

Report of the Chief Executive

APPLICATION NUMBER:	22/00295/FUL
LOCATION:	Cricket Pavilion and Sports Ground, Greenhills Road, Eastwood, Nottinghamshire, NG16 3FT
PROPOSAL:	Installation of two lane cricket practice net facility to north west of the cricket ground

1.1 Purpose of Report

This application is brought to the Committee as the Council is the landowner.

1.2 Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

1.3 Detail

1.3.1 This application seeks full planning permission to install a two lane cricket practice net facility to be used by Eastwood Cricket club's younger teams and adults.

1.3.2 The main issues relate to whether the principle of the practice net facility would be acceptable and if there would be any significant detrimental impact upon the residential amenity of the immediate neighbouring properties.

1.3.3 The benefits of the proposal are that it would provide an artificial surface practice facility for the club that do not currently have the benefit of. As well as benefitting the club by providing a safe high quality surface to train on, it will allow the club to run training sessions and matches concurrently and maximise the use of the ground. On balance, the scheme is acceptable and should be approved.

1.3.4 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix

1.4 Financial Implications

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets.

1.5 Legal Implication

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

1.6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

1.7 Background Papers

Planning Application Statement.

APPENDIX

2. Details of the Application

- 2.1 This application seeks full planning permission to install a two lane cricket practice net facility to be used by Eastwood Cricket Club's younger teams and adults.
- 2.2 The practice lane facility will be positioned within the north west corner of the cricket ground in an area least susceptible to surface water build up and outside of the cricket wicket and boundary. The practice surface will be permeable and will be laid on a 220mm deep layer of porous aggregate. Galvanised steel post will be concreted into the ground which will support a net on the sides and over the top.

3. Site and Surroundings

- 3.1 The application site is located off Greenhills Road and currently consists of a pavilion building and associated cricket pitch. Directly to the south and west there are residential dwellings located on Greenhills Road and Robey Drive, along with residential dwellings located to the north located on Meadow Close. Further along to the south there are open fields with Greasley Park located to the east. Along the north and east boundaries there are mature trees, with a Public Right of Way (PRO W) located beyond the boundary fence to the North.

4. Relevant Planning History

- 4.1 Planning permission was granted under reference number 10/00125/FUL to replace a building with a garage.

5. Relevant Policies and Guidance5.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 5.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate change
- Policy 10: Design and Enhancing Local Identity
- Policy 16: Green Infrastructure, Parks and Open Space

5.2 **Part 2 Local Plan 2019**

- 5.2.2 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 1: Flood Risk
- Policy 17: Place-making, Design and Amenity
- Policy 28: Green Infrastructure Assets

5.3 **National Planning Policy Framework (NPPF) 2021:**

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making

- Section 8: Promoting healthy and safe communities
- Section 12: Achieving Well-designed Places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

6. Consultations

- 6.1 **Environmental Health** – No objections, advise that as the nets and associated activity may generate activity noise which could impact on surrounding residential properties, a condition should be attached to the planning permission restricting the use between 08.30 – 20.00 hours Monday to Sundays, Bank Holidays and other public holidays.
- 6.2 38 neighbouring properties were consulted on the application, with one letter having been received raising no objections and three letters of objection having been received raising concerns in respect of:
- Associated noise from the use of the practice net.

7. Assessment

- 7.1 The main issues relate to whether the principle of the practice net facility would be acceptable and if there would be any significant detrimental impact upon the residential amenity of the immediate neighbouring properties.

7.2 Principle

- 7.2.1 Policy 28 – Green Infrastructure Assets states that development proposals which are likely to lead to increased use of any of the Green Infrastructure Assets as shown on the Policies Map, will be required to take reasonable opportunities to enhance the Green Infrastructure Asset(s), including Playing Pitches. In all cases, permission will not be granted for development that results in any harm or loss to the Green Infrastructure Asset, unless the benefits of development are clearly shown to outweigh the harm.
- 7.2.2 The application site is identified on the Policies Map under Policy 28.1b as The Breach Cricket Ground. Eastwood Town Cricket Club currently has no artificial surface practice facilities and uses 2 mobile nets for practice on the square. The increase in membership of juniors and women and the varied formats has meant that time pressure on ground availability for practice and games has also increased. It is therefore vital that the club invest in a 2-lane fixed net practice area on the perimeter of the ground. As well as benefitting the club by providing a safe high-quality surface to train on, it will allow the club to run training sessions and matches concurrently and maximise the use of the ground. Eastwood Town are currently the only club in the top 3 divisions of the South Nottinghamshire Cricket League without non-turf practice facilities so a new practice system will help increase the attractiveness of the club to prospective junior and senior players, will assist the club's retention of all players by providing increased on-site facilities and subsequently allow coaches and leaders to provide coaching sessions even during spells of wet weather. As there are currently no indoor net facilities in the Broxtowe

area, this will be a great asset particularly at the start of the season when the ground is too wet.

- 7.2.3 Given the siting of the proposed practice net on the perimeter of the ground which will allow for cricket matched to be played along with training sessions, it is not considered the proposal results in any harm or loss to the Green Infrastructure Asset in the form of the existing cricket ground. The principle of the development is therefore considered to be acceptable.

7.3 Design and Visual Amenity

- 7.3.1 The practice net facility will be positioned within the north west corner of the cricket ground in an area least susceptible to surface water build up and outside of the cricket wicket and boundary. The structure will be set in from the northern boundary away from the existing mature trees. The practice surface will be permeable artificial grass and will be laid on a 220mm deep layer of porous aggregate. Galvanised steel post will be concreted into the ground which will support a net on the sides and over the top.
- 7.3.2 The proposal is not considered to have any significant detrimental impact upon the character of the street scene or visual amenity of the area.

7.4 Residential Amenity

- 7.4.1 Concerns have been raised by local residents in respect of potential noise from the associated use of the practice nets. The structure will be set in from the boundary of the cricket ground and set a significant distance away from the immediate neighbouring properties located on Green Hills Road, Robey Drive and Meadow Close. Information provided on the submitted Planning Statement indicates that in line with the current ground usage, the practice net facilities will be used during daylight hours on weekday evenings during the season with the possibility of occasional weekend use. The Council's Environmental Health Officer raises no objections to the proposal but does acknowledge that the proposed nets and associated activity may generate activity noise which could impact on the surrounding residential properties. In view of this a condition is recommended to be attached to the planning permission restricting the use of the nets between 08.30 – 20.00 hours Monday to Sundays, Bank Holidays and other Public Holidays to protect nearby residents from excessive operational use.
- 7.4.2 The proposal is not considered to have any significant impact upon the residential amenity of nearby residential properties in respect of associated noise.

7.5 Other Issues

7.6 Flooding

- 7.6.1 Whilst the proposed practice net will be partly located in both Flood Zones 2 and 3, The practice surface will be permeable artificial grass and will be laid on a 220mm deep layer of porous aggregate. The practice surface will be permeable artificial grass and will be laid on a 220mm deep layer of porous aggregate. It is not considered the proposal will give rise to any flooding issues.

8 Planning Balance

- 8.1 The benefits of the proposal are that it would provide an artificial surface practice surface facility for the club that do not currently have the benefit of. As well as benefitting the club by providing a safe high quality surface to train on, it will allow the club to run training sessions and matches concurrently and maximise the use of the ground. On balance, the scheme is acceptable and should be approved.

9 Conclusion

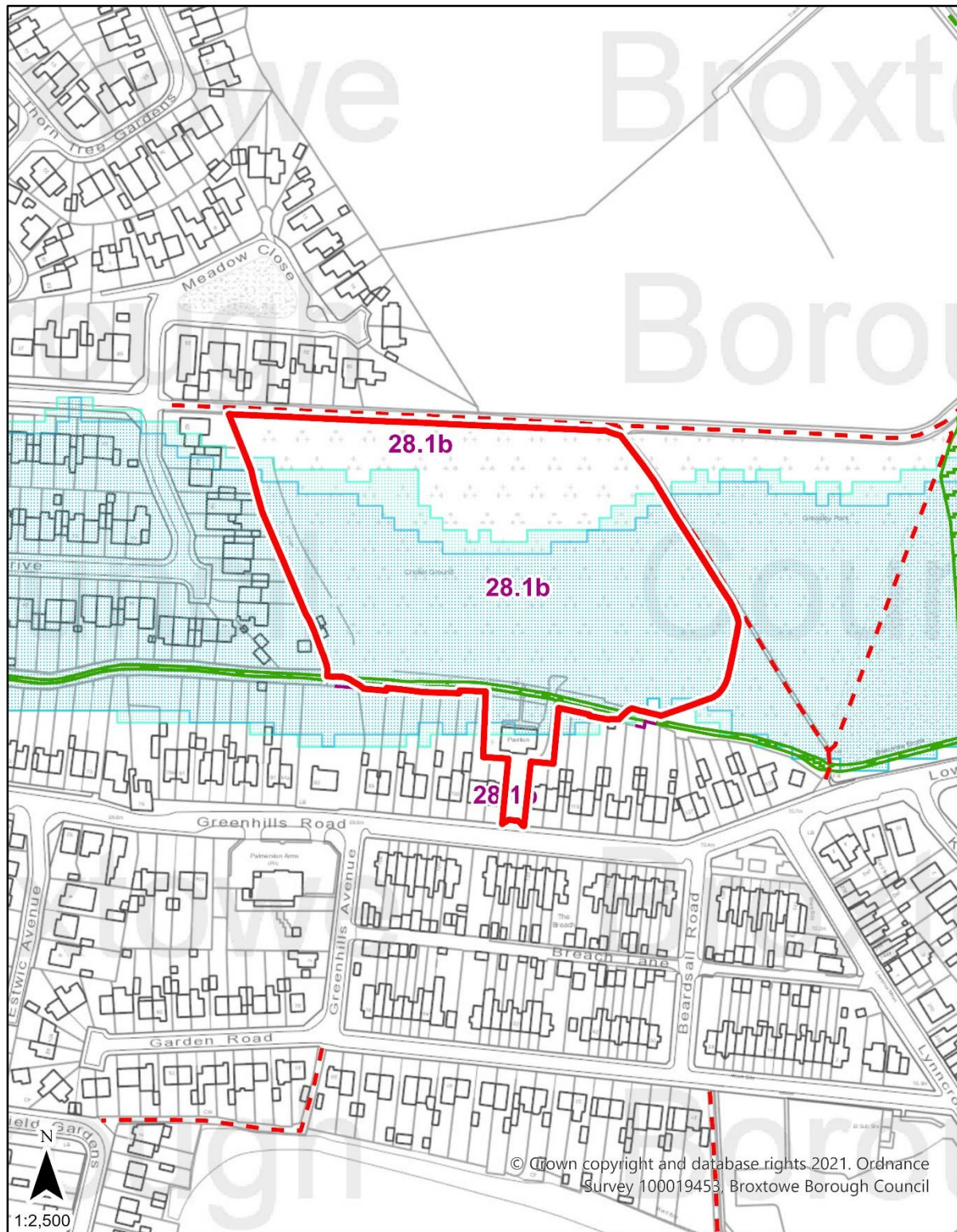
- 9.1 To conclude, it is considered the principle and design of the development is acceptable and there would not be a significant impact on the amenity of surrounding neighbours and therefore the application should be approved.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.

1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with Site Location Plan 1: 1250, Elevations and Perspective Views and Details received by the Local Planning Authority on 17 June 2022 and Proposed Block Plan 1: 500 received by the Local Planning Authority on 14 July 2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The proposed cricket nets shall not be used except between 08.30-20.00 hours Monday to Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.</p> <p><i>Reason: To protect nearby residents from excessive operational noise, in accordance with Policy 19 of the Part 2 Local Plan (2019).</i></p>
4.	<p>No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.</p> <p><i>Reason: To protect nearby occupants from excessive construction noise and vibration, in accordance with Policy 19 of the Part 2 Local Plan (2019).</i></p>

5.	<p>No lighting/floodlighting shall be installed or operated in association with this permission</p> <p><i>Reason: To protect nearby occupants from excessive light nuisance, in accordance with Policy 19 of the Part 2 Local Plan (2019).</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



Legend

- | | |
|---|---|
| Site Outline | Footpath |
| Playing Pitches | Local Wildlife Site |
| Byway open to all traffic | Flood Zone 3 |
| Bridleway | Flood Zone 2 |

Photographs

Location of Practice Nets



Neighbouring Properties



Cricket Pitch and Pavilion

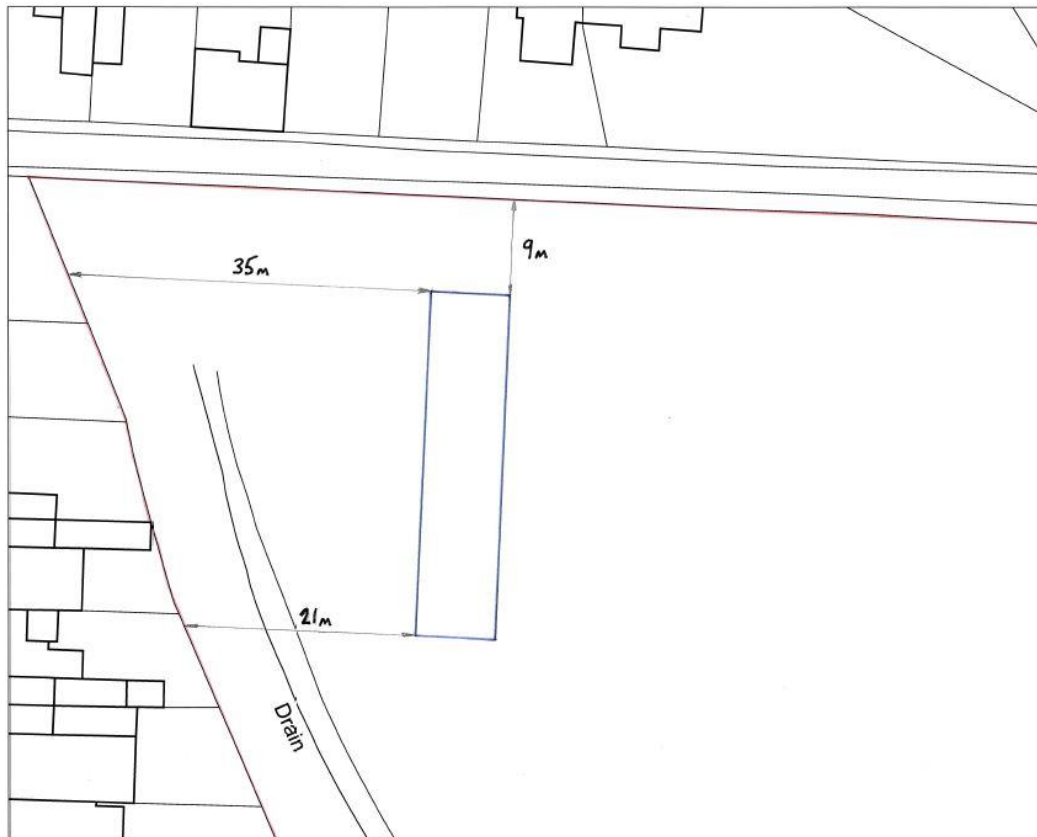


Plans (not to scale)

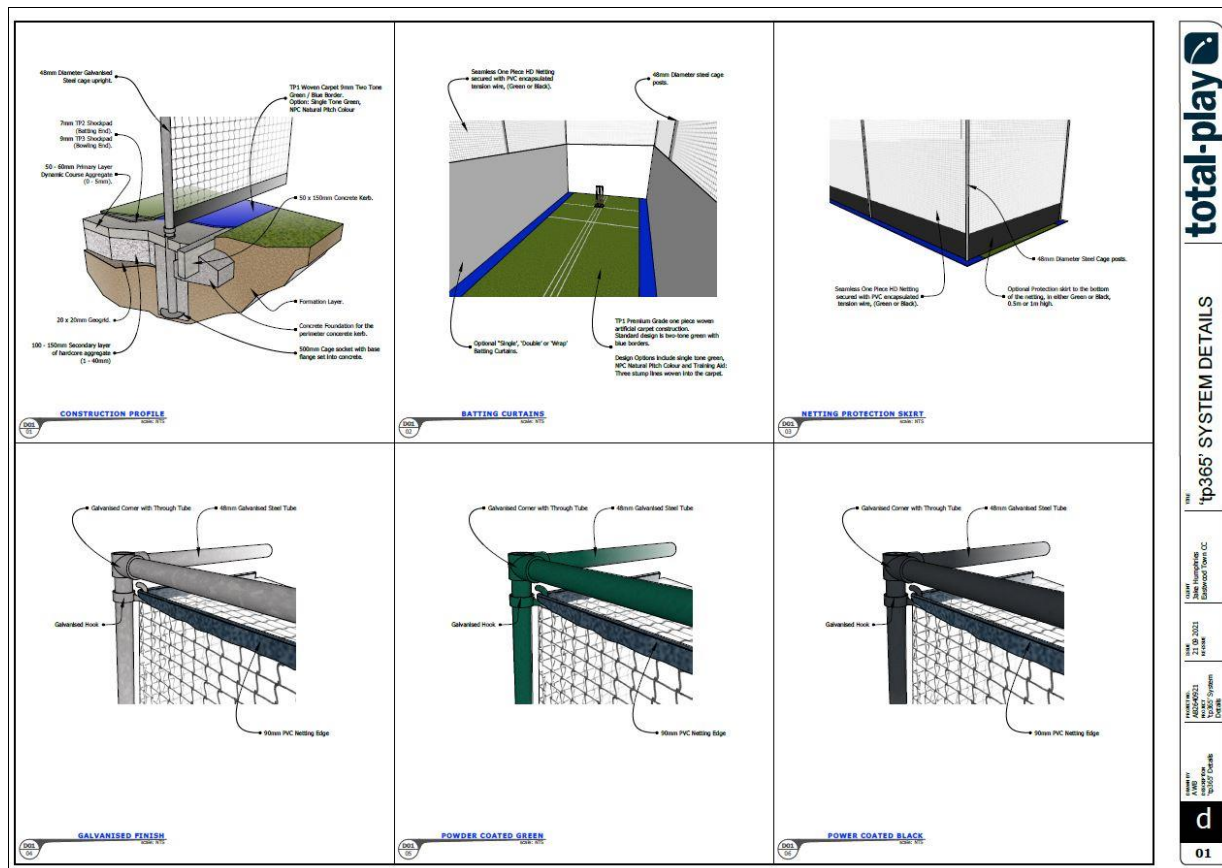
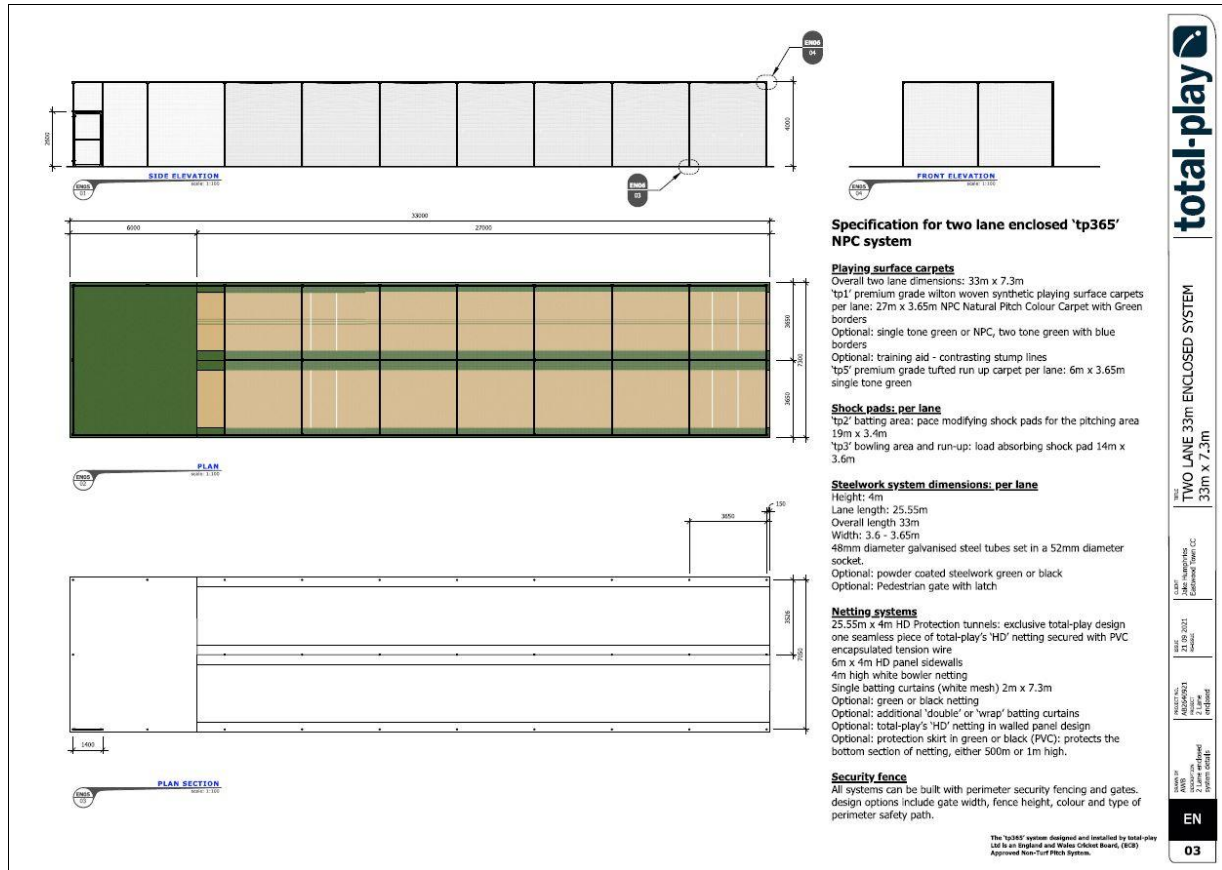
Aerial Photograph Showing Location of Practice Nets

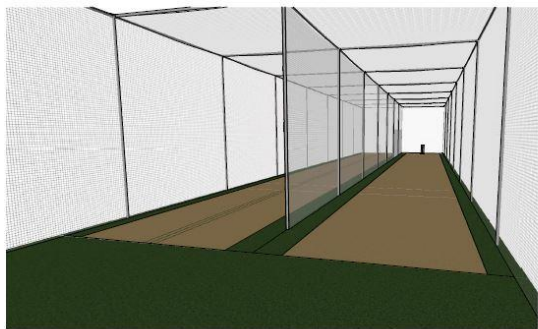


Block Plan

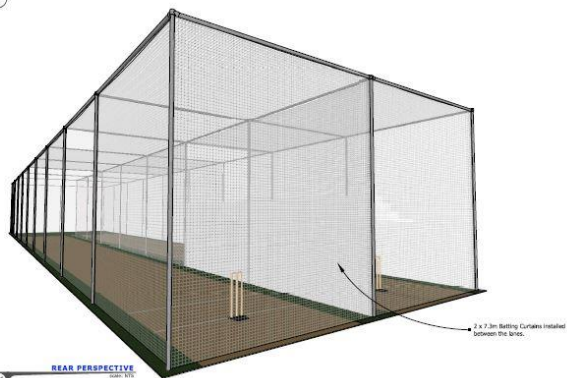


Elevations

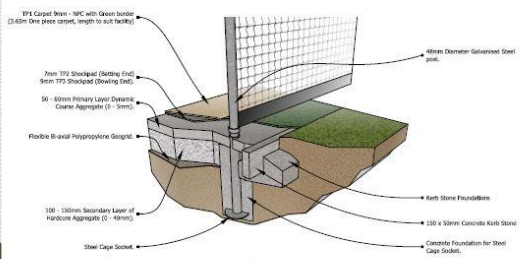




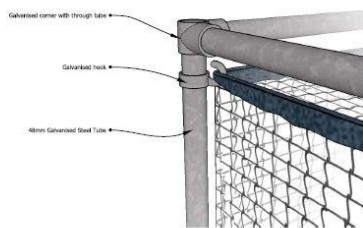
FRONT PERSPECTIVE
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NEAR PERSPECTIVE
cont. KTB



CAGE POST INSTALLATION scale: NTS



TOP CORNER DETAIL
 2008: NTG