

The Application is for full planning permission for a replacement bowls pavilion at the Westlands sports ground located off Wedgewood Avenue. The site is located within a suburban residential area of Newcastle, as indicated on the Local Development Framework Plan Proposals Map.

The statutory 8 week determination for this application expires on 31 August 2012.

RECOMMENDATION

Permit subject to conditions relating to the following:-

- (i) Standard Time limit condition.**
- (ii) Approved plans.**
- (iii) Materials as detailed.**
- (iv) Permission for the benefit of Newcastle-under-Lyme Borough Council only.**

Reason for Recommendation

The proposed development is considered to represent an acceptable design and scale and would not result in significant harm to the visual amenity of the area. The proposal by virtue of its scale and location would not result in material harm to the residential amenity of neighbouring properties. The proposed development is therefore in accordance with the principles and requirements of the National Planning Policy Framework 2012, and policies D1, D2 and R1 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and policy CSP1 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026.

Policies and Proposals in the Approved Development Plan Relevant to This Decision:-

West Midlands Regional Spatial Strategy 2008 (WMRSS)

Policy QE3: Creating a high quality built environment for all

Staffordshire and Stoke on Trent Structure Plan 1996 – 2011 (SSSP)

Policy D1: Sustainable forms of development
Policy D2: The Design and Environmental Quality of Development
Policy R1: Providing for Recreation and Leisure

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) (CSS)

Strategic Aim 16: To eliminate poor quality development;
Policy CSP1: Design Quality.

Newcastle under Lyme Local Plan 2011 (LP)

Nil

Other Material Considerations Include:

National Planning Policy Framework (March 2012)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010)

The Secretary of State's Announcement of His Intention to Abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of

the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Relevant Planning History

1963 NNB05825 Extension to bowls pavilion - permit

Views of Consultees

Sport England considers that the proposals for this application would be of a benefit to sport and therefore, Sport England offers its support to this application.

The **Environmental Health Division** has been consulted and as the period for comments has expired it must be assumed that they have no observations to make upon the proposal.

Representations

Nil

Applicant/Agent's Submission

The application is supported by a Design & Access Statement which details the following key points:

- The existing Bowls Pavilion has a floor area of around 32 m² plus a 7.5 m² overhanging canopy; this is to be demolished.
- The proposed new Pavilion will be built on the same site and have an area of around 51.2 m² plus a 10 m² overhanging canopy.
- The construction will be oak framed with an outer cladding of 200 mm oak boards in a shiplap style
- The new Bowls Pavilion has been designed to be accessible to all, regardless of any infirmity or disability.
- This building has been designed to include separate Ladies and Gents toilet facilities and a unisex disabled toilet installation suitable for wheelchair users.
- The roof is to be of hipped construction as opposed to the existing building, which is gabled construction.
- In this respect, the roof of the new building, at an overall height of 4.25 m will be lower than that of the existing pavilion, which currently measures 4.6 m.

This document is available for inspection at the Guildhall, and on www.newcastle-staffs.gov.uk

Key Issues

The proposed bowls pavilion would replace an existing pavilion adjacent to the bowling greens of Westland Sports Ground. The proposed building would be constructed close to the boundary which is shared with properties of Brookside Close.

At paragraph 68, the recently published NPPF states that "The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities." It also details that local plan policies should be given due weight according to the degree of consistency with the framework.

The proposed building would be larger than the existing building it would replace but would provide improved and additional facilities for the clubs members.

The key issues for consideration in the determination of this application are:-

- The design of the proposal and the impact on the visual amenity of the area, and
- The impact on the residential amenity of neighbouring properties.

The design of the proposal and the impact on the visual amenity of the area

At paragraph 56, the NPPF states that “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

The proposed building would be a natural oak framed building with natural oak boards in a shiplap style. The building would have a maximum width of 10 metres with a length of 6 metres but due to its shape it would only have a floor area of approximately 52 metres. It would have a hipped roof that would have a maximum height of 4.25 metres.

The existing building is smaller than the proposed building; however the design of the slightly larger replacement building is of a good quality design that would provide additional facilities for the use of the bowling club.

The proposal would be viewed within the context of the sports ground and due to its size, centralised position and vegetation around the site it is considered that the views from the wider area would be minimal.

As discussed the building would be constructed of natural oak and whilst the existing building is dark stained it is considered that the natural oak appearance should be maintained due to the quality finish this provides.

Therefore, it is considered that the proposal represents an acceptable design that would not harm the visual amenity of the area and the wider community benefits would outweigh any minimal harm.

The impact on the residential amenity of neighbouring properties

The replacement building would be built close to the boundary which forms the rear boundaries of residential properties of Brookside Close. These single storey properties are set considerably lower than the application site with extensive vegetation (trees, bushes and shrubs) between the houses and the site and as such the existing building is not clearly visible from these properties and the windows of these properties are over 16 metres from the application site.

Due to the size and location of the proposal, along with the relationship with the neighbouring properties, it is not considered that any significant harm would be caused to the residential amenity of neighbouring properties in this instance. The proposal is therefore considered acceptable.

Background Papers

3 August 2012