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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 4/5/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0162 | | | | | |  | | | | |
| **Date Inspected:** | | | 22/3/2022 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Development of new ramp and external viewing area to allow disabled access to clubhouse and terrace. | | | | | | | | |
| **Site Address/Location:** | | | | | Longridge Cricket Club, Chipping Road, Longridge. PR3 2NB | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Longridge Town Council have no objections. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| LCC Highways: No objections subject to conditions. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport And Mobility  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2015/0086:**  Replacement groundkeepers store and scoreboard (Approved)  **3/2010/0883:**  The proposal is to extend the existing clubhouse and include a new garage to the rear of the clubhouse connected to the existing structure (Approved)  **3/2009/0500:**  Installation of a new septic tank. Installation of new changing facilities to rear of existing club house, using steel storage units. Erection of 8m high telegraph poles with netting at roadside, to prevent cricket balls hitting cars and passers-by (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an outdoor sports facility in Longridge. The sports facility comprises a cricket pitch and clubhouse with parking facilities. The proposal site is located on the Northern tip of Longridge’s defined settlement area between an area of residential housing and a large expanse of open countryside. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of an external viewing area comprising a disabled access ramp. | | | | | | | | | | | | | |
| **Principle of development:**  Policy DMG2 of the Ribble Valley Core Strategy states that:  *‘Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.’*  Policy DMG3 of the Ribble Valley Core Strategy states that considerable weight will be given to proposals that make provision for those with reduced mobility.  The proposal relates to a small scale development within an existing sports facility which is located close to Longridge’s urban centre. Furthermore, the proposal would facilitate disabled access to and from the facility’s clubhouse. Accordingly, the proposed development is considered to be acceptable in principle subject to an assessment of additional planning considerations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed outdoor viewing area has the potential to invite some noise disturbance however the viewing area would be adjoined to the North-western elevation of the proposal site’s clubhouse which faces away from the nearest residential properties located approximately 90 metres away therefore it is not considered that the proposed development would be harmful to the amenity of any residents within the vicinity of the proposal site. | | | | | | | | | | | | | |
| **Visual Amenity:**  The proposed viewing area and access ramp would cover a fairly substantial ground floor area however the footprint of the development would be relatively modest in relation to the ground floor area covered by the facility’s clubhouse and car parking area. The proposal would be clearly visible from Chipping Road due to the open layout of the proposal site however the stone based design of the viewing area would merge well with the clubhouse’s North-western stone elevation and the stone based exterior of the site’s car park entrance walls. As such, it is not considered that the proposed development would be over dominant, incongruous or harmful to the visual amenities of the immediate or wider area. | | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | |
| **Highways:**  LCC Highways initially responded to the proposal with a request for a parking plan due to concerns over the loss of off street parking spaces that would occur through the proposed development. The applicant has since provided a parking plan to illustrate on-site parking capacity which has since been reviewed and accepted by the LHA. It is noted that the LHA have recommended that an additional planning condition be added to this consent with regards to a Construction Management Plan however given the scale and nature of the proposal it is considered that such a condition would be disproportionate in this instance. Notwithstanding this, it is not considered that the proposal would have any undue impact upon highway safety. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal would not have any undue impact upon the amenity of any nearby residents and would not result in any harm to the visual amenities of the area.  The proposed works would be a relatively modest addition to the existing site and would improve disabled access to and from the facility’s clubhouse.  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommend for approval. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission be granted. | | | | | | | | | |