

<b>Date of Meeting</b>	5th February 2015
<b>Application Number</b>	14/06488/FUL
<b>Site Address</b>	Clancy Field, Nett Road, Shrewton, Wiltshire, SP3 4HB
<b>Proposal</b>	The development of a: Cricket ground, two storey cricket pavilion, machinery shed, MUGA (Multi Use Games Area), two lane practice net, access track and parking area and the upgrading of part of Nett Road through improving the surface and junction with the B3086 and introducing 4 passing bays.
<b>Applicant</b>	Mr Stuart Cruse
<b>Town/Parish Council</b>	Shrewton
<b>Ward</b>	Till and Wylve Valley
<b>Grid Ref</b>	407207 143755
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Steven Banks

### Reason for the application being considered by Committee

Cllr Ian West has requested the consideration of the above application at a planning Committee due to public concern and interest.

#### 1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be should be **APPROVED subject to conditions**.

#### 2. Report Summary

1. The principle of development
2. The impact that the proposal would have on highway safety
3. The impact that the proposal would have on the character and appearance of the area concerned
4. The impact that the proposal would have on the amenity of the occupiers of the nearest properties
5. The development of land outside of any defined housing policy boundary

#### 3. Site Description

The site lies within the Special Landscape Area and an Area of Special Archaeological Significance. It incorporates Clancy Field, which is located on the north western side of Nett Road in Shrewton, and the part of Nett Road in Shrewton which runs between Clancy field and the B3086 in Shrewton. Clancy Field and Nett Road can be found to the east of the main settlement of Shrewton. The section of Nett Road which forms part of the proposal site has a gravel surface and is mainly of a single carriage width. Clancy Field, which is grassed, slopes gently from east down to west and is bounded by established hedge rows.

#### **4. Planning History**

No planning history which is of relevance to this application.

#### **5. The Proposal**

It is proposed to develop a Cricket ground; two storey cricket pavilion; machinery shed; MUGA (Multi Use Games Area); two lane practice net; access track and parking area. It is also proposed to upgrade part of Nett Road through improving the surface and junction with the B3086 and introducing 4 passing bays.

#### **6. Planning Policy**

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require Local Planning Authorities to have regard to the provisions of the development plan, so far as it is material to the application, and to any other material considerations when determining applications.

The National Planning Policy Framework (NPPF) emphasises the importance of having a plan led planning system.

The following Salisbury District Local Plan Saved Policies which are saved policies of the Wiltshire Core Strategy and the Core Policies of the Wiltshire Core Strategy are relevant to the determination of this application and are considered to align with the principles, aims, objectives and intentions of the NPPF. The following policies are therefore considered to carry significant weight.

##### **Wiltshire Core Strategy:**

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 64: Demand management

Core Policy 61: Transport and new development

##### **Salisbury District Local Plan Saved Policies which are saved policies of the Wiltshire Core Strategy:**

C6: Development in the countryside which falls within the Special Landscape Area

R1C: Outdoor recreational facilities in the countryside

#### **7. Summary of consultation responses**

**Wiltshire Fire and Rescue Service**, recommend the consideration of a sprinkler system.

**Wiltshire Council Environmental Health** - did not raise any objections to the proposal subject to the imposition of two conditions, relating to hours of use and details of shields to prevent light pollution, on any planning permission and the attachment of one informative, relating to any lighting scheme.

**Police Architectural Liaison Officer** - recommended that the scheme should comply with Secure by Design.

**Sport England** - did not raise any objections to the proposal subject to the imposition of three conditions, relating to an assessment of ground conditions, the use of the playing field for outdoor sport only and the construction and laying out of the pitch and field.

**Wiltshire Council Archaeology** - considered that the site is of archaeological interest and recommended the imposition of one condition, relating to a programme of archaeological works, on any planning permission and the attachment of one informative, relating to human remains, to any planning permission.

**Shrewton Parish Council** - objected to the proposal due to concerns that the proposal would result in an increase in the number of vehicles using Nett Road; the proposal would result in an increase in the number of vehicles using the A360 and Nett Road junction; the proposed entrance to and exit from the B3086 would not be safe and the proposal would result in the change of use of agricultural land to non-agricultural land outside of the Housing Policy Boundary.

**Wiltshire Council Countryside Access Development Officer** - did not raise any objections to the proposal subject to the imposition of two conditions, relating to the upgrading of Nett Road, on any planning permission.

**British Horse Society** - objected to the proposal due to the concern that the proposal would result in an increase in the number of vehicles using Nett Road which would harm the safety of users of Nett Road.

**Wiltshire Council Rights of Way** - did not raise any objections to the proposal.

**Wiltshire Council Highways** - considered that ample measures would be put in place to discourage the use of the southern end of Nett Road and that the proposed improvements to the northern section of Nett Road would be adequate to accommodate the additional traffic without causing problems for existing users of the byway. Consequently, no objections were raised subject to the imposition of four conditions, relating to details of signs, full details of improvements, visibility splays and the parking area, on any planning permission.

## **8. Publicity**

This application was advertised through the use of a site notice, press notice and letters of consultation.

26 letters of objection to the proposal have been received by Wiltshire Council.

In summary the grounds of the objections related to the following:

Associated traffic would use the Nett Road/A360 junction which is not capable of safely accommodating additional traffic.

The proposal would set a negative precedent; if the cricket club ceased to exist the site could accommodate other forms of development

Nett Road would become a rat run; increased vehicular movements on Nett Road would harm the safety of the current users

Vehicles used for the construction of the proposal would damage Nett Road.

The proposal would place an undue strain on Nett Road; The Nett Road/B3086 junction cannot be made safe

Vehicles resulting from the proposal would use the driveways of the residents of Nett Road as passing bays which would be to the detriment of the existing users.

The lack of street lighting poses a risk to all road users

The proposal would result in the parking of vehicles in Highfield Rise which would pose a risk to users of Highfield Rise and result in an increase in vehicles using the High Street

The proposal would detract from the landscape and rural character of the area

Hazards would be worsened by drivers under the influence of alcohol;

Pedestrians leaving the proposal late at night would disturb residents;

The proposal would generate a situation where the existing recreational facilities and the proposal would not survive;

Existing access routes could not support a housing development if the proposal fell into disuse;

The approval of this application could strengthen the belief that Nett Road could support additional traffic and encourage further applications for development which could not be supported by existing access routes

Access to the proposal would be restricted by the narrow width of Nett Road;

Residential amenity of the inhabitants of Nett Road would be harmed by vehicles using their drives as passing places;

The proposal would result in the loss of countryside;

A safe access to the proposal would not be provided;

The proposal would place an undue burden on the local road network;

An increased volume of traffic on Nett Road would harm the existing residents of Nett Road;

The proposal would detract from landscape quality and rural character.

## **9. Planning Considerations**

### **9.1 The principle of development:**

Section 55 of the Town and Country Planning Act 1990 defines the meaning of development as the means of carrying out of building, engineering, mining, or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Policy accepts the principle of development subject to the development not conflicting with policy.

It is proposed to develop a Cricket ground; two storey cricket pavilion; machinery shed; MUGA (Multi Use Games Area); two lane practice net; access track and parking area. It is also proposed to upgrade part of Nett Road through improving the surface and junction with the B3086 and introducing 4 passing bays. The proposal is considered to constitute development. The following parts of this report assess the proposal against relevant policy.

### **9.2 The impact that the proposal would have on highway safety:**

Policy requires proposals to be capable of being served by safe access to the highway network and to provide a satisfactory parking and turning area.

It is proposed to upgrade part of Nett Road through improving the surface and junction with the B3086 and introducing 4 passing bays. An area for the parking of 33 cars and an access from Nett Road to the parking area is also proposed.

Wiltshire Council Highways, in their consultation response, considered that ample measures would be put in place to discourage the use of the southern end of Nett Road and that the proposed improvements to the northern section of Nett Road would be adequate to accommodate the additional traffic without causing problems for existing users of the byway. Consequently, no objections were raised subject to the imposition of four conditions, relating to details of signs, full details of improvements, visibility splays and the parking area, on any planning permission.

Concerns regarding the use of the southern section of Nett Road by vehicles associated with the proposal are acknowledged. It should be noted that it is expressed, in the Traffic Management Plan, which was submitted as part of the application, that the league handbook would direct all match day traffic to and from the facilities via the B3086. Access arrangements to the grounds have been designed to encourage traffic leaving the site to turn left towards the B3086. Signage would also indicate that access to and from the facilities should be via the B3086. Wiltshire Council Highways, in their consultation response, recommended imposing a condition, relating to the submission, and approval in writing, by the Local

Planning Authority, of the details of the signs which would restrict the use of the southern section of Nett Road, on any planning permission. It is recommended that this condition should be imposed on any planning permission.

It is considered that appropriate signage, the design of the access to the grounds and the use of the league handbook to direct match day traffic to and from the facilities via the B3086 would prevent the majority of vehicles associated with the proposal using the southern section of Nett Road.

It is, therefore, considered that this proposal would not result in any detriment to the local highway network. As such the proposal is considered to be in accordance with policy.

9.3 The impact that the proposal would have on the character and appearance of the area concerned:

Policy requires new development to be sympathetic to local setting, maintain a high quality environment, protect, complement and enhance valuable contextual features and characters, reinforce a sense of identity, integrate into its surroundings and enhance the character of the locality.

It is considered that the proposed cricket pavilion, by means of its scale, design and materials, would be sympathetic to the local setting and relate well to the wider character of the area. It is also considered that the proposed cricket pavilion, by reason of its build form, height, mass, scale, elevational design and materials, would respond positively to the surrounding townscape and landscape.

It is also considered that the proposed machinery shed, by reason of its materials, simple utilitarian design and size, would not undermine the character of the surrounding area. It is further considered that the MUGA and two lane practice net, by reason of their design, size, materials and positioning, would not detract from the character of the area. The cricket ground, by reason of its design, size, materials and nature, would not harm the character of the area. The proposed parking area, access track and upgrade to Nett road, by reason of their nature, design, size and materials, would not relate well to the character of the area.

The proposal is therefore considered to be in accordance with policy.

9.4 The impact that the proposal would have on the amenity of the occupiers of the nearest properties:

Policy requires new development to have regard to the compatibility of adjoining buildings and uses, the amenity of existing occupants and the amenity of the occupants of the proposed development.

The proposed structures, by reason of their size, in terms of their height, width and depth, and the separation distance between the structures and the nearest properties, would not result in an unduly harmful increase in any overshadowing or overbearing effect which would be to the detriment of the occupiers of the nearest properties.

It is considered that the proposal, by reason of the separation distance between the proposal and nearby residences, the hours of use of the facilities which would be restricted by the imposition of the condition, recommended above, on any planning permission, directed routes to and from the facilities and its nature, would not materially harm the amenity of the occupants of existing buildings and uses through a harmful increase in noise.

The proposal is therefore considered to be in accordance with policy.

9.5 The development of land outside of any defined housing policy boundary:

Saved policy R1C permits the development of new outdoor recreation facilities on land outside of any defined housing policy boundary subject to considerations relating to a requirement for the proposal to: Not harm an Area of Archaeological Significance, not harm the surrounding landscape, provide an adequate means of access, be served by an adequate local highway network, not be dependent on the construction of large structures and to not harm the amenity of residents or other recreational users. These considerations are discussed above where it is considered that the proposal meets these policy considerations. Therefore, the development of the land, as proposed, outside of any housing policy boundary, is considered to be in accordance with policy.

## **10. Conclusion**

The proposal is considered to be in accordance with the aims and objectives of policy of the adopted Wiltshire Core strategy.

## **11. Recommendation**

**Planning permission should be granted subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details and samples of the materials to be used for the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the area.

3. No development shall commence on site until full details of signs restricting the use of the southern section of Nett Road have been submitted to and approved in writing by the Local Planning Authority. Those signs shall be erected prior to the

development hereby permitted being first brought into use and maintained at all times thereafter.

Reason: In the interests of highway safety.

4. No development shall commence on site until full details of the improvements to the northern section of Nett Road have been submitted to and approved in writing by the Local Planning Authority. The improvements shall be fully completed prior to the development hereby permitted being first brought into use.

Reason: In the interests of highway safety.

5. No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

6. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

Reason: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

7. No development shall commence within the area indicated (proposed development site) until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: In the interests of Archaeology.

8. No development shall take place until a scheme for the construction of the sports pitches has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme and maintained in perpetuity.

Reason: To ensure the provision of an adequate quality playing field.

9. The sports pitches shall only be used for Outdoor Sport.

Reason: To protect the sports pitches from loss or/and damage.



10. The use hereby permitted shall only take place between the hours of 9am and 11pm from Monday to Thursday, Sundays and Bank or Public Holidays and between 9am and 12pm on Fridays and Saturdays.

Reason: In the interests of the amenities of the area.

11. No development shall commence on site until details of external cowls, louvers or other shields to be fitted to the floodlights to reduce light pollution have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be put in place before the floodlights are first brought into use and shall be maintained in perpetuity in accordance with the approved details.

Reason: In the interests of the amenities of the area.

12. The development shall be carried out in complete accordance with the following drawings:

Drawing reference: SCC NG 01 Date drawn: 01/2013 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 05 Date drawn: 04/2013 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 00: Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 02 Date drawn: 09/2012 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 03 Date drawn: 01/2013 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 04 Date drawn: 02/2013 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 06 Date drawn: 07/2013 Date received by Wiltshire Council: 05/08/2014

Reason: For the avoidance of doubt.

**Informatives:**

**Archaeology**

The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.

## **Lighting**

The applicant will need to demonstrate that the lighting scheme will satisfactorily control light pollution and glare. It is recommended that they do this by submitting information which demonstrates that the scheme will comply with the recommendations of the Institute of Lighting Engineers "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" for Zone E2.