

APPLICATION REPORT – 16/00612/FUL

Validation Date: 5 July 2016

Ward: Euxton North

Type of Application: Full Planning

Proposal: Creation of a bowling green and boules pitch, parking facilities and resiting of entrance gated following the demolition of existing garages

Location: Playing Field To Rear Of Houses Greenside Euxton

Case Officer: Adele Hayes

Applicant: Euxton Parish Council

Consultation expiry: 22 August 2016

Decision due by: 30 August 2016

RECOMMENDATION

1. It is recommended that the application is approved.

SITE DESCRIPTION

2. The application relates to part of Greenside Playing Fields which are located within the settlement of Euxton. The land is leased to Euxton Parish Council from Chorley Council on a long lease. The application has been submitted by Euxton Parish Council.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The proposal comprises several elements as detailed below.

Bowling Green

4. It is proposed to locate a new bowling green to the north of the existing pavilion that will measure approximately 30m x 30m and will be constructed to Sport England / National Crown Green Bowling Association specification. The bowling green will be surrounded with a 1.8m high mesh security fence complete with gate that will be locked in adverse weather conditions or during the closed season. A 1.5m wide perimeter path will be laid to the north, south and east edges. Covered shelters and benches will be provided around the bowling green and a water storage tank will be sited to west side of pavilion for irrigation purposes. No floodlighting is proposed.

Boules Pitch

5. It is proposed to locate a new boules pitch be the east side of the existing of pavilion. It will be constructed to National Boules Association specification.

Tree Works

6. Existing trees to the western boundary of the proposed bowling green and which would overhang the playing surface are to be pruned.

Car Parking Provision

7. It is proposed to provide a 63 space car parking area to the north west corner of the site to increase car parking provision.

Entrance area

8. It is proposed to move the existing entrance approximately 18m east to include the existing garages which are to be demolished. A new border fence and gate system is proposed.

REPRESENTATIONS

9. Two letters have been received citing the following grounds of objection:

- There are concerns that the erection of shelters at the sides of the bowling greens together with an open gated policy will result in anti-social behaviour, alcohol misuse and drug taking increasing once again on Greenside Playing Fields. Such problems occurred ten years ago and the shelter had to be removed.
- There is inadequate parking and no provision for disabled people.
- It is queried whether residents will be able to use the parking area.
- The area is well used as a play area.
- There will be a loss of privacy.
- Comment is also made that the two shelters proposed would seem to be inadequate for inclement weather.

CONSULTATIONS

10. United Utilities – have raised no objection but comment that a public sewer crosses this site and that they will not grant permission to build over or within 3 metres of the centre line of it.

11. Lancashire Highway Services – no comments have been received.

PLANNING CONSIDERATIONS

12. The site in question is allocated and protected as existing open space under Policy HW2 of adopted Chorley Local Plan 2012-2026.

13. Local Plan Policy HW1: New Open Space, Sport and Recreational Facilities states:

Proposals for the provision of new open space, sport and recreational facilities or extensions to existing facilities will be permitted if all of the following criteria are met:

- a) The development will not have an adverse impact on the local environment or visual character of the landscape;
- b) The development will not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3);
- c) The development will not cause harm to a site of nature conservation value;
- d) The development will not harm the amenities of local residents;
- e) The site is accessible by a choice of means of transport other than the private car and the traffic generated would not have a severe impact on the highway network.

Ancillary development for an existing open space, sport or recreational facility will be permitted if all of the following criteria are met:

- i. It is in connection with and will enhance the recreational and/or amenity value of the open space.
- ii. It is of a size and scale which does not detract from the character of the open space.
- iii. It will not have a detrimental effect on any site of nature conservation value.
- iv. It does not result in the loss of any other sporting facility on the site.

14. Playing pitches are proposed at the following location:
 15. HW1.1 Land off Westhead Road, Croston

16. The application site is located on land already allocated as open space in the Local Plan. The proposal is therefore acceptable in principle and does not involve the loss of any of the playing pitches already located on the wider site. It is considered that the proposal will enhance the recreational facility in this location.

17. The proposed shelters are small in scale and will not have an adverse impact on the character and appearance of the locality and in particular the open nature of the surrounding playing field.

18. It is not considered that the proposal in itself will lead to detrimental harm to the living conditions of the occupiers of the neighbouring properties and it is noted that the proposal does not involve the erection of floodlights as this could result in a loss of amenity.

CONCLUSION

19. It is considered that the proposed development is acceptable and will improve the recreational facility to the benefit of local residents.

RELEVANT HISTORY OF THE SITE

Ref: 81/00901/FUL Decision: PERFPP Decision Date: 1 December 1981
 Description: Extension to existing playing fields

Ref: 87/00731/FUL Decision: PERFPP Decision Date: 1 December 1987
 Description: Building of brick shell around existing pavilion and extension

Ref: 03/00647/FUL Decision: PD Decision Date: 20 August 2003
 Description: The erection and siting of youth shelter

Ref: 12/01203/FUL Decision: PERFPP Decision Date: 30 January 2013
 Description: Extension to existing Pavilion building for storage

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Suggested Conditions

No.	Condition						
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>						
2.	The approved plans are: <table border="1" data-bbox="279 1848 1268 1995"> <thead> <tr> <th>Plan reference number:</th> <th>Title:</th> <th>Date received:</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>Location Plan</td> <td>5th July 2016</td> </tr> </tbody> </table>	Plan reference number:	Title:	Date received:	N/A	Location Plan	5 th July 2016
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N/A	Location Plan	5 th July 2016					

	N/A	Proposed Layout	5 th July 2016
	Photograph	Image of fencing and shelter	5 th July 2016
<i>Reason: To define the permission and in the interests of the proper development of the site.</i>			