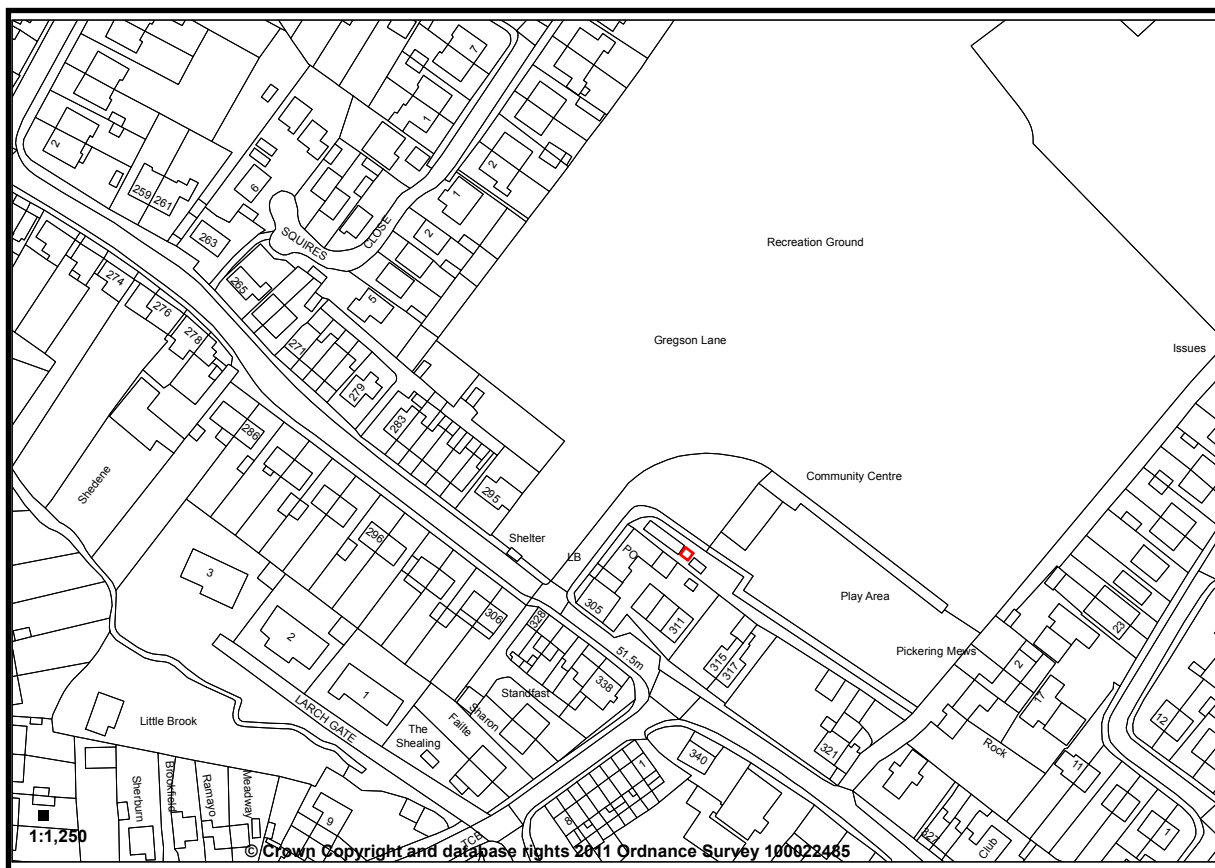


Application Number	07/2016/0649/FUL
Address	Gregson Lane Pavilion Gregson Lane Hoghton Lancashire
Applicant	Gregson Green
Development	Erection of portable steel storage box (adjacent existing changing rooms)
Officer Recommendation	Approval with Conditions
Date application valid	08.08.2016
Target Determination Date	03.10.2016
Extension of Time	

Location Plan



Report Summary

The application falls for determination by planning committee as the area where the proposed storage container is to be sited is owned by the Council. The proposal is considered to be minor in nature, the temporary siting of a storage container to store fundraising equipment used by the Gregson Green Steering Group. It is considered the proposal will have no undue impact on the area or neighbouring residential properties and is therefore recommended for approval.

Site and Surrounding Area

The application relates to the Gregson Lane Playing Fields which is located within the Gregson Lane Village Boundary. The playing fields consist of a community centre, playground, recreation grounds and storage containers. The area is predominantly residential in nature with the recreation ground being bounded on three sides by residential properties.

Planning History

07/1991/0412 for the siting of a cricket equipment cabin. Approved

Proposal

The application proposes the temporary siting of a portable storage container measuring 3.6m by 2.5m with a flat roof over to a height of 2.5m. The container is steel construction with timber internal cladding and a steel roller door.

Summary of Publicity

Neighbouring properties were notified and a site notice posted with one letter of representation being received stating they have no objection to the proposal but have concerns as children climb up the existing storage units on site and jump onto their garage, causing damage.

Summary of Consultations

No consultation was carried out.

Policy Background

Policy G7: Green Infrastructure – Existing Provision seeks to protect and enhance the existing Green Infrastructure. Development which would involve the loss of Green Infrastructure will not be permitted unless alternative provision of similar and/or better facilities for the community will be implemented on another site or within the locality; or it can be demonstrated that the retention of the site is not required to satisfy a recreational need in the local area; and the development would not detrimentally affect the amenity value and the nature conservation value of the site

Policy G16: Biodiversity and Nature Conservation seeks to protect, conserve and enhance the Boroughs Biological and Ecological Network resources. This policy requires that, where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, planning applications must be accompanied by a survey undertaken by an appropriate qualified professional. Where the benefits for development in social or economic terms is considered to outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation of an equal or greater area will be required through planning conditions and/or planning obligations

Policy G17: Design Criteria for New Development permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on existing buildings or on the street scene; would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

Material Considerations

The proposed storage container is to be sited between an existing brick built store and existing container used as changing rooms. These are located immediately to the south-west of the Community Centre. The proposal will be of similar design and appearance to the existing. Due to the location and style, it is considered the proposal will have no undue impact on the area as a whole, particularly as it is to be temporary.

To the south of the storage container is 305B Gregson Lane which has a garage adjacent the boundary. The resident has commented that children climb up the existing storage unit and jump onto the garage, causing damage and has concerns. There is a 1.8m fence forming the boundary between the properties and the storage containers. It is considered that the proposal will not exacerbate this problem as the garage in question is located further along, to the rear of the existing containers.

A footpath runs along the front of the storage containers between them and the community centre and leads to the playground area. A street light is located to the front of where the storage container is to be sited which will assist in security. The proposal will not impact on the footpath or street light.

It is noted that the area immediately to the front of the application site, between the community centre and storage containers and extending to the north-west along the access to the recreation ground is designated as wildlife corridor. It is also noted that the land beyond this to the north-west is a RAMSAR site. However, it is considered the proposed siting of the storage container will have no undue impact on these areas. The storage container is not located within the designations and due to its minor nature, will have no impact.

The land forming the recreation ground is allocated as Green Infrastructure where policy requires that development on such land should provide similar and/or better facilities for the community. In this case, the proposal is not on the land allocated as Green Infrastructure but does provide for improved storage in association with a community use. The submitted Design and Access Statement indicates that the Gregson Green Steering Group started 5 years ago and have had to buy marquees, gazebos, lights, large games and other equipment to use at fundraising events. There is a lack of storage at the community centre itself and the equipment is currently stored in the residential dwellings of member of the steering group. An offer has been made by one of the group's supporters for the loan of a storage unit.

Given that this is a community group and the storage is required for fundraising equipment, then it is considered the proposal is acceptable and in line with the policy requirements.

CONCLUSION

It is considered there will be no undue impact created by the siting of the storage unit which is between existing units and it will be of a similar design and appearance and therefore will have no detrimental impact on the area. It is appreciated that one neighbouring resident has concerns over the use by children of an existing storage unit but the proposal is not considered to exacerbate this problem. The proposal, although adjacent wildlife corridor and green infrastructure designations is not in itself sited on those areas and will have no detrimental impact on the designations. Therefore the application is recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the approved plans Dwg 8-SK01 Plans and Elevations or any subsequent amendments to those plans that have been agreed in writing by the Local Planning Authority.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. The building hereby permitted shall be removed and the land restored to its former condition on or before 1 September 2021
REASON: To enable the Local Planning Authority to retain control over the use of the land

RELEVANT POLICY

- G7 Green Infrastructure Existing Provision
 - G16 Biodiversity and Nature Conservation
 - G17 Design Criteria for New Development
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