

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2223/OF1
2.	Proposed Development:	EXTENSION TO CLUB HOUSE FOR USE AS LOUNGE AND NEW ASSOCIATED DISABLED WC FACILITY
3.	Location:	MILLOM RUGBY LEAGUE CLUB, DEVONSHIRE ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change, Key Species - Known Sites for Natterjack Toads
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to Millom Rugby League Club House, which is accessed off Devonshire Road within the south-east of Millom. The site benefits from a carpark located to the west of the site and two additional buildings, the changing rooms and pavilion located in the centre of the site between the two playing fields. The Club House benefits from a function room and lounge/bar area with a small lobby and paved entrance area along the rear elevation. The site also falls within Flood Zone 2.	

PROPOSAL

Planning Permission is sought for to replace the rear lobby and paved entrance area with the erection of an extension to the club house. This will provide a new lounge and associated disabled W.C. facility.

The extension will project 4.1 metres from rear elevation and will be 15.4 metres in width. The roof has been designed with a flat roof and an overall height of 2.8 metres to match the existing eaves height of the club house. The west side elevation will include an entrance door and the rear elevation facing the rugby pitch will include two windows. The east side elevations will be blank.

The extension will be finished in a render, flat roof membrane and white UPVC windows and doors to match the existing building.

RELEVANT PLANNING APPLICATION HISTORY

Planning permission has previously been granted for:

- The renewal of floodlighting on pitch 1 and erection of new floodlighting on pitch 2 (ref: 4/18/2314/0F1);
- The erection of new maintenance shed and minor external alterations to existing changing facilities (ref: 4/18/2473/0F1);
- Installation of children's play area located within the club grounds, to be fenced off with one metre high wooden picket fence (4/19/2281/0F1).

CONSULTATION RESPONSES

Millom Town Council

No objection.

Cumbria County Council Highways

No objection.

Lead Local Flood Authority

No objection.

Copeland's Flood Engineer

Objection based on flood risk.

Environment Agency

Standing Advice.

Sport England

No objection.

Public Representations

The application has been advertised by way of site notice - No objections have been received as a result of the consultation.

PLANNING POLICIES

Planning law requires 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 SS4 – Community and Cultural Facilities and Services

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy DS8PU – Reducing Flood Risk

Policy DS9PU – Sustainable Drainage

Policy SC2PU – Sporting, Leisure and cultural Facilities (excluding playing pitches)

Policy SC4PU – Impact of new development on sporting facilities

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design, the potential impacts on the community facility provision, accessibility, amenity, highway safety, flood risk and ecology.

Principle of Development

Policies ST1 and ST2 of the Copeland Local Plan concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The application site lies within Millom, which is identified as one of the Borough's Key Service Centres where community facilities should serve the local communities.

The proposed extension to Millom Rugby Club House will provide a new lounge area and an additional disabled W.C. facility and this is considered to support a number of recreational activities offered within the wider site for residents of Millom and the wider area of Copeland.

On this basis, the proposal represents an appropriate form of development in this location, consistent in principle with the provisions of Policy ST1 and ST2 of the Local Plan.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure developments are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenity of the surrounding area.

The proposed extension will be modest in scale and appropriately sited to the rear of the club house, facing the sports pitch. The design of the extension is in keeping with the existing building and the choice of materials will also match the existing building.

On this basis, the character and appearance of the site will be maintained and therefore the proposal is considered to meet Policy DM10 and the NPPF guidance.

Community Facility Provision and Accessibility

Section 6 and 8 of the NPPF seeks to promote healthy and safe communities through delivering social, recreational and cultural facilities for community needs. Policy SS4 and Policy DM21 seek to enhance and protect existing community facilities.

Policy DM22 requires developments to be accessible to all users.

The extension will provide greater flexibility for the rugby club and community with an enlarged lounge and additional disabled W.C. facilities. This is likely to help with viability and ensure the retention of the facility long term.

Sport England also confirmed no objection as the proposal will not interfere with the existing sport pitches and it will enhance the ancillary facilities within the site. The development will support the principal use of the site as a playing field and it does not affect the quantity or quality of the playing pitches or otherwise adversely affect their use.

In addition, the disabled W.C. facilities will enhance the existing provision and ensure the club house is accessible to all users.

On this basis, the proposal is considered to directly support policies set out in the NPPF to protect and enhance community facilities and Policy SS4, DM21 and DM22 of the Copeland Local Plan.

Impact of Amenity

Policy ST1, Policy DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Due to the proposals siting of the extension, to the rear of the existing club house and it will be adjacent to an existing building within the site, it is considered that no residential dwelling will be significantly affected by the development. In addition, the significant separation distance, with the closest dwelling being located approximately 60 metres away, will mitigate any amenity issues.

No concerns have been received as a result of the public consultation process.

On this basis, the proposal is considered to meet Policy DM10.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site benefits from a large car park to the west of the site and therefore the Highway Authority raised no objections. The proposal is not considered to lead to an increase in vehicular traffic to and from the site and therefore the application will not have any effect in the existing highway conditions.

On this basis, the proposal is considered to meet Policy DM22 and the Cumbria Development Design

Guide.

Flood Risk

Policy ENV1 and DM24 seeks to protect developments against risks of flooding and ensure that new developments do not contribute to increased surface water run-off.

The application site is located within Flood Zone 2 and therefore the Householder and Other Minor Extensions in Flood Zones 2 and 3 Form was submitted to support the development.

Concerns from Copeland's Flood Engineer were received, due to the possible increase in flood risk and the agent provided additional supporting details. The majority of the proposed floor area of the extension will be located on existing hard standing and therefore the increase in impermeable ground will be minor. The proposal is modest in scale and therefore it is not considered to significantly increase the surface water run-off.

The statutory consultees the Environment Agency and the LLFA were consulted and no concerns were raised. Standing advice was provided and in accordance with this guidance, suitable flood resilience and mitigation measures have been submitted for the minor development. These can be secured by the use of a planning condition.

On balance, the proposal will not have a detrimental impact on flood risk on the site or elsewhere. The benefits to the rugby club and wider community with enhanced facilities outweigh the harm of possible flood risk and the proposal complies with Policy ENV1 and DM24.

Ecology

Policy ST1, ENV3 and DM25 and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site relates to an existing rugby club house which is not located within 200m of a watercourse (as indicated within the ALGE tiger list). On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor extension application.

It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance.

Planning Balance and Conclusion

This application seeks permission for the erection of an extension to the existing Millom Rugby Club House to provide a new lounge and associated disabled W.C. facility.

The improved community and sport facilities are supported by Policies SS4 and DM21 and the disabled W.C. provision will increase accessibility.

Although concerns from Copeland's Flood Engineer were received, the possible increase in flood risk

	<p>is considered to be minor and the benefits to the rugby club and wider community with enhanced facilities outweigh the harm.</p> <p>Overall, the proposed extension is considered to be of an appropriate scale and design and will not have any detrimental impact on the amenity of the area, highway safety, flood risk and ecology.</p> <p>On balance, this is a welcome proposal which will enhance the existing facility within Millom and benefit both the local rugby team, and also the community. This is supported by the Council and the policies within the Local Plan seek to retain and develop community facilities and encourage their usage.</p> <p>This proposal is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <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> <p>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: -</p> <p>Application Form, received 23rd May 2022; Covering Letter, received 23rd May 2022; Location Plan, scale 1:1250, received 23rd May 2022; Site Plan, scale 1:500, received 23rd May 2022; Existing Floor Plan, scale 1:100, drawing no. MEJ/2022/688/003, received 23rd May 2022; Proposed Floor Plan, scale 1:100, drawing no. MEJ/2022/688/004, received 23rd May 2022; Existing Side Elevations, scale 1:100, drawing no. MEJ/2022/688/005, received 23rd May 2022; Proposed Side Elevations, scale 1:100, drawing no. MEJ/2022/688/006, received 23rd May 2022; Existing and Proposed Rear Elevations, scale 1:100, drawing no. MEJ/2022/688/007, received 23rd May 2022; Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 23rd May 2022.</p>

	<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>3. Before the extension is occupied, the flood resilience and mitigation measures must be carried out in accordance with the Householder and Other Minor Extensions in Flood Zones 2 and 3 Form received by the Local Planning Authority on 23rd May 2022. The flood resilience and mitigation measures must be maintained thereafter.</p> <p>Reason</p> <p>To protect the property against flood damage in accordance with Policy DM24 of the Copeland Local Plan.</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. Unsworth	Date : 15/07/2022
Authorising Officer: N.J. Hayhurst	Date : 18/07/2022
Dedicated responses to:- N/A	