

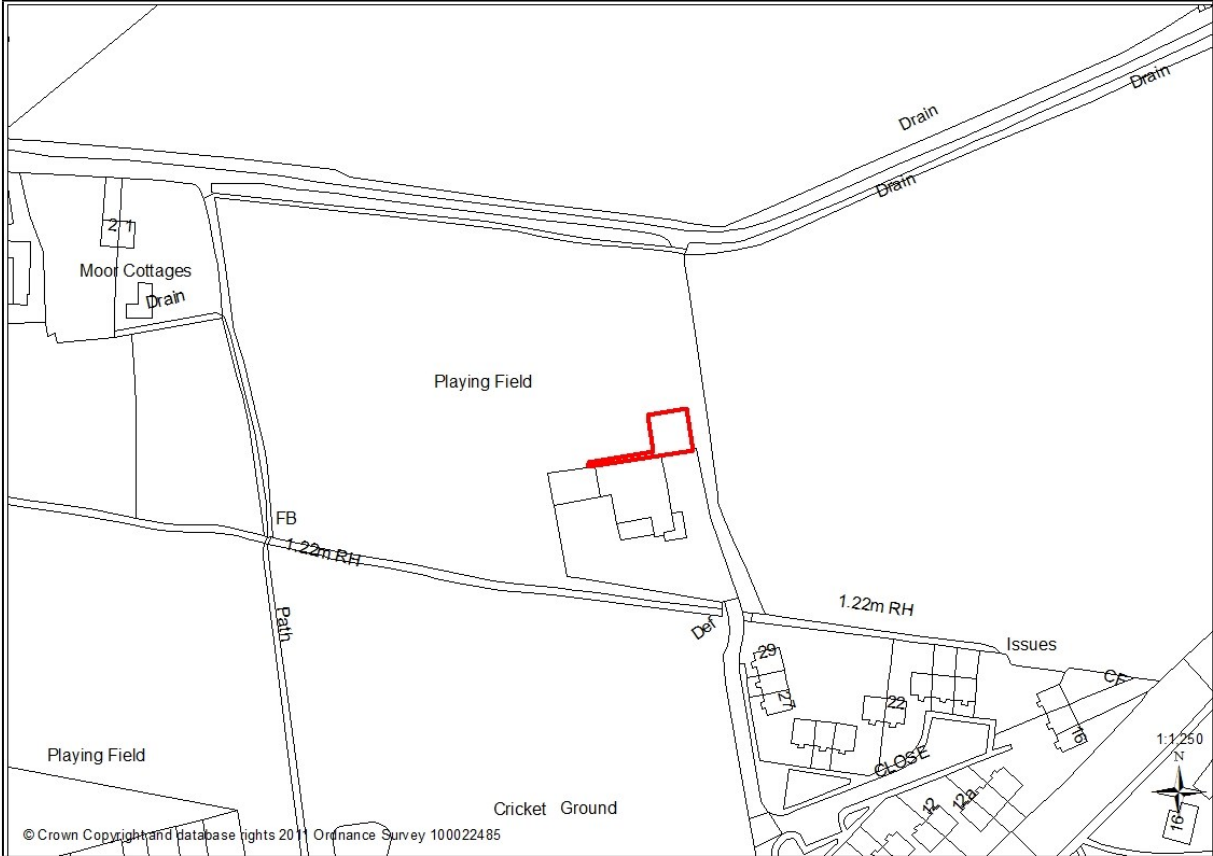
**Application Number** 07/2016/0447/FUL  
**Address** New Longton Village Hall  
Boundary Close  
New Longton  
Preston  
PR4 4BD

**Applicant** New Longton under Five's

**Development** Siting of portacabin to the rear for use as additional space for the Childrens Nursery

**Officer Recommendation** **Approval with Conditions**

Date application valid 16.06.2016  
Target Determination Date 11.08.2016  
Extension of Time



**Report Summary**

**1. Introduction**

1.1 The size and nature of this application would normally fall under the scheme of delegation but as an employee of the Council is involved with a group which has objected, the application is now before you.

**2. Report Summary**

2.1 The application is in full and relates to the use of land for a portacabin adjacent to New Longton Village Hall, for a temporary period of up to 3 years. The scheme has been

assessed against current planning policies including the national planning policy framework and the development plan policies.

2.2 The application site is located in an area the subject of Policy G7 Green Infrastructure and on a playing field which would seek to protect the site from development. However, the principle of this use at the Village Hall has long been established and due to changes in central government and nursery provision there is a need to expand the use. To overcome the policy concerns the applicant has revised the location of the porta cabin and is seeking a temporary permission so that other alternative options can be considered.

2.3 On balance and subject to conditions controlling commencement, drawings, temporary period, reinstatement of the site and drainage the application is recommended for approval.

### **3. Application Site and Surrounding Area**

3.1 The application site is located on the northern edge of the village of New Longton. Immediately to the north, west and south, the site is surrounded by playing fields, such as football pitches and cricket grounds. To the east is greenbelt, and there are bungalows situated to the south west of the site.

3.2 The area which the porta cabin is to be located is an unused area of the playing pitch, immediately adjacent to the car park.

3.3 The site is located within New Longton Recreation Ground, an area which is allocated under policy G7 – Green Infrastructure in the Local Plan (2015).

### **4. Site History**

4.1 There is a long and varied history at the site. The most recent applications are:

4.2 07/2014/0918/FUL – Single storey rear extension to Community Centre – Approved

4.3 07/2009/0621/FUL – Single Storey extension to western elevation – Approved

4.4 07/1995/0064 – Infill extension to front of Village Hall – Approved

### **5. Proposal**

5.1 Planning permission is sought for the temporary siting of a porta cabin, for use by the children's nursery which currently uses the existing Village Hall, for up to 3 years.

5.2 Initial plans received show the porta cabin to be located directly behind the existing Village Hall. However, following objections from Sport England, the porta cabin has been moved closer to the eastern boundary of the site, further away from the playing pitches.

5.3 The revised plans show that the cabin will be some 22.5m from the football pitch, at the closest point, and set back some 3m from the existing village hall and car park.

5.4 The proposed cabin will be 3.35m high, 11.96m wide and 12.298m long. The exterior walls of the cabin will be a silk grey vinyl wrap, and the windows will be blue grey. There will be no windows on the eastern and western elevations, with 1 door and 2 windows on the southern elevation, and 2 doors and 2 windows on the northern elevation.

5.5 Access to the cabin will be via a ramp from the existing car park. There will also be access to the existing nursery outdoor play area, on the western side of the Village Hall, via an existing path at the rear of the village hall.

## **6. Representations**

6.1 A site notice has been posted and neighbouring properties consulted on the initial plans. One letter of representation, from New Longton Rovers Football Club has been received. The points raised can be summarised as follows:

- Concerned that as principal site user, they were not written to directly;
- Concerned about the size, scale and location of the cabin, and the impact it will have on community facilities;
- The land is designated as playing fields and is used for enjoyment of recreational activities;
- Request consideration of NPPF and Sport England's Playing Field Policies when deciding application;
- The location plan and drawings make it difficult to ascertain the impact on the playing fields;
- Do not allow for required "run-off" from the pitch, causing a health and safety hazard;
- Informal goalposts at back of village hall used regularly;
- Loss of playing fields will be to the detriment of whole community;
- Applicants are an ever expanding business, Village Hall should be used by community and not by a business.

6.2 Following the receipt of revised plans a further two site notices were posted, and neighbouring properties consulted again. No letters of representation have been received.

## **7. Summary of Responses**

7.1 **Environmental Health** – No objections to the proposal, as its location should not impact upon residents. No complaints logged about the current operation of the site.

7.2 **Environmental Health – Drainage** wish to add a condition to any planning permission controlling surface water drainage.

7.3 **Sport England** – lodged a formal statutory objection to the initial plans, due to the impact on the existing sports pitches. Following receipt of the revised plans, Sport England then responded to withdraw their objection, as encroachment onto the pitch is minimal and satisfies the requirements of Sport England Policy.

## **8.0 Policy Considerations**

Adopted national and local policies of relevance to this proposal include:

### **8.1.1 National Planning Policy Framework –**

Paragraph 74 Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

### **8.1.2 Central Lancashire Core Strategy**

**Policy 17 Design of new buildings** requires new buildings to take into account the character and appearance of local areas.

**Policy 29 Water Management** seeks to improve water quality, water management and reduce the risk of flooding.

### 8.1.3 South Ribble Local Plan 2015

**Policy G7 Green Infrastructure** Development will only be permitted where it is essential to enhance Green Infrastructure and/or a connected facility which will ensure greater public use and access. The position and design of any development will need to be sensitive to the area and have no adverse effects on Green Infrastructure features within the site.

**Policy G17 Design Criteria for new development** provides guidance and design criteria for new development.

### Policy F1 Parking Standards

## 9.0 Material Considerations

9.1 The applicant runs a successful community based under 5 play group which is a charity so all the profits are reinvested therefore the costs are low to the families. Operating term time only for over 50 years the group moved in to the Hall when it was constructed. Ofsted has stated that the care and teaching has been outstanding for the past five years. The Government provides 15 hours of free child care which enables the group to provide four mornings of childcare free for pre-schoolers.

9.2 Due to changes in central government funding 30 hours of free child care will be available in September 2017. Therefore, the group needs to adapt to these changes and offer increased sessions full days, full time, not just term time and holiday care as well.

9.3 The Hall does however have other commitments and is used by a variety of groups as a community facility. Therefore, the playgroup is seeking temporary accommodation whilst it considers options for a more permanent venue.

9.4 The Policies Map that accompanies the South Ribble Local Plan identifies the site as subject to Policy G9 Green Infrastructure which states:

### **Policy G7 Green Infrastructure**

*Green Infrastructure is defined in the introduction to this chapter. Development proposals should seek to protect and enhance the existing Green Infrastructure. Development which would involve the loss of Green Infrastructure (as identified on the Policies Map) will not be permitted unless:*

- a) Alternative provision of similar and/or better facilities for the community will be implemented on another site or within the locality; or*
- b) It can be demonstrated that the retention of the site is not required to satisfy a recreational need in the local area; and*
- c) The development would not detrimentally affect the amenity value and the nature conservation value of the site.*

The supporting text states:

*Green Infrastructure is designated as the network of green spaces that lie within and between the town, districts and villages, providing multiple social, environmental and economic benefits. It is a critical infrastructure (like road networks) and, as such, should be well-planned and maintained, and viewed as integral to all new development. (paragraph 10.3).*

9.5 The application site also constitutes a playing field or land last used as a playing field as defined in planning legislation: The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No 595). Therefore, Sport England were formally consulted.

9.6 Initially it was proposed to locate the temporary portacabin to the west of the Village Hall. Sport England formally objected to this location as the portacabin would impact upon the use of the marked out playing pitches. In particular concern was raised about the impact of the portacabin upon the run off area or safety margin of the pitch and possibly encroach on the marked out area of the pitch. An objection was also received by the local football team who utilise this facility. Therefore, the applicant submitted revised plans which seeks to locate the portacabin towards the eastern boundary.

9.7 Sport England has advised that as the relocation of the portacabin has moved further east it no longer affects the pitch or its run off and withdraws the previous objection. The encroachment is now minimal and is considered to broadly meet the following exception to Sport England policy:

*'E3- The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site'.*

9.4 Although the proposal is contrary to the aims of Policy G9 of the South Ribble Local Plan the applicant has sought to overcome the concerns of both Sport England and the football group whilst still providing a valued community facility. On balance it is considered that the application be supported subject to conditions controlling the use to three years and that the ground be reinstated to its current use as a grass field.

9.5 The Portacabin would be constructed of steel and the exterior walls of the cabin would be a silk grey vinyl wrap. It is considered that as the unit would be for a temporary period that this is acceptable.

9.6 The nearest residential properties are located some 66m to the south of the proposed portacabin and therefore would not be unduly affected by the proposal.

## **10.0 Other Matters**

10.1 Environmental Health Drainage has advised that a condition controlling details of the surface water would be required. The applicant has advised that the proposal would utilise the existing hall facilities. Policy 28 of the Core Strategy makes clear that surface water should be managed in a sustainable way and therefore to address this issue a condition is recommended.

## **11.0 Conclusion**

11.1 The proposed development for a temporary period is on balance acceptable. The portacabin would not cause harm to the character of the area or any of the nearest residential properties subject to conditions controlling, commencement, drawings, temporary period, reinstatement of the site and drainage.

## **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 submitted approved plans:  
Drawing No. DD/1336/LP entitled "Location Plan."  
Drawing No. DD/1336/1 entitled "Proposed Portacabin"  
Drawing entitled "Proposed Nursery Unit"  
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. The portacabin hereby permitted shall be removed by November 30 2019 and the land restored to its former condition within 4 months of the date of the removal of the portacabin.  
REASON: To enable the Local Planning Authority to retain control over the use of the land and to ensure that the long term future of the playing field is maintained as Green Infrastructure.
4. Prior to the commencement of development, a scheme for the provision of surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority following full formal consultation with United Utilities. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.  
Reason: The reason for the pre commencement condition is to reduce potential flooding within the area and in the interests of the amenity of the nearby residents in accordance with Policy 17 & 29 of the Central Lancashire Core Strategy.

## **RELEVANT POLICY**

NPPF	National Planning Policy Framework
17	Design of New Buildings (Core Strategy Policy)
29	Water Management (Core Strategy Policy)
POLG7	Green Infrastructure Existing Provision
POLG17	Design Criteria for New Development