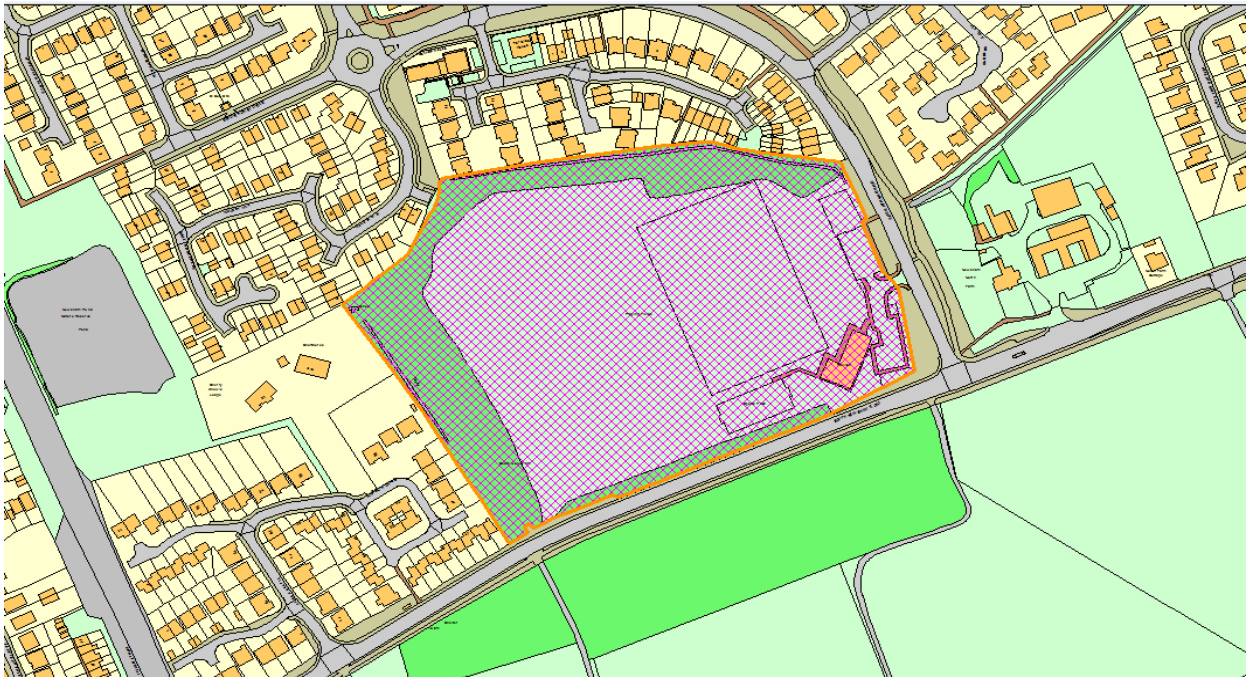


# NORTHUMBERLAND

Northumberland County Council

## Ashington and Blyth Local Area Committee: 12<sup>th</sup> July 2017

|                              |   |                     |                 |
|------------------------------|---|---------------------|-----------------|
| <b>Application No:</b>       | 16/03937/VARYCO   |                     |                 |
| <b>Proposal:</b>             | Variation of condition 2 (approved plans) pursuant to planning permission 14/01635/FUL-new plans and elevations.  |                     |                 |
| <b>Site Address</b>          | South Newsham Recreation Ground, South Newsham Road, Blyth, Northumberland  |                     |                 |
| <b>Applicant:</b>            | Mr Barry Elliott<br>Bay View, Beachway,<br>Blyth, NE24 3PG  | <b>Agent:</b>       | None            |
| <b>Ward</b>                  | South Blyth   | <b>Parish</b>       | Blyth           |
| <b>Valid Date:</b>           | 10 November 2016  | <b>Expiry Date:</b> | 9 February 2017 |
| <b>Case Officer Details:</b> | Name: Ms Ann Rawlinson<br>Job Title: Senior Planning Officer<br>Tel No: 01670 622642<br>Email: <a href="mailto:ann.rawlinson@northumberland.gov.uk">ann.rawlinson@northumberland.gov.uk</a> |                     |                 |



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## **1. Introduction**

1.1 It is considered appropriate, in accordance with the Council's Scheme of Delegation, for this application to be determined by the Ashington and Blyth Local Area Committee as the application site is owned by the County Council.

## **2. Description of the Site and Proposals**

2.1 Blyth Town Football Club is located off South Newsham Road. The access to the site is from Sandringham Drive. The club house and car park are located in the south eastern part of the site. The existing residential development to the north and west is screened by existing planting. The site itself has a broadly square shape and covers approximately 5 hectares.

2.2 The application seeks permission for minor amendments to windows and doors to an extension to the clubhouse which was granted planning permission in November 2014. This extension has been implemented in part to the western end of the existing clubhouse building and is intended to provide for a new function room. Construction work on the extension has temporarily ceased pending consideration of this application. The approved clubhouse extension formed part of a wider planning permission which incorporated a new artificial turf pitch (ATP) with perimeter fencing and floodlights which this application seeks to vary. There are no amendments proposed in respect of the ATP or associated floodlights/fencing. The amendments proposed are in respect of the clubhouse extension only.

2.3 Permission is now sought to amend the following window and door arrangements to the approved clubhouse extension:

Rear elevation: No windows and doors to one door and two windows

Flank elevation: Six windows to six windows and one fire door including slight reconfiguration of windows.

2.4. It is understood that the amendments are required to meet building and fire regulations. It is also noted that the proposed amendments would entail changes to the internal layout of the building. This would amount to the incorporation of an office, store and dray to the rear end of the function room.

2.5 The site lies on an Open Space to be Protected from Development and more generally within the Settlement Limit for Blyth (both as defined by the Blyth Valley Local Plan, 1999).

## **3. Planning History**

**Reference Number:** C/80/C/297

**Description:** Reclamation of 5 ha for amenity open space

**Status:** PERMITTED

**Reference Number:** C/04/00158/DCD

**Description:** Extension and upgrade of existing pavilion, installation of a floodlit multi use games area, provision of 60 car parking spaces and pitch drainage

**Status:** NO OBJECTION

**Reference Number:** B/04/00431/REG3

**Description:** Extension and upgrade of the existing pavilion. Installation of a floodlit multi use games area (18.5 m x 40m). Provision of 60 car parking spaces. Pitch drainage.

**Status:** PERMITTED

**Reference Number:** B/80/C/297

**Description:** Reclamation of land adjacent to south Newsham

**Status:** PERMITTED

**Reference Number:** 13/03924/FUL

**Description:** Provision of 150 seater spectator stand, reconfiguration of football pitches, new flood lighting, fence around part of site and extension to car park (as amended).

**Status:** REFUSED

**Reference Number:** 14/01635/FUL

**Description:** Re-surfacing and extension of existing Multi Use Games Area (including installation of floodlighting and provision of boundary fence) and construction of single storey extension to existing clubhouse to provide function room (description amended, 29 August 2014 and plans received 12th November 2014 to provide additional off street parking)

**Status:** PERMITTED

**Reference Number:** 15/03816/DISCON

**Description:** Discharge of conditions 4 (noise) and 7 (lighting) from application 14/01635/FUL (Re-surfacing and extension of existing Multi Use Games Area (including installation of floodlighting and provision of boundary fence) and construction of single storey extension to existing clubhouse to provide function room (description amended, 29 August 2014 and plans received 12th November 2014 to provide additional off street parking).

**Status:** PENDING CONSIDERATION

**Reference Number:** 15/03822/DISCON

**Description:** Discharge of condition 3, (floodlighting) 5 (landscaping) and 10 (car

parking) (as amended) of approved planning application 13/03924/FUL - Provision of 150-seater spectator stadium, reconfiguration of football pitches, new floodlighting, fence around part of the site and extension to car park

**Status:** PERMITTED

**Reference Number:** 16/00441/DISCON

**Description:** Discharge of condition 9 of appeal reference APP/P2935/W/14/3001929 ( Planning ref 13/03924/FUL - provision of 150-seater spectator stadium, reconfiguration of football pitches, new floodlighting, fence around part of the site and extension to car park)

**Status:** PENDING CONSIDERATION

**Reference Number:** 16/01632/VARYCO

**Description:** Variation of condition 2 (approved plans), condition 6 (extended phase 1 survey), condition 10 (provision of car park) to planning appeal APP/P2393/W/14/3001929 - in order to allow amendments (comprising the provision of larger car park, installation of six flood lights, provision of hard standing around pitch, re-siting of boundary fence, provision of mound and subsequent backfilling around site and provision of admission kiosk and lighting control box), felling of trees and use of development before bringing car park fully into use

**Status:** REFUSED

**Reference Number:** 17/00889/VARYCO

**Description:** Variation of condition 2 (approved plans), condition 6 (extended phase 1 survey), condition 10 (provision of car park) to planning appeal APP/P2393/W/14/3001929 - in order to allow amendments (comprising the provision of larger car park, installation of six flood lights, provision of hard standing around pitch, re-siting of boundary fence, provision of admission kiosk and lighting control box), felling of trees and use of development before bringing car park fully into use

**Status:** PENDING CONSIDERATION

## **Appeals**

**Reference Number:** 15/00006/REFUSE

**Description:** Provision of 150 seater spectator stand, reconfiguration of football pitches, new flood lighting, fence around part of site and extension to car park (as amended).

**Status:** ALLOWED

## **Appeals**

**Reference Number:** 16/00058/REFUSE

**Description:** Variation of condition 2 (approved plans), condition 6 (extended phase 1 survey), condition 10 (provision of car park) to planning appeal APP/P2393/W/14/3001929 - in order to allow amendments (comprising the provision of larger car park, installation of six flood lights, provision of hard standing around pitch, re-siting of boundary fence, provision of mound and subsequent backfilling around site and provision of admission kiosk and lighting control box), felling of trees and use of development before bringing car park fully into use

**Status:** DISMISSED

#### 4. Consultee Responses

|                    |  |
|--------------------|--|
| Blyth Town Council | No response received.  |
| Public Protection  | No objections subject to imposition of a planning condition seeking to restrict entertainment noise. |

#### 5. Public Responses

##### Neighbour Notification

|                               |     |
|-------------------------------|-----|
| Number of Neighbours Notified | 358 |
| Number of Objections          | 4   |
| Number of Support             | 0   |
| Number of General Comments    | 0   |

##### Notices

General site notice, 24th November 2016

News Post Leader 1st December 2016

##### Summary of Responses:

Four letters of objection have been received from local residents which raise the following concerns:

- Noise
- Reduction in changing rooms will lead to loss of community use when the pavilion was funded by public Section 106 monies.
- Concern regarding signs
- Concern regarding mound and fencing
- Discrepancies in the plans
- The soil from this development has been mixed in with a refused application

- Car park does not comply with the planning permission

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=OFE6KDQSKOM00>

## **6. Planning Policy**

### 6.1 Development Plan Policy

Blyth Valley Core Strategy, July 2007

SS1 Regeneration and Renaissance of Blyth Valley

SS3 Sustainability Criteria

C2 Open Space – Strategic priorities

ENV1 Natural Environment & Resources

ENV2 Historic and Built Environment

Blyth Valley Development Control Policies, 2007

DC1 General Development

DC11 Planning for Sustainable Travel

DC12 Provision of Community Facilities

DC16 Biodiversity

DC19 Drainage and Flood Risk

DC20 Utilities and Infrastructure

DC21 Pollution Control

DC22 Noise Pollution

DC27 Design of New Developments

Blyth Valley District Local Plan, May 1999

E5 The Protection of Tree and Shrub Cover

E18 Visual Aspects of Open Spaces in Built Environment

### 6.2 Emerging Policy

In accordance with paragraph 216 of the NPPF it is considered weight can be given to emerging policy giving consideration to the stage of preparation of the emerging plan, the level of unresolved objections to these policies and consistency with NPPF;

The Northumberland Local Plan Core Strategy Draft Plan was submitted to the Secretary of State for examination on 7th April 2017. The submission plan comprises the Northumberland Local Plan Core Strategy Pre-Submission Draft (October 2015), as amended by:

Proposed Major Modifications (June 2016)  
Proposed Further Major Modifications (November 2016)  
Proposed Additional Major Modifications (February 2017)  
Proposed Minor Modifications (February 2017)

- 1 Sustainable Development
- 2 High Quality Sustainable Design
- 3 Spatial Distribution
- 29 Biodiversity and geodiversity
- 37 Flooding
- 38 Sustainable Drainage Systems
- 43 Road Network
- 50 Open space and facilities for sport and recreation

### 6.3 National Planning Policy

National Planning Policy Framework (2012)  
National Planning Practice Guidance (2014)

## **7. Appraisal**

7.1 Having regard to the requirements of Section 38(06) of the Planning & Compulsory Purchase Act 2004, the relevant development plan policies, relevant guidance and all other material considerations (including representations received), the main planning considerations are:

- Principle of Development
- Impact on Residential Amenity
- Highway Safety, Access and Car Parking
- Other Matters

### **Principle of the Development**

7.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan for this site is comprised of the “saved” policies of the Blyth Valley Core Strategy and the Blyth Valley Local Plan. The saved policies of the Local Plan continue to constitute the development plan and therefore remain relevant to the determination of this application. However, the weight that can be afforded to these policies varies due to their differing degree of conformity, or conflict, with the NPPF.

7.3 Officers have been giving consideration to the policies of the emerging Northumberland Local Plan Core Strategy (Pre Submission draft October 2015, Major Modifications June 2016, further Major Modifications November 2016 and further modifications February 2017). In accordance with paragraph 216 of the NPPF weight

may be given to the policies in emerging plans, depending on: the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF: and the extent of unresolved objections to the emerging plan. Therefore it is considered that weight can be given to the policies in the emerging Core Strategy, which comprise material considerations in the determination of applications. However, the weight that can be given may vary, depending on how much consultation has been undertaken on the policies, the nature of the unresolved objections and how consistent the policies are with the NPPF. In addition, the evidence base for the Core Strategy can also be used to inform the assessment of the issues associated with this application.

7.4 The proposals map identifies the site as being an open space to be protected from development for strategic and / or nature conservation reasons and / or visual reasons (Blyth Valley Local Plan, 1999). The development plan policy that underpinned the allocation of the site for these purposes has, however, not been saved (Blyth Local Plan Policy C7); which means that the site does not benefit from the statutory protection shown on the proposals map. The site does, however, still form an area of open green space that can be accessed by the public.

7.5 The NPPF advises that Local Planning Authorities when determining planning applications should consider the provision of high quality public space that encourages the active and continual use of public areas. The NPPF specifically advises that high quality open spaces and opportunities for sport and recreation make an important contribution to the health and well-being of communities. The NPPF continues by stating that open space, sports and recreational land should not be built on unless they are surplus to requirements, improve the quantity and quality through equivalent or better provisions elsewhere or if the development itself is for alternative sports and recreational provision.

7.6 The advice of the NPPF has been reflected in the relevant development plan policies for development on open space. The Core Strategy, Policy C2, advises that the strategic priorities for open space are to enhance grass pitches; whilst Development Control Policy DC1 advises that development should provide or contribute to the provision or enhancement of community facilities. The Development Control Policies continue by advising that community facilities should be retained and enhanced (Policy DC12); whilst the Local Plan advises that open space should only be lost in exceptional circumstances.

7.7 It is noted that the principle of an extension in this location to the clubhouse has been firmly established through the grant of planning permission in November 2014 (planning permission 14/01635/FUL). The approved extension to the clubhouse would be positioned on the western elevation of the existing pavilion and would be approximately 171 square metres. The extension would provide a new function room for the club. The scale and design of the extension has already been found to be in keeping with the existing building. The area before the extension was constructed was a grassed area and did not form part of the pitch area. Given the location of the building in the south eastern corner of the site and the existing screening around the site, the scale



and massing of the proposed extension was found not be harmful to the amenity of surrounding residents or detrimental to the character and appearance of the area. It is considered that the incorporation of additional doors and windows and reconfiguration to the rear and flank elevations would not change this view.

7.8 The ATP would replace a fenced and floodlit MUGA. Whilst the ATP covers a larger area, given its location the increase was not considered to be significant and was not found to be harmful to either the character of the area or the amenity of local residents. The proposal was considered to improve the sporting facilities on the site and enable greater use of the artificial pitches. The new ATP pitch was considered to offer a variety of pitches and training areas within the enclosed space and be supportive of the development of grassroots football. No changes to the ATP are proposed as part of this proposal and there is no reason to take an alternative view from its previously found acceptability.

### **Impact on Residential Amenity**

7.9 It is noted that residents have raised concerns regarding noise and disturbance, in particular from evening functions. As such Public Protection officers have been consulted regarding the proposals. Officers raise no objections to the proposal subject to a condition to ensure there is no increase in background noise from amplified music or speech at the nearest noise sensitive properties. This condition was imposed to the original grant of planning permission and the applicant is currently in discussions with Public Protection Officers in respect of adequately discharging this. On this basis the condition shall be reattached to any further planning permission. Conditions have also been included to ensure that doors are kept closed when the premises are in use as well as ensuring an acceptable level of noise within the clubhouse and ATP, which shall be carried over from the existing permission.

7.10 Given the distance to the nearest residential properties and positioning on the building it is considered that subject to these conditions it is not considered that the amendments proposed to the permitted extension would cause significant harm to nearby residential occupiers in respect of noise or loss of amenity.

### **Highway Safety, Access and Car Parking**

7.11 In respect of the previous planning permission, in order to address concerns about parking revised plans were submitted in order to increase the number of parking spaces on the site to 97. This reflected the level of parking proposed as part of the application for the refurbishment of the pitches and new spectator stand.

7.12 The expansion of the car park resulted in a small loss of green space as a part of the playing field has been tarmaced over. The loss, however, was considered to be extremely small and was not considered to harm the amenity of the area. The provision of the parking approved within the site as part of the previous permission was considered to address the increased demand created by the proposed function room and therefore there was no objection to the proposal raised on highway safety grounds.

7.13 It is not considered that the changes proposed to the function room in respect of changes to doors and windows and the creation of an office, dray and store room internally would require the creation of any further parking or lead to any further highway safety issues over and above the existing planning permission.

## **Other Matters**

7.14 Concerns raised by local residents, as set out in Section 5 above are noted. In relation to concerns raised regarding signage to the clubhouse, fencing and mounding, these aspects do not form part of this application and as such are given no consideration as part of the assessment of acceptability in relation to this particular proposal. It is noted that fencing and car parking within the site is subject to a further application, also presented within this Local Area Council agenda for Members' consideration. It is also noted that mounding that has taken place on the site will be considered as part of a further additional application to be submitted by the applicant.

7.15 In relation to concern regarding discrepancies in the plans, it is the case officer's view that the location of the site, positioning within the site and proposed layout and elevations of the extension is adequately set out within the submitted plans.

7.16 In relation to concerns regarding reduction in changing rooms, this would not be the case and the number of changing rooms would remain the same. The extent of the changing rooms are not shown on the submitted plans as the proposal relates to changes to the windows and doors at the opposite side of the building only.

7.17 Conditions that were imposed to the previous planning permission 14/01635/FUL will be reattached to any grant of planning permission given that this is a variation of this earlier permission and would be the extant planning permission relating to the site. These conditions related to car parking, residential amenity (noise) and lighting. It is noted that there is currently a discharge of conditions application pending consideration in relation to conditions regarding lighting and noise which were imposed on the original application. These have not yet been discharged as additional information is awaiting submission following discussions with the applicant and agent. Therefore these are imposed again, as set out below in condition 2 and 7.

## **8. Conclusion**

8.1 The amendments to windows and doors to the approved clubhouse are considered acceptable in principle. There are no changes proposed in respect of the ATP. The amendments are not considered to have a significant impact on residential amenity or highway safety. Concerns raised by local residents are addressed in the body of this report. It is considered that the proposals accord with both national and local planning policies as set out in sections 6.1-6.3 of this report, above.

## 9. Recommendation

That this application be GRANTED permission subject to the following conditions with reasons:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following plans;

Pd design consulting. As built floor plan. 215176.11.P1. 21.10.2016

Pd design consulting. As built elevations and sections. 215176.12.P2. 21.10.2016

Pd design consulting. As built roof plan. 215176.13.P1. 21.10.2016

Existing and proposed site plan. 215176.10.P1.21.10.2016

Existing site plan. 213117. 07.P1.21/10/2016

SS1688 05 Isometric View

SS1688 07 Floodlighting Scheme

Artificial turf pitch elevations. SS1688.06.01. 21.5.2014

Pddesign. Proposed site plan. 213117.02.P10.31.7.2013. Received 12<sup>th</sup> November

Reason: To ensure that the development is carried out in accordance with the approved plans.

2. Prior to the clubhouse extension being brought into use a report shall be submitted to and approved by the Local Planning Authority identifying the existing noise levels at the nearest noise sensitive receptors. The entertainment noise from the proposed development shall not exceed the existing 15 minute LAeq for noise between 07:00 to 23:00 or 5 minute LAeq 23:00 to 07:00. The applicant shall provide full details of the mitigation measures, required to achieve these levels, which shall be implemented in full.

Reason: To protect residential amenity and ensure a commensurate level of protection against noise; in accordance with Part 11 of the National Planning Policy Framework.

3. No noise from the function room hereby permitted including amplified music and associated internal activities shall be audible from the nearest noise sensitive properties.

Reason: To reduce the impact of noise disturbance on neighbouring residents as required by Part 11 of the NPPF.

4. All new doors shall be acoustically insulated so as to prevent noise breakout.

Reason: To reduce the impact of noise disturbance on neighbouring residents as required by Part 11 of the NPPF.

5. The Artificial Turf Pitch hereby approved shall be used between the hours of 0800 and 2200 only and not at any other time. All external lighting shall be switched off outside these hours.

Reason: In the interests of residential amenity as required by Part 11 of the NPPF.

6. Within one month from this date of this permission a scheme for the installation of any permanent and temporary lighting on the site shall be submitted to and approved in writing with the Local Planning Authority. The lighting scheme should be designed so that lighting levels are minimised in accordance with the Bats and lighting in the UK, Institute of Lighting Engineers and BCT, 2009. The approved scheme shall be implemented in full prior to the facility being brought into use.

Reason: To prevent the risk of harm to protected species in accordance with Blyth DC Policy DC16.

7. No public address or tannoy system shall be used at any time within the multi-use games area.

Reason: To protect residential amenity and ensure a commensurate level of protection against noise; in accordance with the National Planning Policy Framework.

**Background Papers:** Planning application file(s) 16/03937/VARYCO and 14/01635/FUL