

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2311/OF1	
2.	<b>Proposed Development:</b>	INSTALLATION OF AN AREA OF ARTIFICIAL SURFACE AND A DOUBLE BAY CRICKET NETTING FACILITY	
3.	<b>Location:</b>	EGREMONT CRICKET CLUB, GILLFOOT, EGREMONT	
4.	<b>Parish:</b>	Egremont	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b>		
	<b>Site and Location</b>		
	<p>This application relates to Egremont Cricket Club, which is located to the north of Egremont and accessed from Howbank Road. The cricket pitch is bounded to the east by the A595, to the south by Egremont Rugby Club, and to the north and west by open countryside. The field is currently utilised as a training area for the cricket club and is separated from the Rugby Club by a high fence.</p>		
	<b>Proposal</b>		
	<p>This application seeks planning permission for the erection of an artificial surface and a double bay cricket netting facility, to aid with training for both senior and junior members of the club.</p> <p>The proposed double bay net facility measures 25.55m x 7.3m, with an overall height of 4m. The structure will be constructed from powder coated steel and mesh netting. The proposal will be</p>		

located to the south of the existing pavilion, and will sit on a cricketweave carpet (two tone) measuring 8.3m x 34m. The facility will be enclosed by 2.4m securing fencing.

## **Consultation Responses**

### Egremont Town Council

No objections.

### Sports England

The application proposes a double bay cricket practice net facility with an artificial turf surface. It is proposed in a corner of the site close to the road and the rugby league pitch. It is orientated north-south with the batters hitting the ball to the north. Whilst the development is on the playing field it is not proposed on land marked out as playing pitches, and it proposes ancillary cricket facility development. Sport England has consulted with the England and Wales Cricket Board (ECB) under a memorandum of agreement that Sport England has with the National Governing Bodies for Sport. The ECB comment that the proposed development appears to be an ECB approved cricket system, but it is not enclosed and the location means that batters hit back towards the cricket pavilion. Therefore because the proposal is not an enclosed system there is a risk of possible ball strike from balls leaving the practice net facility. The ECB recommend the proposal being an enclosed system due to possible risk of ball strike.

Having assessed the application, Sport England is satisfied that the proposed development meets Exception 2 of our Playing Fields Policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England does not wish to raise an objection to this application.

### Cumbria County Council – Cumbria Highways & Lead Local Flood Authority

No objection to the proposed development as it is considered that the proposal does not affect the highway nor does it increase the flood risk on the site or elsewhere.

### Natural England

No comments to make on this application.

### Public Representation

This application has been advertised by way of a site notice. No comments have been received in relation to the statutory notification procedure.

## **Development Plan**

### **Copeland Local Plan 2013 – 2028 (Adopted December 2013)**

#### Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS4 – Community and Cultural Facilities

Policy SS5 – Provision of Access to Open Space and Green Infrastructure

Policy ENV3 – Biodiversity and Geodiversity

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

## **Other Material Planning Considerations**

National Planning Policy Framework (2019)

## **Assessment**

### Principle of Development

Policies ST1, ST2, SS4 and SS5 of the Copeland Local Plan and Section 6 and 8 of the NPPF seek to encourage the provision and retention of good quality services and facilities which meet the needs of local communities and are accessible by public transport, cycling or on foot. Policy SS4 of the Copeland Local Plan also allows for the expansion and or enhancement of existing community and cultural facilities to assist continuing viability, particularly in areas where new development will increase the demand for facilities.

Egremont Cricket Club is a well-established local facility, which offers access to recreational facilities for residents of Egremont and the wider area of Copeland. The netting facility will enhance the existing facilities at this site. On this basis, the proposed works are considered to comply with Policies ST1, ST2, SS4 and SS5 of the Copeland Local Plan and Section 6 and 8 of the NPPF.

	<p><u>Impact of Development</u></p> <p>Policy ST1, DM10 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.</p> <p>The proposed practice area will be sited to the south of the existing club building currently located on the site. The proposal is located a significant distance from any residential properties and although it can be seen from the adjacent A595, the development will be viewed against the existing high fencing at the site. Due to its siting and modest scale the proposal is therefore not considered to have a significant detrimental impact on the surrounding area and complies with Policies ST1 and DM10 of the Local Plan and section 12 of the NPPF.</p> <p><u>Ecology</u></p> <p>Policies ST1, ENV3, and DM25 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.</p> <p>The application site is located within an area identified as a potential area for Great Crested Newts. The applicant has therefore submitted a desk based screening exercise. The study concluded that in the absence of any potential breeding ponds within 100m of the site and considering the barriers to newt dispersal (i.e. A595) and lack of highly suitable terrestrial habitat, the risk of Great Crested Newts being infected by the proposal is 'negligible' therefore no additional surveys or mitigation is necessary.</p> <p>Natural England have been consulted upon this application and they have indicated that they have no comments to make on this application.</p> <p>On this basis, the proposal is considered to achieve the requirement of Policies ST1, ENV3 and DM25 of the Copeland Local Plan.</p> <p><u>Conclusion</u></p> <p>Overall, this is a welcome proposal which will enhance the existing facility within Egremont and benefit both the local cricket club and also the community. The proposal is therefore considered to be an acceptable form of sustainable development which is complaint with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <p>1. The development hereby permitted must be commenced before the expiration of three years</p>

from the date of this permission.

Reason

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

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 17<sup>th</sup> August 2020.
- Block Plan (Amended), Scale 1:500, received by the Local Planning Authority on the 8<sup>th</sup> October 2020.
- Egremont Cricket Club: Double Bay Practice Facility – Plans Updated Drawings, received by the Local Planning Authority on the 17<sup>th</sup> August 2020.
- Egremont Cricket Club: Double Bay Practice Facility – Site Plan, received by the Local Planning Authority on the 17<sup>th</sup> August 2020.
- Email from Applicant: Ecological Desk Based Screening Exercise, received by the Local Planning Authority on the 14<sup>th</sup> August 2020.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

**Informative:**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by

	assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.
<b>Case Officer:</b> C.Burns	<b>Date :</b> 08.10.2020
<b>Authorising Officer:</b> N.J. Hayhurst	<b>Date :</b> 08/10/2020
<b>Dedicated responses to:-</b> N/A	