

Report of the Chief Executive

APPLICATION NUMBER:	19/00418/FUL
LOCATION:	GREASLEY CASTLE FARM, 120 CHURCH ROAD, GREASLEY, NOTTINGHAMSHIRE, NG16 2AB
PROPOSAL:	CHANGE OF USE FROM AGRICULTURAL FIELD TO RECREATIONAL FIELD, RETAIN 3 BUILDINGS AND ERECT ADDITIONAL BUILDING.

The application is brought to the Committee as requested by Cllr M Handley

1 Executive Summary

- 1.1 This application seeks permission to change the use of the site from agricultural to outdoor recreation for use for an archery club. The application also seeks permission to retain the two portacabins and a storage container already positioned at the site, and to erect a fourth building to be used for an accessible toilet. The existing portacabins are used for toilet facilities and a meeting room for the archery club.
- 1.2 The application site is located in the Green Belt. The change of use to outdoor sport and recreation is appropriate development in the Green Belt, and appropriate facilities for outdoor sport and recreation are also appropriate development. Therefore, the proposal is considered to be appropriate development in the Green Belt.
- 1.3 The structures are relatively low in terms of height, positioned close to the north west boundary of the site which is made up of mature hedgerow and are painted green. The buildings are therefore not overly prominent and not considered to be harmful to the character of the area.
- 1.4 There are a number of Grade II Listed Buildings to the north of the site. It is considered that these heritage assets are a sufficient distance from the application site to ensure that the proposal will not have a harmful impact on their character and setting.
- 1.5 Overall, the proposal is appropriate development in the Green Belt, will have no impact on neighbouring amenity and will not harm that character of the surrounding area. It is therefore recommended that planning permission is granted in accordance with the resolution contained in the appendix.

APPENDIX 1

1 Details of the Application

- 1.1 This application seeks permission to change the use of the land from agricultural to recreational use and to retain 3 buildings on the site and erect an additional building. The recreational use proposed is an archery field to host the Greasley Castle Archers Club. The buildings to be retained include 2 portacabins, used for toilets and a meeting room, and a container for the storage of equipment in accordance with the use of the site. The building to be erected will be an accessible toilet, which will be a relatively small addition to the south west side of the existing buildings.

2 Site and surroundings

- 2.1 The application site consists of two fields, each with separate access points, although there is a direct access between the two fields. The larger field where the buildings are sited will be used as the main club field for use for the targets. The second field will principally be used for parking.
- 2.2 The application site is located within the Nottinghamshire Green Belt and surrounded by open fields. The access to the site is from Church Road via the existing access to Greasley Castle Farm.
- 2.3 The application site lies in relatively close proximity to the remains of Greasley Castle, Greasley Castle Farmhouse, the Font in the grounds of 120 Church Road, The Church of St Marys and The Sexton's House, which are all Grade II Listed Buildings. These heritage assets are all located to the north of the application site.

3 Relevant Planning History

- 3.1 There is no relevant planning history for the application site.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

4.2 **Saved Policies of the Broxtowe Local Plan (2004):**

- 4.2.1 The Part 2 Local Plan is currently under preparation. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved.

- Policy E8: Development in the Green Belt
- Policy E14: Mature Landscape Areas

4.3 Part 2 Local Plan (Draft)

4.3.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been examined, with the Inspector's report imminently expected. The Inspector issued a 'Post Hearing Advice Note' on 15 March 2019. This note did not include a request that further modifications be undertaken to Policies 17, 23 and 30 but has suggested changes to other policies, including Policy 8. Whilst this is not the inspector's final report, and the examination into the local plan has not been concluded, it does mean Policies 17, 23 and 30 can now be afforded moderate weight, with Policy 8 being afforded limited weight.

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity
- Policy 23: Proposals affecting designated and non-designated heritage assets.
- Policy 30: Landscape

4.4 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting the Green Belt.

5 Consultations

5.1 Council's Conservation Adviser:

The site is sufficiently separated from the protected sites and buildings to not have an adverse impact on the setting. Although the structures are not ideal, they are relatively low in height and well masked by the mature hedgerows along the boundaries. It is not considered the setting of the above would be adversely affected by the proposals.

5.2 Highways Authority

No objection subject to condition requiring the access from Church Road to be brought up to a standard for the additional use in terms of hard surfacing and a suitable drainage channel.

5.3 There are no neighbouring properties directly adjoining the application site. A site notice was posted outside the access to the site on Church Road on 21 August and no responses from any members of the public have been received.

6 Assessment

6.1 The main issues for consideration are whether or not the proposal is appropriate development in the Green Belt, the design and appearance of the proposal and whether or not it has any impact on the nearby Listed Buildings.

6.2 **Green Belt**

6.2.1 Paragraph 143 of the NPPF states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraphs 145 and 146 identify a range of exceptions to inappropriate development, one of which is the material change of use of land (such as for outdoor recreation). Another exception is the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

6.2.2 The proposed change of use of the land is to use for outdoor recreation and therefore would not be inappropriate development. The two portacabins and container on the site are used in accordance with the outdoor recreation use. The portacabins provide toilet and refreshment facilities which are essential for the running of the club, as the accessible toilet will also be. The container is used for the storage of equipment such as the targets and ride-on lawnmower. Due to the scale and position of the buildings, provided they are retained on a temporary basis, it is considered that openness will be preserved and the development will not conflict with the purpose of including land in the Green Belt. It is therefore considered that the buildings are appropriate facilities for outdoor recreation and would therefore not constitute inappropriate development in the Green Belt, subject to a condition requiring removal after five years.

6.2.3 Overall, it is considered that in accordance with paragraphs 145 and 146 of the NPPF that the proposal would not be inappropriate development in the Green Belt.

6.3 **Heritage**

6.3.1 The Conservation Adviser has not raised any objections to the proposal. The site is sufficiently separated from the Listed Buildings to the north and the development will not have an adverse impact on their setting. The structures are relatively low in height and well masked by the mature hedgerows along the boundaries. It is therefore considered that the proposal will not have an unacceptable impact on the heritage assets.

6.4 **Design and Appearance**

6.4.1 The portacabins and container are relatively low in height and small scale buildings. They are positioned close to the north boundary of the site which is made up of a mature hedgerow which has a similar overall height to the buildings. Whilst the design of the buildings is basic, taking into account their small scale and position in the site, it is not considered they are harmful to the character of the area. Furthermore, they are dark green in colour which ensures they are not

overly prominent in the surrounding area. Taking into account the location of the site, the buildings are not prominent from the public realm or from the nearest main road which is Church Road to the east of the site.

6.4.2 Whilst the application site is within a Mature Landscape Area, it is considered that the size and siting of the buildings minimises the harm of the buildings to the Mature Landscape Area. The buildings are of a temporary nature and therefore would not have a permanent impact on the Mature Landscape Area should the use of the site cease in the future.

6.4.3 Due to the location of the buildings in the Green Belt, it is considered appropriate to condition that permission for the buildings only is granted for a period of 5 years, and at that time the buildings are to be removed or the applicant can re-apply for permission or apply separately for small scale permanent buildings to replace the portacabins.

6.4.4 Overall, it is considered that a satisfactory standard of design has been achieved.

6.5 Access

6.5.1 The application site will be accessed from Church Road where there is an existing access to Greasley Church Farm. The access is considered acceptable subject to a condition to ensure that it is resurfaced in a bound material with provision made to ensure that surface water does not drain onto the public highway. The applicant has stated that the fields will generally not be used by the club between September and the start of April and has therefore requested if they could have this time to surface the access, which is considered acceptable.

7 Planning Balance

7.1 The benefits of the proposal are that it is compliant with Green Belt policy, making use of open land for a sports club that is open to members of the local community. Whilst the buildings are not of any great design merit, they are relatively small and positioned close to the mature boundary to ensure they are not overly prominent.

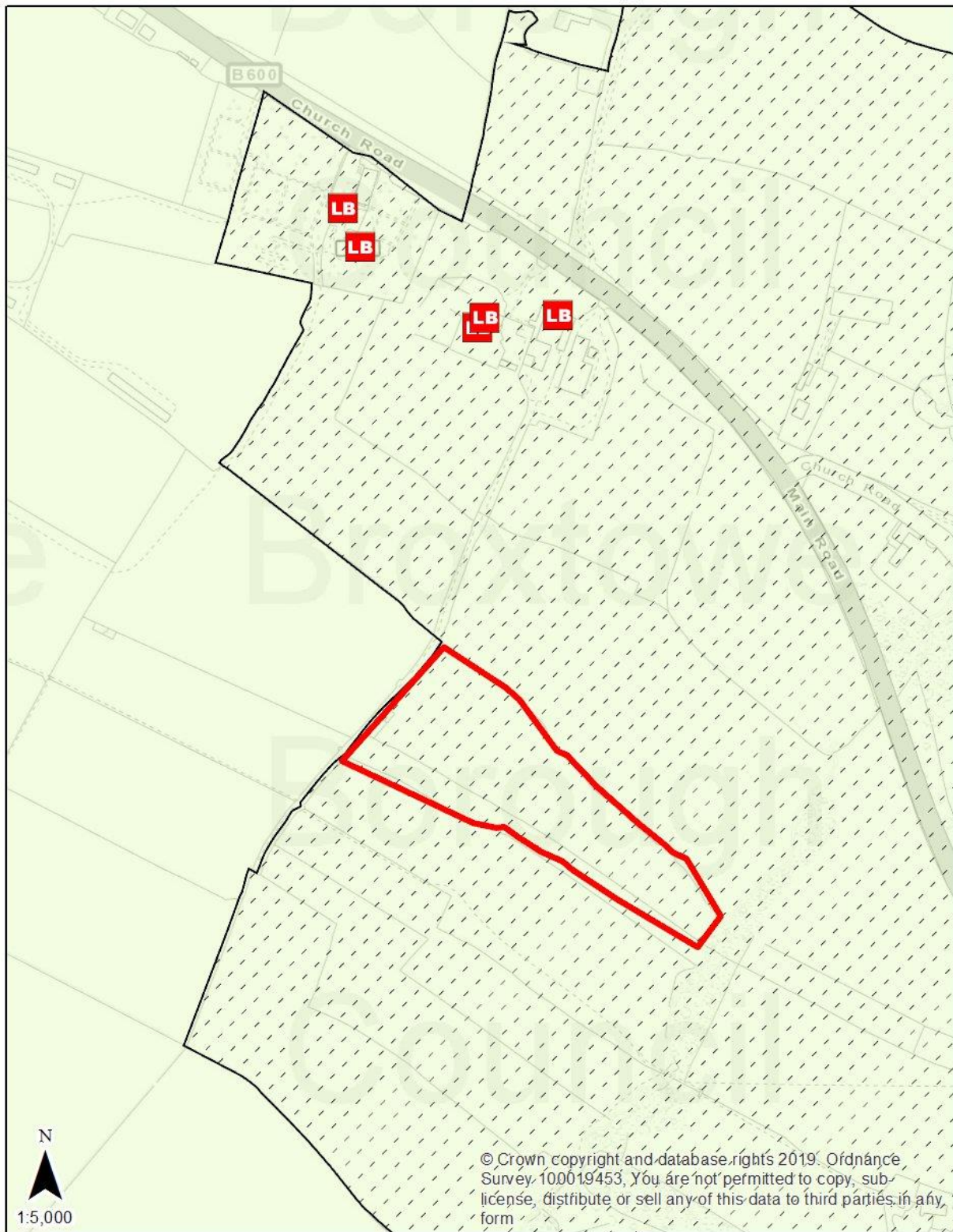
7.2 On balance, it is considered that the benefits of the proposal outweigh any potential harm caused.

8 Conclusion

8.1 To conclude, it is considered that the proposal would be appropriate development in the Green Belt, would not be harmful to the character of the area or have a negative impact on the nearby Listed Buildings. It is therefore considered that the scheme is acceptable and planning permission should be granted.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be retained and carried out in accordance with the drawings numbered GAC007 Rev A (1:50), GAC006 Rev A (1:50), GAC005 Rev A (1:50), GCA-001Rev A (1:1000), GCA-002 Rev A (1:500), GAC005 (1:50), GCA-003 Rev A (1:200); received by the Local Planning Authority on 25 July and 2 August 2019.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
2.	<p>Within 6 months of the date of decision, a written scheme for highway improvement works to the Church Road access shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of hard surfacing and a timescale for carrying out the works. The access shall be maintained in accordance with the approved scheme for the lifetime of the development.</p> <p><i>Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and to ensure surface water from the site is not deposited on the public highway causing dangers to road users.</i></p>
3.	<p>The permission for the 4 buildings hereby approved shall be for a limited period of 5 years expiring on 10th October 2024 when the building works carried out under this permission shall be removed and the land reinstated to the satisfaction of the Local Planning Authority unless prior permission has been obtained in writing from the Local Planning Authority for their retention.</p> <p><i>Reason: The buildings by virtue of their construction and appearance are not suitable for permanent retention.</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 eight week determination timescale.
2.	<p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

<p>3.</p>	<p>The development makes it necessary to improve the vehicular crossing over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities</p>
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Legend

-  Site
-  Listed Building
-  Mature Landscape Areas
-  Green Belt (Local Plan)

Photographs



3 buildings to be retained.



North west boundary of the site.



Photograph taken looking to the south east of the site.



Access to main field.

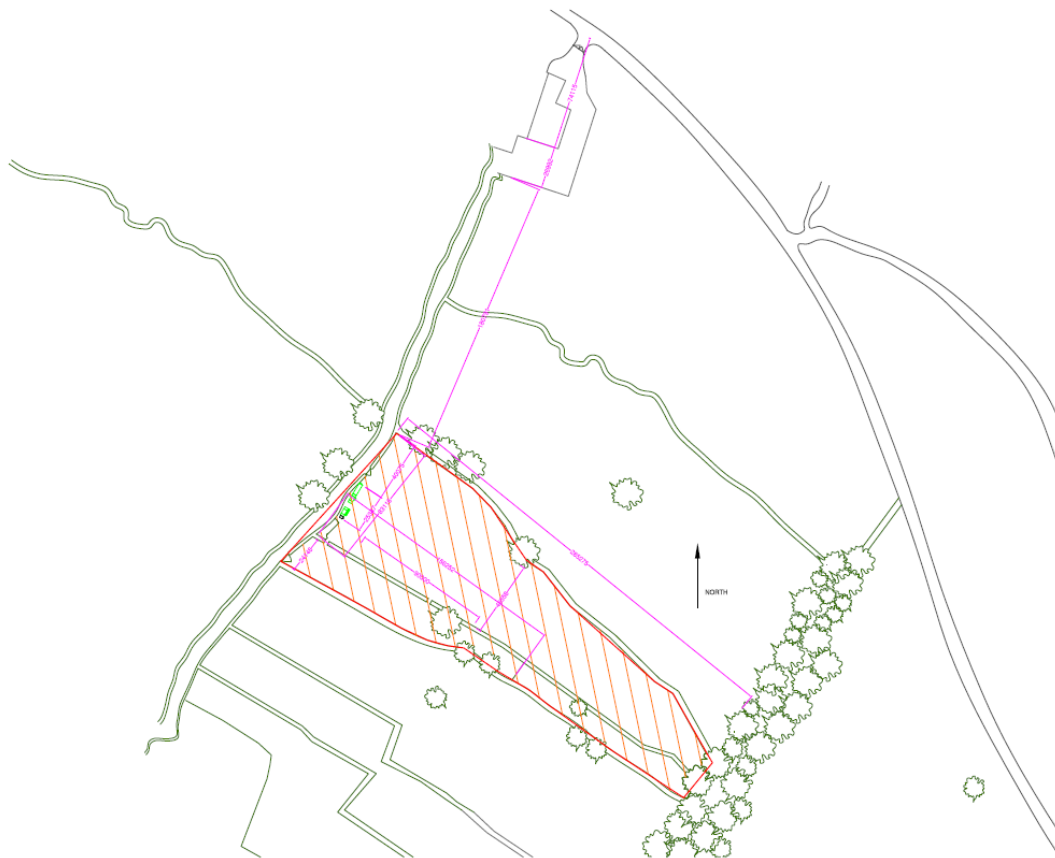


Access to second field.

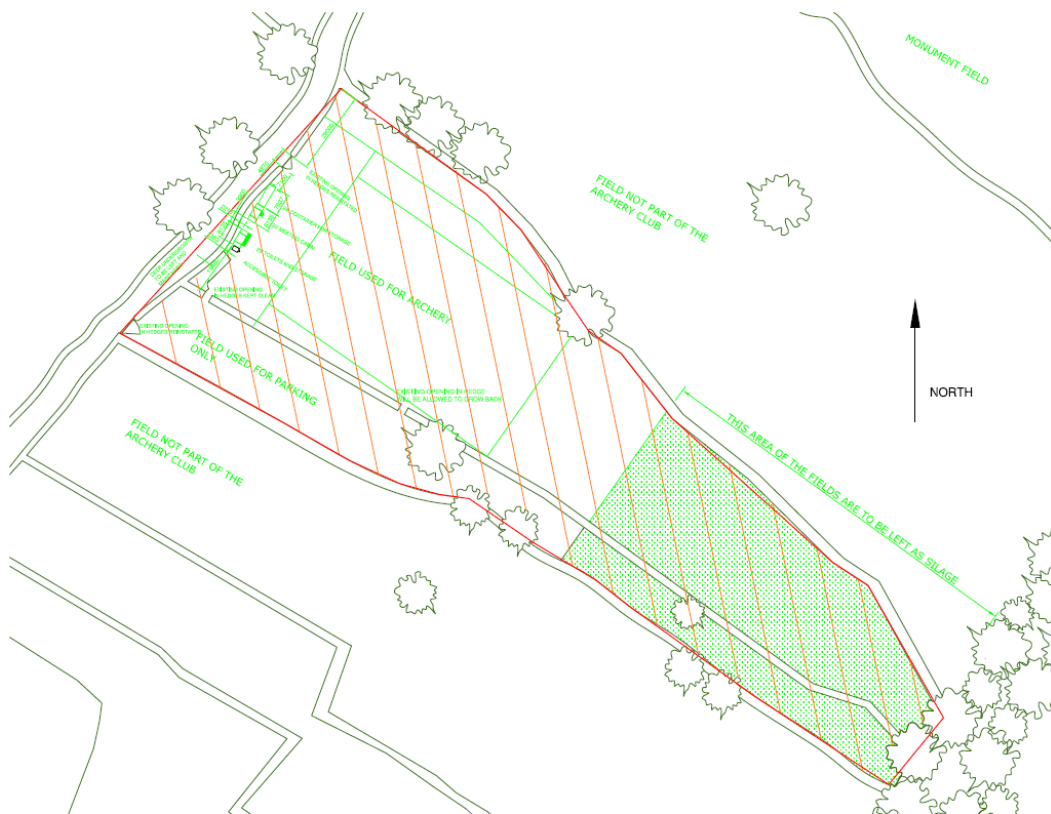


Access from Church Road.

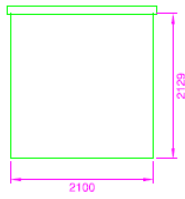
Plans (not to scale)



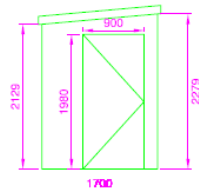
Site plan with access from Church Road



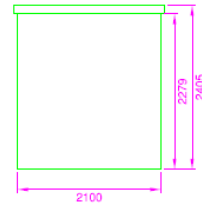
Site plan



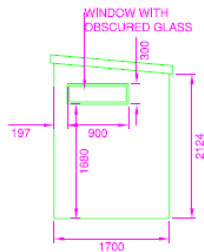
LEFT HAND ELEVATION MEETING CABIN
SCALE 1:50 @ A3



FRONT ELEVATION ACCESSIBLE WC
SCALE 1:50 @ A3



RIGHT HAND ELEVATION MEETING CABIN
SCALE 1:50 @ A3



REAR ELEVATION ACCESSIBLE WC
SCALE 1:50 @ A3

Elevation plans of building for accessible toilet