

Item B. 7 **06/00271/FUL** **Permit Full Planning Permission**

Case Officer **Miss Nicola Bisset**

Ward **Coppull**

Proposal **Proposed Clubroom/Function Room extension, Referee's changing room and players toilet and the erection of a mesh ball stop fence on the ground approx 80sq. metres**

Location **Coppull United Football Playing Field Springfield Road
Coppull Lancashire**

Applicant **Coppull United Football Club**

Proposal The application is for the erection of a clubroom/function room extension, the erection of referees changing room and player's toilet and the erection of a mesh ball stop fence on the playing field.

The proposed clubroom/function room extension will be single storey and attached to west of the building. This extension measures 9.7 metres by 6.3 metres. The changing room/players toilets extension will be attached to the north of the building and measures 3.6 metres by 9.04 metres. The mesh ball stop fence will be erected at the western end of the football pitch and will be 30 metres wide and 6 metres high.

Planning Policy **DC1-** Development in the Green Belt
LT14- Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space
PPG2- Green Belts

Planning History **91/00894/FUL-** Use of land for sports field entailing change in ground levels and the development of associated changing facilities and car park. Permitted January 1992

93/00612/FUL- Erection of a single storey building for use as changing accommodation for Coppull United FC. Permitted November 1993

97/00139/ADV- Display of advertisement boards around perimeter fence. Permitted Development

98/00025/FUL- Retrospective application for retention of barrier type gate at entrance. Permitted February 1998

99/00045/FUL- Erection of 6 floodlighting columns, 11 metres high with 2,000 watts lighting capacity. Permitted August 1999

99/00717/FUL- Retention of portable steel storage container. Permitted November 1999

99/00718/FUL- Retention of satellite dish on changing pavilion. Permitted November 1999

99/00719/FUL- Removal of condition 8 on planning permission

9/93/612. Permitted December 1999

05/00906/FUL- Erection of clubroom/function room extension, proposed referees changing and player's toilet extension and erection of mesh ball stop fence on ground. Withdrawn October 2005.

Applicant's Case

The applicant submitted a letter in respect of the previously withdrawn application stating the reasons why the extensions and ball stop fence were required. These reasons are as follows:

- The "ball stopping" fence is to prevent the loss of expensive balls into the wetland area of the country park and the farmers field and crop
- Changing and welfare facilities for female match officials have been recommended by our League and is likely to become compulsory in the future.
- The clubroom extension is required because on match days the club is required to provide hospitality to the visiting players, officials and supporters. The current provision is small which could represent a safety hazard.
- Finance is an issue the club is dependent on profits from the bar. This is a normal progression in that as we have become more successful in raising the standard of our League status inevitable the costs of maintaining that standard increase e.g. traveling and pitch maintenance.

In respect of the current application the applicant has been asked to provide the very special circumstances, in accordance with Policy DC1 and PPG2, as to why the extensions are required.

The applicant has provided a letter from the West Lancashire Football League in support of the application, which states that:

- There should be a clubhouse facility either on or adjacent to the ground, which should be open on match days to provide refreshments to spectators
- Refreshment facilities shall be made available on match days
- Provision should be made for separate changing accommodation for both male and female match officials.

Representations

Coppull Parish Council have no objection to the proposal

2 letters of objection have been received from neighbouring residents raising the following points:

- The extension of the function room is in direct breach of Condition 8 of planning approval 93/612 which states that the building shall be used only for storage of ground maintenance equipment and changing accommodation and not for any other purpose (e.g. functions or events)
- The extension of the function room will impact on the residential amenity of local residents specifically the loss of privacy, noise and disturbance
- The extensions to the facilities would more than likely also increase the volume of traffic. The excessive speed that occurs by traffic traveling to and from the club has caused serious disturbance to local residents
- The existing changing facilities are adequate to meet the

recreational needs of the club. The scale and size of the extension is inappropriate for the Green Belt and will have an adverse impact on the character of the area.

- The wording "Function Room" may allow use of the building outside of those hours necessary for the actual playing of a match and offering reasonable hospitality.

Consultations

The Director of Environmental Services has no objection to the proposal

Assessment

A single storey clubhouse/changing room facility and a football pitch for the use of Coppull United FC currently occupy the site. Planning permission was granted in 1992 (91/00894/FUL) to use the land as a playing field with associated changing facilities and car parking. The details of the changing facilities/store room were approved in 1993 (93/00612/FUL).

A condition was attached to the 1993 planning approval stating that the building shall only be used for the storage of grounds maintenance equipment and changing accommodation and not for any other purpose (e.g. functions or events). However planning permission was granted in 1999 (99/00719/FUL) to remove this condition.

The application incorporates a single storey extension to accommodate a clubroom/function room extension, a single storey extension to accommodate male and female changing rooms and player's toilets and the erection of a mesh ball stop fence. The site is located within the Green Belt where there is a presumption against inappropriate development except in very special circumstances. The extension to the changing facilities is considered to provide essential accommodation and is considered to be appropriate. The extension to the clubhouse is not considered to be essential and is therefore inappropriate. It is for the applicant to demonstrate very special circumstances as to why planning permission should be granted.

In terms of the changing room/ players toilets extension the applicant has submitted a letter from the West Lancashire Football League which states that provision should be made for separate changing accommodation for both male and female match officials. It is the League's requirement that provision is made for female changing facilities, which is why the extension is needed.

In terms of the extension to the function room the letter submitted from the League also states that refreshments should be provided for spectators. The applicant has confirmed that further very special circumstances will be submitted in respect of the extended function room and the requirement to provide refreshments however these have not yet been received. The Club have also recently been promoted into the Premier Division of the League with additional pressure to comply with the League's requirements.

It is considered that the mesh ball stop fence will have little impact on the surrounding Green Belt area. The mesh design ensures that views can still be achieved through the fence and it will not create an obtrusive feature within the area.

The changing room extension will be located closer to the boundary with the properties on Springfield Road and Blainscough Road. A

single storey changing room extension, as proposed, in this location will not lead to any loss of amenity to the detriment of the neighbouring residents. The clubroom/function room extension will be located away from the neighbouring residents. The nearest residential property is located over 30 metres away from the extension. A single storey extension sited this far away from the neighbouring properties will not have a detrimental impact on the amenities of the occupiers. The ball stop fence will be located at the western end of the football pitch. The nearest residential property is approximately 60 metres away and the fence is of a design which will not impact on the visual amenities of the area or the amenities of the neighbouring residents.

The club has an existing car park, which will not be lost or reduced to accommodate the extensions. The site can adequately accommodate cars and will not lead to any highway safety implications.

Planning permission was granted in December 1999 to allow the use of the clubhouse for functions. This consent was restricted to specific hours and a similar condition is proposed.

In terms of the ball stop fence it is considered that this will have little impact on the Green Belt, with regard to the function room extension the applicant have verbally provided evidence which will be supported in writing. On that basis the proposals are therefore considered acceptable in terms of Policy DC1 and PPG2.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. This consent relates to the following plans:

Received On:	Title:
3 rd April 2006	Proposed Elevations
1 st March 2006	Section b-b
1 st March 2006	Site Plan
1 st March 2006	Proposed Ground Floor Plan
1 st March 2006	Existing Ground Floor Plan
1 st March 2006	Existing Elevations
1 st March 2006	Ball Stop Sports Fencing

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

4. The use of the resulting building as hereby permitted shall be restricted to the hours 08:00 to 23.30 Monday to Saturday and 08:00 to 22:30 on Sundays.

Reason: To safeguard the amenities of local residents and in accordance with Policy EP20 of the Adopted Chorley Local Plan Review.

5. All windows in the building's north elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.
