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| **Report to be read in conjunction with the Decision Notice.** |
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| **Application Ref:** | 3/2022/0321 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 22/06/2022 |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Proposed hard paving area on existing cricket playfield fields. |
| **Site Address/Location:** | Clitheroe Cricket Club, Chatburn Road, Clitheroe, Lancashire, BB7 2AS |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comment received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One letter of objection has been received objecting on the following grounds:* The proposal will result in an Increase in anti-social behaviour.
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy DS1: Development Strategy Policy DS2: Sustainable Development Policy DMB1: Supporting Business Growth and the Local EconomyPolicy DMG1: General Considerations Policy DMG2: Strategic Considerations National Planning Policy Framework |
| **Relevant Planning History:****3/2016/0348:**Proposed alterations to existing vehicular access. (Approved)**3/2013/0190:**Application to display 2no. illuminated hanging signs. (Approved)**3/2012/0995:**Three illuminated hanging banner signs advertising Carter Leisure Club and Cricket Bowling and Tennis Club. (Refused)3/2005/0876:Demolish and re-build existing tennis pavilion. (Approved)3/2004/0538:Erection of safety netting on steel posts to prevent balls going onto private property. Safety netting to be removed in winter months. (Approved)3/1990/0258:Floodlighting of club’s 3rd tennis court. (Approved)3/1989/0257:Floodlighting of club’s 3rd tennis court and portion of existing netball court. (Withdrawn) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to Clitheroe Cricket, Tennis and Bowling Club, situated on the Western side of Chatburn Road highway within the settlement boundary of Clitheroe. The site is adjoined to the North, West and East by residential properties and to the South by further residential properties and the Pendle Primary School. The site itself is not situated on any designated land.   |
| **Proposed Development for which consent is sought:**Consent is sought for a proposed hard paving area extending off an existing stone flagged area to the North-West of the development Site. The existing paved area shall be extended to the West in order to provide an additional 90m², maintaining the existing ground level for 3m. The western end of the paving will be stepped up by 300mm, accessed by 2no 150mm steps and a 1 in 12 gradient access ramp to the North. A 1.8m high fence will be used as edge protection around the western side of the development. Materials will include concrete for the hardstanding and a timber fence to the perimeter.  |
| **Residential Amenity:**The construction of the hard paving area extending off the existing paved area will not create any additional impact with regard to residential amenity due to separation distances between the site and surrounding dwellings. |
| **Visual Amenity:**Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings. The proposed hard standing will be situated behind new boundary treatments of 1.8m high timber fencing, which would significantly reduce the visual impact of the proposed development. Furthermore, the fencing proposed would match the existing fencing on site in terms of materials, as well as the supporting wall being faced with render, visually integrating with the existing buildings on site. As such, it is not considered that the proposal would have any undue impact upon the visual amenities of the immediate or surrounding area. |
| **Landscape/Ecology:**The proposed site plan shows that the proposal would result in the removal of an existing tree, noted as T1 on the plan. The Root Protection Area of the existing tree is partially sited within the proposed paved area, and due to the tree not being considered to have a high level of visual amenity, the removal of this tree has been deemed acceptable by the Countryside Officer.  |
| **Highways:**Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works will not affect the property’s existing parking arrangement it is not considered that the proposal will have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal has no significant detrimental impact on visual amenity, nor would the proposal have an unacceptable impact on ecology. Accordingly, it is recommended that the application be approved. |
| **RECOMMENDATION**: | That planning consent be granted.  |