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| Agenda Item | A9 |
| Application Number | 21/00126/FUL |
| Proposal | Temporary siting of two cabin buildings for use as toilet block and welfare facilities |
| Application site | Marsh United Football Club, Willow Lane, Lancaster, Lancashire |
| Applicant | Mr Dennis McGonnell |
| Agent | |
| Case Officer | Ms Sophie Burch |
| Departure | No |
| Summary of Recommendation | Approve |

(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 Coronation Field, which is currently the home of Marsh United Football Club. The site is located to the west of Lancaster City Centre. Willow Lane Play Park is located adjacent to the application site, which is situated in a predominately residential area.

1.2 Under the Strategic Policies and Land Allocations DPD the site is designated as open space. It is also designated under Policy DOS3, which identifies the site as an opportunity area for improvement to the current recreation and open space offer.

2.0 Proposal

2.1 The application seeks temporary planning permission for the siting of two cabin buildings for use as a toilet block and welfare facilities. These cabin buildings will be located on either side of an existing pavilion which is used by the football club. The welfare cabin will be situated north west of the existing pavilion and an existing store and will measure 6.1 metres in length and 2.4 metres in width. The toilet block will be located to the south east of the existing pavilion and will measure 6.1 in length and 2.4 metres in width. Both buildings will measure 2.3 metres in height and feature a flat roof.

3.0 Site History

3.1 There is no recent planning history

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

| Consultee | Response |
|----------------------|---------------------|
| County Highways | No objections |
| Environmental Health | No adverse comments |
| Sport England | No objections |
| Public Realm Officer | No objections |
| Property Services | No response |

4.2 The following responses have been received from members of the public:

- X3 objections received- 2 from neighbour notification, 1 provides no address.

The objection reasons are summarised below:

- Impact on views of nearby properties
- Impact on property values
- Traffic and parking
- Noise pollution
- Odour
- Litter
- Overlooking/loss of privacy

5.0 Analysis

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

- Principle of Development
- Design
- Highways and parking
- Residential Amenity
- Protection of Open Space
- Other Matters

5.2 **Principle of development (NPPF paragraphs 7, 8, 9, 10 and Policy SP1 of the Strategic Policies and Land Allocations DPD (2020))**

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 site is located within a sustainable area and will help meet the ongoing needs of the site for the continued community sports use of the site. The principle of development can therefore be support subject to the proposal complying with the relevant policies of the Local Plan outlined below. The critical concern with any application that is located on sports pitches is whether the use is compatible and this is explored more in Paragraph 5.6 of this report.

5.3 **Design (NPPF paragraphs 124, 127 & 130 and Policy DM 29 of the Development Management DPD (2020))**

5.3.1 The cabins will be located adjacent to the existing pavilion and an existing cabin. They will measure the same size as the existing cabin and will be of a smaller scale to that of the existing pavilion. However, the design, materials, construction, and appearance of the flat roof temporary structure is poor and would be unacceptable on a permanent basis. Whilst the proposed green colour is more suitable to the surrounding pitches and grassland, the proposal will exacerbate the existing negatives of the site with an increased amount of temporary structures on site. The buildings will be

visible when travelling along Willow Lane and from the playpark and pitches. They will be somewhat screened from the properties to the rear by hedging

5.3.2 Given the above, the proposal of siting portable buildings is one that could only be supported on a temporary basis (of 3 years) as an interim measure whilst funding and planning permission is sought for a more permanent appropriate solution. The agent is agreeable to this temporary permission whilst options for further funding and a more permanent solution are explored. Given this it is considered that the scheme complies with Policy DM29 of the Development Management DPD.

5.4 **Highways and Parking** (NPPF paragraphs 102, 103, 109 and Policy DM 62 of the Development Management DPD (2020))

5.4.1 The grass pitches currently do not benefit from any designated car parking spaces. However the site is within a highly sustainable location, with a bus stop located adjacent to the site. There is on street parking along Willow Lane and adjoining streets. County Highways has been consulted and offered no objections to the proposal.

5.4.2 One objection makes reference to the potential increase in traffic and parking. There is however no evidence to suggest the provision of the buildings would result in an increase in traffic and pressure and parking.

5.5 **Residential Amenity** (NPPF paragraphs 124, 127 & 130 and Policy DM 29 of the Development Management DPD (2020))

5.5.1 The proposed toilet block is located three metres from the rear garden of 112 Willow Lane whilst the proposed welfare cabin is similarly located three metres from the rear garden of 5 Forest Park. Dense hedging and a two metre high wire fence separates the properties from the pitches. Although the proposal is located within close proximity to these properties, they are similar to what already exists on site and therefore are unlikely to significantly exacerbate any issues associated with residential amenity. One objection makes reference to the impact of the proposal on views from their property, and whilst amenity is a consideration the right to a view is not.

5.5.2 One objection, received from 112 Willow Lane makes reference to overlooking as a result of the proposal. Given the height of the structures, any overlooking is unlikely. In addition, the thick hedging will screen the proposal from the properties along Willow Lane to the rear and Forest Park. This objection also makes reference to the potential for noise and smell as a result of the proposal. There is however no evidence to suggest the proposal will result in any additional noises or smells. In addition, Environmental Health has been consulted and offered no adverse comments.

5.6 **Protection of Open Space** (NPPF paragraphs 96 & 97, Policy DM 27 of the Development Management DPD (2020) and Policy SC3, SC5 and DOS3 of the Strategic Policies and Land Allocations DPD (2020))

5.6.1 Policy DM 27 seeks to protect and enhance existing designated open spaces and prevent the loss of designated open space, sports and recreational facilities unless a certain set of criteria is met.

5.6.2 While both buildings are located within the open space land designation, given their location to the edge of the playing fields, they will not impinge on its usability. The buildings will provide an improvement on the existing facilities for the football club providing toilet and welfare facilities. This is in line with Policy DOS3.

5.6.3 Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all or any part of a playing field. However, it is considered that the proposal meets exception 2 of their Playing Field Policy in that the proposal development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

5.6.4 As discussed above, the addition will provide an improvement to the facilities of the existing football club and will not impinge on 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 Policy DM 27. The public realm officer is in full support of the application as the scheme further

enhances and improves the grass root football facilities and helps maintain the club which is a essential part of the community.

5.7 **Other Matters**

5.7.1 One of the objections makes reference to the potential impact of the proposal on property values. This is not considered a material consideration and as such is afforded no weight in the determination of this application.

6.0 **Conclusion and Planning Balance**

6.1 Due to the relatively small nature of the development involved, the proposal is considered appropriate to both the site and the existing buildings. Although the design is of overall poor quality, a temporary permission, if granted, will allow the football club time to explore their options for a permanent solution. The proposal will not significantly impact neighbour amenity and it will improve upon the existing facilities and provide an enhancement to the playing fields. As such, the proposal is considered to comply with the local and national policies outlined above and is recommended for approval.

Recommendation

That Temporary 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 | Control |
| 3 | Temporary Permission of 3 years | Control |
| 4 | Separate foul and surface water drainage | Control |

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

Lancaster City Council has made the decision in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves economic, social and environmental conditions of the area. The decision 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 the relevant Supplementary Planning Documents/Guidance.

Background Papers

None