

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	20.08.2021
Address/Location:	Longlevens Rugby Football Club Longford Lane Gloucester GL2 9EU
Application No:	20/01143/FUL
Ward:	Longlevens
Expiry Date:	05.02.2021
Applicant:	Longlevens Rugby Club
Proposal:	Addition of fencing around the rugby pitch
Report by:	Elenya Jackson
Appendices:	Site location Plan Site Plan Crowd Barrier Fence

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is the Longlevens recreation ground which is the residence of Longlevens Rugby and Football Club on Longford Lane and comprises a field used for playing pitches and ancillary buildings.
- 1.2 The site is owned by Gloucester City Council, is public open space and occupied by the Rugby/Football Club.
- 1.3 The site is located within the densely populated residential area with 'The Milestone School' situated to the west.

2.0 RELEVANT PLANNING HISTORY

No relevant history

3.0 RELEVANT PLANNING POLICY

- 3.1 The following planning guidance and policies are relevant to the consideration of this application:

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

3.3 City of Gloucester Local Plan (Adopted 14 September 1983)

The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 219 of the NPPF states that '*... due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*' The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.

3.4 Emerging Development Plan

Gloucester City Plan

The Gloucester City Plan (“City Plan”) will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Pre-Submission version of the Gloucester City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 2019. The hearing sessions for the examination of the City Plan concluded on 9 July 2021. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited- moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

Relevant policies include:

C1 – Active design and accessibility

3.5 Other Planning Policy Documents

Gloucester Local Plan, Second Stage Deposit 2002

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. The following “day-to-day” development management policies, which are not of a strategic nature and broadly accord with the policies contained in the NPPF, should be given some weight: : *Case officer to delete any policies that are not relevant. if no policies are relevant replace sentence beginning with “the following day- to-day policies & subsequent text with...While there are number of policies in the 2002 Plan which are considered to accord with the NPPF and have not been superseded by the JCS, none of these are considered to be relevant to the current application.*

3.6 Supplementary Planning Guidance/Documents

All policies can be viewed at the relevant website address:- national policies:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Gloucester City policies:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

4.0 CONSULTATIONS

4.1 Open Space and Playing Pitch Adviser

The site is identified in the Gloucester City Council playing pitch strategy as a Key centre. Longlevens has more than 47 hectares of Public open space in the Ward and therefore, the fencing off of one hectare would not preclude community events.

No objection to the proposal

There are also concerns regarding the gap between the children’s play area and the pitch becoming muddy and this may need to be surfaced in the future.

The councils Green space officers have no further comments to add

Sport England

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. Sport England does not wish to raise an objection to this application.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 16 Neighbouring properties were notified and a site notice was published.

5.2 1 letter of objection received raising the following issues:

- Future applications regarding restriction of access to pitches
- Prevention of public use
- Impacting the openness of Green space

4 Letters of Support were received with the following comments

- Supporting Milestone school with involvement in sports
- Improve safety
- Improved community cohesion

5.3 The full content of all correspondence on this application can be viewed on:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

6.0 OFFICER OPINION

6.1 *Legislative background*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

6.4 It is considered that the main issues with regards to this application are as follows:

- Principle
- Design, layout and Landscape
- Traffic and Transport
- Residential Amenity

6.5 **Principle**

The application seeks planning permission for the erection of fencing around one of the existing pitches on the site with the intention of improving safety for those using the site by

preventing dog walkers on the pitch. The proposed gates would be locked when the site was not in use

The proposed fencing would be constructed so that there was a 5m safety gap between the edge of the pitch and the proposed fencing. Due to the pitch having a length of 108m, the proposed fencing would have a length of 118m and a width of 78m.

There would be four access points to the pitch. The South westerly access would be 2m wide to allow access for Emergency services and machinery for maintenance.

The fencing would be 1.2m high

Sport England have been consulted as part of this application due to the sites current use being a playing field. Their comments were that the proposal does not impinge on the run off area and they are satisfied that the proposed development is for ancillary facilities supporting the principle use of the site and does not affect the quality or quantity of playing pitches or their use. No objection was received. Therefore, the erection of fencing is acceptable in principle.

6.6 ***Design, Layout and Landscaping***

The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character and for its benefit to economic, environmental and social wellbeing

- 6.7 The proposed development would introduce new fencing onto the application site; however, the site is contained within an open playing field, not highly prominent within the street scene and adequate open space would be retained should the proposal receive permission. The proposed fencing is low level with a maximum height of 1.2m and therefore would not significantly impact the views of the site or the character of the landscape. There, it is considered that the proposed fencing would not be uncharacteristic of the use and character of the site and given the existing context of the site, would not be harmful to the character and appearance of the landscape.

6.8 ***Traffic and transport***

The NPPF requires that development proposals provide for safe and suitable access for all and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy INF1 of the JCS requires safe and accessible connections to the transport network

- 6.9 The proposal is for the introduction of fencing to the site to improve safety to the pitch and provide crowd control for users of the site. There would be no alteration to existing parking facilities on site. The development itself would not provide significant means of intensification to the site and therefore, it is considered that the proposal would accord with policy INF1 of the JCS(2017).

6.10 ***Residential amenity***

Paragraph 130 (f) of the NPPF sets out that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

6.11 Due to the location of the proposal, its intention and the existing nature of the site, it is not considered that the proposal would result in levels of noise, light, usage or traffic generation which would unacceptably detract from the amenities of local residents, the safety of passing motorists or the tranquillity of adjacent areas of wildlife.

6.12 **Conclusion**

This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, highway safety implications, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted.

7.0 **RECOMMENDATION OF THE HEAD OF PLACE**

7.1 That planning permission is GRANTED subject to the following conditions:

Condition 1

7.2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

7.3 The development hereby permitted shall be carried out in accordance with the following approved plans

- Crowd Barrier Fence code CW1200/2
- DRWG NO. LONGLEVENS-LAYOUT REV:1A
- Crowd Barrier Gate GCW/3
- Site Location Plan received: 13.11.2020

Reason: To ensure that the development is carried out in accordance with the approved plans and documents and in accordance with policies contained within the Joint Core Strategy.

Person to Contact: Elenya Jackson (01452 396269)

Planning Application: | 20/01143/FUL

Address: | Longlevens Rugby Football
Club Longford Lane
Gloucester GL2 9EU

Committee Date: | 7.09.2021

