



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2008/OF1	
2.	Proposed Development:	ERECTION OF COVERED STANDING AREA TO ACCOMMODATE 50 PEOPLE (NO SEATS); CONSTRUCT OF 1M WIDE HARD STANDING AREAS AROUND 2 ADJACENT SIDES OF THE PITCH; DEMOLITION AND REPLACEMENT OF NO.2 DUG OUTS	
3.	Location:	FALCON CLUB, CROADALLA AVENUE, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - Data Subject To Change, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
		This application relates to the Falcon Club located within the centre of Egremont. The site is sited to the east of Croadalla Avenue, and is located within flood zone 2 & 3.	
	Relevant Planning History		
		4/01/0723/0 – Overspill Car Park – Approved	

4/01/0722/0 – Erection of Floodlights – Approved

Proposal

This application seeks planning permission for the erection of a covered standing area to accommodate 50 people on the existing playing fields to the south west of the club house. The proposed stand will measure 4m x 8m, benefiting from a sloping roof with an eaves height of 2.7m and an overall height of 3m. The stand will be sited on a concrete pad which will project beyond the front of the stand by 0.5m.

Internally the development will benefit from a stepped standing area constructed from blocks with flagstone tops. Externally the building will be constructed from a timber frame, a firestone roof, timber clad to the rear of the building and Perspex sides for viewing.

As part of this application the existing dug outs are to be removed to accommodate the new covered stand. The proposed new dug outs will be sited on either side of the new stand and will measure 4m x 1.57m with a height of 2.05m. The curved shelters will provide 8 seats and will be finished with aluminium and copolyester

The application also seeks permission to construct a 1m wide hard standing area along the north and east side of the playing field. The hard standing to the east of the playing field will extend around the proposed standing area and dug outs.

Consultation Responses

Egremont Town Council

No objections.

Cumbria County Council – Cumbria Highways & LLFA

1st February 2022

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

As this application is below the statutory consultation level for the Lead Local Flood Authority, the Local Planning Authority are advised to ensure any surface water drainage design complies with the Building Regulations process which will be managed by through Building Control.

4th April 2022

I can confirm that the response made to the previous application should still apply.

United Utilities

7th February 2022

Noting this is a Full application, we request that the applicant provides a detailed drainage plan, and that United Utilities has the opportunity to review and comment on this plan prior to determination of this application. Should planning permission be granted without the provision of this information we request the inclusion of a condition relating to surface water drainage.

14th February 2022

All surface water must directed away from the car parking, the shed slope should drain surface water towards the culverted watercourse to the South.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

United Utilities will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

Environmental Agency

27th January 2022

We have no objection to the development as proposed but wish to make the following comments:

The submitted Flood Risk Assessment is not specifically for this development, it is for the Environment Agency Skirting Beck and Whangs Beck scheme, however we are satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

12 April 2022

We have reviewed the submitted FRA prepared by Rubicon Project Consultancy Ltd (referenced Falcon Club, Croadalla Ave, Egremont, CA22 2QN; dated 30 March 2022) and we consider that it is appropriate to the nature and scale of the development. We are therefore satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

Copeland Borough Council – Flood and Coastal Defence Engineer

21st January 2022

The submitted Flood Risk Assessment is the one for the Environment Agency Skirting Beck and Whangs Beck Scheme.

Whilst the site is within the boundary of that scheme, the Flood Risk Assessment required for this Application needs to be for this site.

Can you ask for a site specific FRA to be produced, which for the site itself, will not need the level of technical detail as that for the Environment Agency Skirting Beck and Whangs Beck Scheme.

4th March 2022

Although in Flood Zone 3a, the proposed development is water compatible and will not have an adverse effect of flood risk, which has been reduced as a result of the flood alleviation scheme.

Therefore, I have no objection to the proposed development.

Copeland Borough Council – Environmental Health

No comments received.

Cumbria County Council – Rights of Way Officer

There are no public rights of way within the development site. However, the following rights of way (see attached plan) are located along the perimeter of the sports ground:

- FP 406007
- FP 406007
- FP 406012
- FP 406013

We would advise that:

- The granting of planning permission would not give the applicant the right to block or obstruct the rights of way shown on the attached plan.
- The rights of way as shown on the definitive map and statement must be kept open and unaltered for public use, unless or until an order is made to divert, stop up or to temporarily close them comes into effect.
- The applicant should contact Cumbria County Council's Countryside Access Team at countryside.access@cumbria.gov.uk to discuss an application for an order to temporarily close a right of way shown on the definitive map and statement for the duration of any works

which would directly affect the public use of the rights of way shown on the attached plan.

Sports England

The proposal would involve the upgrade of the existing facilities used by Windscale AFC on the application site to improve the match day experience of users and supporters. Comprising of 3 elements the proposal would involve:

1. The construction of a covered standing area to accommodate 50 people (no seats). The covered stand would measure some 8m in width by 4m in length to a height of 4m. The stand would be located on the half way line set back from the pitch and would be constructed using timber blocks and concrete with the roof being covered with Firestone Rubber.
2. The provision of concrete hard standing areas around 2 adjacent sides of the pitch to a width of approximately 1.0m.
3. The demolition of the existing dug outs and construction of two dug outs to accommodate 8 people (seated).

All of the proposal would involve development on a playing field. Sport England has previously provided comments on a pre-application enquiry relating to the proposal whereby the applicant's attention was drawn to the need to ensure that the development would not impede on the safety margins around the pitch and the adjacent training/junior pitch (to the east of the proposal). There is a need for these safety margins to be protected.

From the plans submitted with the proposal (which includes an aerial photograph), there would be no negative impact on any playing pitch as a result of the proposed siting of the 3 elements of the development proposal.

The Planning Statement submitted with the application highlights the Club's aspirations to play at a higher level and so some of the improvements are to facilitate this aspiration. Prior to preparing this response, Sport England has sought the views of the Football Foundation (FF). The FF act as Sport England's technical advisor in respect of football and football facilities.

The comments of the FF have been summarised as follows:

- The club's first team currently plays in the Wearside League which is a Regional Feeder league. Therefore, ground grading is not a requirement at this level.
- The club's proposal of covered stadia relates to ground grading category G (Step 6).
- The FF has had no conversations with regards to this project and funding for this project would not be eligible at the level the club play at.
- If the club has aspirations to enter the National League Systems (NLS) they should ensure any developments future proof them for this level and reference should be made to the attached

document for Category G ground grading.

- In principle, the FF is supportive of the proposals, however, the club would need to ensure that they meet the relevant criteria for Category G.

In view of the above, 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.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to seventeen properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER7 – Principle Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy SS4 – Community and Cultural Facilities

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

Policy ENV1 – Flood Risk and Risk Management

Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes
Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposal and Flood Risk

Policy DM26 - Landscaping

Other Material Planning Considerations

National Planning Policy Framework (2021)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Assessment

The main issues raised by this application relate to the principle of development, impact of development, and flood risk.

Principle of Development

Policies ST1, ST2, SS4 and SS5 of the Copeland Local Plan and Section 6 and 8 of the NPPF seeks 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.

The Falcon Club is a well-established local facility and football club, which offers access to recreational facilities for residents of Egremont and the wider area of Copeland. The proposed development will enhance the existing facilities at the 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.

Enhancement of Existing Sports Facilities

The proposal includes the upgrade of the existing facilities used by Windscale AFC on the application site to improve the match day experience of users and supporters. It would also enable them to aspire to play at a higher level than at present. Sports England has confirmed 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.

On this basis the proposals comply with the requirements of Policies ST1, ST2, SS4 and SS5 of the Copeland Local Plan and Section 6 and 8 of the NPPF and the guidance set out in the NPPF

Impact of Development

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.

The proposed development will be sited to the south west of the existing club house. The proposal is located along the eastern edge of the existing pitch, a significant distance from any residential properties and although the buildings will be located within the centre of the site the development will be viewed against the existing structures on 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.

Flood Risk

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

The application site is located within flood zone 2 and 3, therefore a Flood Risk Assessment has been submitted to support this application. Originally concerns were raised with the submitted FRA as it was not specific to the application site, therefore an amended report has been submitted to support the application. The amended Flood Risk Assessment concludes that Skirting Beck has recently benefitted from a flood alleviation scheme which will reduce the frequency and depth of flooding to the football ground, however flood maps are yet to be updated to reflect this. Furthermore, the assessment concludes that the development will not increase flood risk elsewhere as it will be allowed to flood during an event. On the basis of this information the Council's Flood and Coastal Defence Engineer, the LLFA and Environment Agency have raised no objection to the proposed development in terms of flood risk. The proposal is therefore considered to comply with policies ST1, ENV3 and DM24 of the Copeland Local Plan and provision of the NPPF.

Planning Balance and Conclusion

	Overall, this is a welcome proposal which will enhance the existing facility within Egremont and benefit both the local football club and also the community. The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> 2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:- <ul style="list-style-type: none"> - Site Plan, Scale 1:1250, received by the Local Planning Authority on the 7th January 2022. - Ariel Photos, received by the Local Planning Authority on the 7th January 2022. - Layout Plan (Amended), Scale 1:500, Drawing: 801506, received by the Local Planning Authority on the 12th April 2022. - Proposed Covered Stand, received by the Local Planning Authority on the 7th January 2022. - New Dug Out Design, received by the Local Planning Authority on the 7th January 2022. - Existing Dug Outs, received by the Local Planning Authority on the 7th January 2022. - Site Operation, received by the Local Planning Authority on the 7th January 2022. - Flood Risk Assessment, Prepared by Rubicon Project Consultancy Ltd March 2022, received by the Local Planning Authority on the 31st March 2022.

	<p>Reason</p> <p>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.</p> <p><u>Other Conditions:</u></p> <p>3. The development must be carried out in accordance with and implement all of the detail and mitigation measures set out within the approved document 'Flood Risk Assessment, Prepared by Rubicon Project Consultancy Ltd March 2022, received by the Local Planning Authority on the 31st March 2022'.</p> <p>Reason</p> <p>For the avoidance of doubt and to ensure that adequate measures are incorporated to protect the occupiers from flooding.</p> <p>Informatives:</p> <p>1. The applicant should contact Cumbria County Council's Countryside Access Team at countryside.access@cumbria.gov.uk to discuss an application for an order to temporarily close a right of way shown on the definitive map and statement for the duration of any works which would directly affect the public use of the rights of way shown on the attached plan.</p> <p>2. In accordance with advice provided by Sports England the development should not impede on the safety margins around the pitch and the adjacent training/junior pitch (to the east of the proposal). These safety margins should be protected at all times.</p> <p>Statement:</p> <p>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.</p>	
Case Officer: C. Burns		Date : 22.04.2022
Authorising Officer: N.J. Hayhurst		Date : 22.04.2022
Dedicated responses to:-		

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