pipe has been laid.

- 5.3.4 The proposal will provide an improvement to the facilities of the existing football club and will not be detrimental to the usability of the playing field. By enhancing and investing in the existing facilities, the proposal secures a brighter future for the football club and as such complies with the relevant policies of the Local Plan and Section 8 of the NPPF.

6.0 Conclusion and Planning Balance

- 6.1 Due to the relatively minor nature of the development, the proposal is considered appropriate to both the site and provide an enhancement to the football club site. As such, the proposal is considered to comply with the local and national policies outlined above and is recommended for approval on the understanding that the ground above the pipework is restored.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Standard three year timescale	Control
2	Development in accordance with plans and details	Control
3	Land to be made good and fully restored	Control

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None