

Agenda Item	A6
Application Number	23/01197/FUL
Proposal	Erection of fencing and gates
Application site	Club And Changing Rooms King Georges Field Lordsome Road Heysham
Applicant	Mr D Crow
Agent	Building Plan Services
Case Officer	Mr Robert Clarke
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

The site to which this development relates is within the ownership of Lancaster City Council, therefore, in the interests of transparency, the application must be determined by the Planning Committee.

1.0 Application Site and Setting

1.1 The site to which this application relates is a sports clubhouse facilities located to the south of and accessed from Lordsome Road. An unmade track and the gardens of residential properties are located to the north, a car park is located to the east, sports pitches to the south and an open drainage ditch lies to the west. The wider area comprises of low lying fields, with residential development to the north and west.

1.2 The wider site is designated as open space falling within the football playing pitch typology. The site is located partly within flood zone 2. Low risk of surface water flooding encompasses the hardstanding around the clubhouse.

2.0 Proposal

2.1 This application seeks planning permission for the erection of 2.4 metre high green mesh type security fencing and associated access gates surrounding the perimeter of the clubhouse and associated storage containers.

3.0 Site History

3.1 No planning applications relating to this site have previously been received by the Local Planning Authority.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response received
LCC Public Realm Officer	Supports development as proposal will help to prevent cases of vandalism
LCC Property Services	No response received
Sport England	No objection the development meets Exception 2 of the Playing Fields Policy and accords with Paragraph 99 of the National Planning Policy Framework (NPPF).

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

- 1 letter of support indicating that the development of the club is a benefit for the local community.
- 1 letter raising comments regarding the location of the security fencing and public access to the wider fields.
- 1 letter of objection raising concerns regarding landscape impacts, site maintenance, flood risk, site safety, ecology, accessibility and noise.

5.0 Analysis

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

- Principle of development
- Design and landscape
- Ecology
- Flood risk

5.2 **Principle of development** (NPPF section 2: Achieving sustainable development, section 8: Promoting healthy and safe communities; Strategic Policies and Land Allocations DPD Policy SC3: Open Space, Recreation and Leisure; Review of the Development Management DPD Policy DM27: Open Space, Sports and Recreation Facilities)

5.2.1 The proposed fencing is to enclose the area with an anti-climb fence to prevent the described current vandalism and anti-social behaviour occurring at the site. The fence is located along the border of the land owned by the Council and leased to the sports clubs. The fence is to be on the inside of the boundary. The fence is proposed to be 2.4m high. It will be 5m in front of the changing rooms. The fence is restricted to the surrounds of the changing room building and the fencing encloses land which is not currently marked out as pitches.

5.2.2 The proposed development is for ancillary facilities supporting the principal use of the site as a playing field(s), and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use. Sport England in consultation with the Football Foundation have reviewed the proposal and both are satisfied that the development accords with Paragraph 99 of the NPPF and satisfies exception 2 of their Playing Fields Policy. The principle of development is therefore supported.

5.3 **Design and landscape** (NPPF Section 12: Achieving Well-Designed Places; Review of the Development Management DPD Policy DM29: Key Design Principles)

5.3.1 The site and surrounding landscape is flat and open, views across the site are readily available and in which there can be seen residential development, the nearby secondary school, open fields and sports pitches and the clubhouse and car park. The 2.4 metre high fencing will enclose the area around the clubhouse and storage containers only, not the wider sports fields. The fencing will be visible in the locality but in the context of the character of the surroundings it is concluded that the fencing would have an acceptable landscape impact. The use of dark green coloured open mesh fencing as described within the supporting statement will also serve to minimise the apparent visibility of the structure and mitigate its impact within the landscape. The proposal is supported in design and landscape terms.

5.4 **Ecology** (NPPF Section 15: Conserving and enhancing the natural environment; Strategic Policies and Land Allocations DPD policy SP8: Protecting the Natural Environment; Review of the Development Management DPD policies DM29: Key Design Principles and DM44: The Protection and Enhancement of Biodiversity)

5.4.1 The location of the development includes an area of hardstanding surrounding the clubhouse and an area of scrub grassland, all of which would be enclosed by the security fencing. There are no trees or hedges which the development would implicate. There is an open field drain located adjacent to the development site, however, the proposal would not impact upon this feature which remains outside of the scope of development. The proposal is supported in terms of its ecological implications.

5.5 **Flood Risk** (NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change; Review of the Development Management DPD policy DM33: Development and Flood Risk)

5.5.1 Sections of the proposed security fencing are located in areas which fall within Flood Zone 2. There is a functional requirement which dictates the location of the security fencing within this flood zone 2 area. On this basis, there are no sequentially preferable locations with respect to flood risk towards which the development could be directed.

5.5.2 The proposed fence would consist of open mesh elevations. The structure would not be an impediment to flood waters, nor would it increase the risk of flooding in other locations. The proposed development is supported in flood risk terms.

6.0 Conclusion and Planning Balance

6.1 The proposed security fencing and associated access gates are required in order to reduce the risk of vandalism and anti-social behaviour occurring at the site. The proposal does not impact upon the quantity or quality of playing pitches or otherwise adversely affect their use. The proposal is acceptable with respect to the sites Open Space designation and with respect to the matters of design and landscape, ecology and flood risk.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescale	Standard condition
2	Approved plans	Standard condition

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

In accordance with Article 35 of the above Order, your decision notice contains reasons for the imposition of planning conditions (where planning conditions are imposed), and in the case of each pre-commencement condition, a justification for the pre-commencement nature of the condition(s). 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 the 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 relevant Supplementary Planning Documents/ Guidance.

Background Papers

None