

Application Number	07/2019/12519/FUL
Address	Lostock St Gerards Football Club Wateringpool Lane Lostock Hall Lancashire
Applicant	Mrs Catherine Southworth
Development	Formation of new football pitch, installation of 4m high retractable netting and creation of additional carpark with 50no spaces
Officer Recommendation	That Members be minded to approve the application and that the decision be delegated to the Planning Manager in consultation with the Chair and Vice-Chair of the Planning Committee upon the expiration of the time period associated with the serving of the certificate of ownership notice on the land owners.
Officer Name	Mrs Catherine Lewis
Date application valid	03.12.2019
Target Determination Date	28.01.2020
Extension of Time	N/A



1. Introduction

1.1. The application size and nature of this application would normally fall under the scheme of delegation but as the applicant is the Council, the application is now before you.

2. Report Summary

2.1 The application relates to the construction of a grass football pitch, a 50-space car park and a 4m high safety ball stop netting to secure the north, west and eastern boundaries of the site. The scheme has been assessed against current planning policies including the national planning policy framework and the development plan policies and is recommended for approval.

2.2 The proposed car park and access are in the ownership of the Trustees of St. Gerard's Football Club and the appropriate certificate of ownership needs to be served before the application can be formally determined.

3. Site and Surrounding Area

3.1 The application site relates to a piece of grass land adjacent to the football ground of Lostock St. Gerard's F.C. on Wateringpool Lane in Lostock Hall. To the north of the site is the existing playing pitch with the old gas works beyond. The rear gardens of the bungalows of Ampleforth Drive forms the southern boundary: with the rear gardens of the two storey dwellings on Wateringpool Lane forming the western boundary and the rear gardens of some of the properties on Clayton Gate Drive and Greenhill Road.

3.2 The site is in a predominantly residential area but is subject to Policy G6 Central Park, G7 Green Infrastructure and G12 Green Corridors/Green Wedges.

4. Site History

4.1 The most recent applications include the following:

4.2 07/2009/0007 erection of 2metre high security fencing to eastern boundary of the match day pitch. Approved and implemented.

4.3 07/2011/0223/FUL Application for the erection of 7 no. 10 m high floodlights Approved- the applicant advises that the electrical ducts have been constructed and if this is the case the application is extant (live).

5. Proposal

5.1 Planning permission is sought for the construction of senior grass football sports pitch measuring 100m x 64m with a 3m run off. A 4m high safety retractable ball stop netting in 10 metre sections would be provided on the west, southern and eastern boundaries.

5.2 A 50 space car park constructed of compacted stone would be provided to the northern boundary of the proposed football pitch and would also be adjacent to a small part of the north-western boundary. Five mobility spaces would be provided.

5.3 The application site forms part of an area designated as G6 Central Parks and Policy G12 Green Corridor/Green Wedges as identified on the adopted Policies Map of the South Ribble Local Plan. The existing playing pitch is classed as G7 Green Infrastructure.

6. Summary of Publicity

6.1 A site notice has been posted and neighbouring residents have been notified with two letters of representation being received. The comments are summarised below:

- No objection in general but would raise the following concerns:
- One of the residents of Claytongate Drive which faces the proposed pitch requires at least a 2m high fence to the football pitch to protect security and privacy. Hedges or trees would provide additional security.
- Concern that there could be damage to a drainage ditch which takes surface water from these properties.
- The field is a wild life haven and due to the amount of house building this field is one of the last remaining wildlife havens.

7. Summary of Consultations

7.1 **LCC Highways:** Raise no objections to the development.

7.2 **Environmental Health:** Initially raised concerns about the noise assessment but has advised that following clarification and a site visit raises no objection. Conditions controlling hours of use, details of the netting, cycle storage, electric vehicle charging points are recommended.

7.3 **Sport England:** No comments received.

7.4 **Ecology Services:** There are unlikely to be any significant ecological issues and any likely issues can be addressed through appropriate conditions mitigation planting, bird nesting, control of Japanese knotweed.

8.0 Policy Background

NPPF

Section 8: Promoting healthy and safe communities -Paragraph 91 states that planning decisions should aim to achieve healthy inclusive and safe places which enable and support healthy lifestyles which includes the provisions of safe and accessible ...sports facilities.

Core Strategy

South Ribble Local Plan

Policy G6 Central Park seeks to ensure that Central Park will be delivered as a comprehensive park land providing a range of recreational and leisure uses for the community.

Policy G7 Green Infrastructure Development proposals should seek to protect and enhance the existing Green Infrastructure.

Policy G12 Green Corridor/Green Wedges Development should not be permitted which would prejudice the open character, visual amenity and purpose.

Policy G13: Trees, Woodlands & Development has a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on site.

Policy G16: Biodiversity & Nature Conservation seeks to protect, conserve and enhance the borough's biodiversity and ecological network resources

Policy G17: Design Criteria for New Development permits new development provided that the development does not have a detrimental impact on neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. In addition, any new roads and/or pavements provided as part of the development should be to an adoptable standard; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

9. Material Considerations

9.1 The principle of the development.

9.1.2 The proposed development would be located on land that is subject to Policy G6 Central Park and the objective of this policy is to ensure that Central Park is delivered as a comprehensive parkland providing a range of recreational and leisure uses for the Community. This would ensure the enhancement and protection of the existing green Infrastructure.

9.1.3 The construction of the Senior Sports football pitch would enhance the opportunities to play more football matches at a very successful and important community facility. Additional carpark spaces have been provided which would enhance the sport facilities as there have been issues with the number of car park spaces provided leading to on-street car parking which does have an impact upon the neighbouring residential streets.

9.1.4 Policy G6 does provide for some appropriate development which includes car parking for the recreational uses of the park. The policy is set out below for information.

Policy G6 –Central Park

Central Park is defined on the Policies Map. The park lies to the north east of Lostock Hall and runs westward from the east of London Way towards the allocated residential site K. The Park allocation allows a natural break in the built environment between the areas of Lostock Hall, Walton-le-Dale to the North, Bamber Bridge to the east and Penwortham to the north west.

Central Park will be delivered as a comprehensive parkland providing a range of recreational and leisure uses for the community. This will ensure the enhancement and protection of the existing Green Infrastructure in this area and aid the delivery of new Green Infrastructure provision within the Central Park boundary.

Some appropriate development will be permitted in the park. This includes car parking, public amenities (such as toilet facilities), changing rooms and buildings for the purpose of recreational uses in the park.

9.1.5 Policy G12 seeks to prevent development within the green corridors which would prejudice the open character visual amenity and purpose. However, development may be permitted in very exceptional circumstances if it can be demonstrated that the proposal would have significant community and environmental benefits. The construction of the sports pitch would maintain the open character of the area, the 4m high netting would be used whilst the pitch is in use and would then be retracted.

9.1.6 Paragraph 92 of the NPPF makes clear that the planning process should plan positively for the provision of shared spaces and community facilities and makes specific reference to sports venues and open space to enhance the sustainability of communities and residential environments.

9.1.7 The carpark would have an impact upon the open character of the area, but this would only be used during the use of the sports facilities. Further Policy G12 does allow development in exceptional circumstances and the car parking would provide the opportunity to reduce the on-street car parking which has been an issue in the past.

9.1.8 Therefore, in principle the scheme is supported and meets the aims of Policy G6 and Policy G12 of the SRBC.

9.2 Character and Design

9.2.1 The proposed pitch would be located some 120 m to the west of Wateringpool Lane and is surrounded by residential properties. The car park would be visible from Wateringpool Lane but would be seen against the backdrop of the existing access to the football club. Therefore, the site is visible from residential properties but is not prominent in terms of views from public areas and therefore it is considered that there would be limited impact upon the street scene or the character of the area.

9.3 Ecology

9.3.1 The Council's ecology consultant has advised that a full ecological survey is not required. There are unlikely to be any significant ecological issues, with no potential bat roosting habitat and the surveys of the Lostock Hall Gas Works found no evidence of great crested newts in the ponds to the south.

9.3.2 A preliminary walk over survey or the use of appropriate conditions to support ecological issues is recommended. to ensure that there is replacement boundary treatment, protection of birds during the bird breeding season and a condition controlling Japanese knotweed if found during construction works.

9.3.4 The applicant has confirmed and is in support of tree planting as a form of boundary treatment and subject to appropriate species so that any planting on the boundary would not cause long term maintenance the council's landscape officer is in support too. There is a further opportunity to provide additional planting within the grounds of the football club which would support the Council's aims of 110, 000 trees to be planted within South Ribble. The club have confirmed verbally that they are very supportive of further tree planting within their grounds.

9.3.5 Subject to the imposition of these conditions the proposal meets the aims of Policy G12 and G13 of the SRLP.

9.3 Highways.

9.3.1 The scheme provides for 50 off road car park spaces which would address the existing car park issues faced by the residents of Wateringpool Lane. LCC Highways has been consulted and advise that the proposals would have a negligible impact on highway safety and capacity within the immediate area. There are no recorded incidents on the LCC Highway data base, the development would be accessed via an existing vehicular access and the level of parking and internal layout of the car park is acceptable. Therefore, the scheme is acceptable in highway and car parking terms.

9.4 Residential Amenity

9.4.1 The site is surrounded on three side by residential properties with the nearest residential properties are located on Ampleforth Road, Wateringpool Lane, Claytongate Drive and Green Hill Lane.

9.4.2 The applicant has advised that there would be no lighting to the pitch and that the hours of operation subject to natural day light would be:

- ☐ Saturday and Sunday 10am to 2pm
- ☐ Tuesday, Wednesday and Thursday 6pm to 8:30pm.

9.4.3 Policy G17 of the SRLP seeks to ensure that proposals would not cause harm to neighbouring properties by leading amongst other things, to undue overlooking, overshadowing or have an overbearing effect.

9.4.4 The Environmental Health Officer acknowledges that the use of the proposed football pitch will be heard in nearby residential properties including any shouting or potential foul language, A noise report has been submitted with the application which has been assessed by Environment Health who confirm that having visited the site to undertake background monitoring, they are satisfied with the noise survey and raises no objection.

9.4.5 However, the site has been identified for recreational use within the local plan and as part of the recent housing development, monies have been set aside to provide for a sports pitch. Therefore, subject to the imposition of conditions controlling hours of use for the sport pitch to that applied for together with conditions to control the use of the car park, on balance the proposal would meet the aims of Policy G6 of the SRLP and the NPPF.

9.4.6 The proposed safety netting would be 4m in height and every 10metres there would be a 4m high pole. The alignment of the netting adjacent to the rear boundaries of Claytongate Drive would be angled so that at the narrowest point the safety netting would be located approximately 1m from the rear boundary of no 60 Claytongate Drive. The applicant has advised that the poles would have a retractable mechanism so that the netting can be wound in after the pitch has been used. Given the limited amount of times that the pitch would be used and subject to a condition controlling the details of the netting and that the netting

would be retracted after use, this aspect of the proposal is considered acceptable and meets the aims of Policy G17 of the SRLP.

9.4.7 The proposal includes the construction of 50 car park spaces on compacted stone. The nearest residential properties would be located some 8m from the proposed car park. There is a small ditch between the rear boundary timber fencing of no 4 Green Hill Road and the football grounds. The Environmental Health Officer has advised that whilst some noise would be experienced which would have an impact upon the residential amenity of the adjoining houses subject to a condition controlling hours of use no objection is raised.

9.5 Drainage and Ground Levels

9.5.1 The site is currently undulating in places and as this would need to be levelled conditions controlling this aspect are recommended.

10 CONCLUSION

10.1. To conclude, it is acknowledged that the use of the club would be intensified through the addition of a further football pitch, however Section 106 monies have been identified to seek to enhance the sporting opportunities for the club. Subject to conditions controlling the hours of use, ecology, levels, landscaping, details of the fencing and that the fencing is retracted after use, the facility is considered acceptable.

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
Drawing Number REG1000-1 entitled Planning Application Drawing
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 proposed development shall only operate within the hours of 18:00-20:30 Tuesday to Thursday, 10:00-14:00 Saturday and Sunday.
Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.
4. The car parking area shall only be used during the hours of 17:30-20:30 Tuesday to Thursday, 09:30-14:30 Saturday and Sunday Details of measures to be taken to prevent access outside of these hours shall be submitted to the local planning authority for approval.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

5. The provision of secure cycle storage for all dwellings has be provided as part of the development. Full details of the cycle storage provision shall be submitted for approval by the local planning authority prior to commencement of any works onsite.

Reason: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

6. The site shall not be used for any other purpose than a sports ground, e.g. fair, concert

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

7. The fencing shall be so constructed to minimise noise from the site. Details of the construction methods shall be submitted to the local planning authority for approval prior to the commencement of works on site.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

8. Before the Sports Pitch is brought in to use details of the landscaping of the site including, wherever possible, the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

9. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of invasive plants, as identified under the Wildlife and Countryside Act 1981 shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment recurs

10. That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.
REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
11. No site clearance, demolition or construction works associated with the development no machinery, plant or powered tools shall be operated, no process carried out and no deliveries taken at or dispatched from the site shall take place outside the hours of 0800 hrs to 1800 hrs Monday to Friday; 0800 hrs to 1300 hrs Saturday and no construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
12. Prior to construction of the Sports Pitch details of the ball stop retractable fence shall be submitted to and approved by the Local Planning Authority and the use of the Sports Pitch shall not occur until the fencing has been erected in accordance with the approved details. The approved fence line shall be retained and maintained at all times thereafter. The netting shall be retracted after each use of the Sports Pitch hereby approved.
REASON: To ensure the provision and retention of adequate screening in the interest of amenity and to accord with Policy 17 in the Central Lancashire Core Strategy.
13. The use of the Sports Pitch shall not occur until the car park has been constructed in accordance with the approved plans.
REASON: In the interest of highway amenity in accordance with Policy G17 of the SRBC.

RELEVANT POLICY

NPPF National Planning Policy Framework

22 Biodiversity and Geodiversity (Core Strategy Policy)

POLG6 Central Parks Policy A1 Developer Contributions

POLG 12 Green Infrastructure

POLG 13 Trees Woodland/and Development

POLG 16 Biodiversity & Nature Conservation

POLG G17: Design Criteria for New Development

POLF1 Car Parking

