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| SITE PLAN ATTACHED |
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04. BRENTWOOD FOOTBALL CLUB BRENTWOOD CENTRE DODDINGHURST ROAD PILGRIMS HATCH ESSEX CM15 9NN

REPLACEMENT OF GRASS SURFACE FOOTBALL PITCH WITH 3G SYNTHETIC ALL WEATHER PITCH.

APPLICATION NO: 16/00267/FUL

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|---|---------------------|-----------------------|---------------------------------|
| WARD | Pilgrims Hatch | 8/13 WEEK DATE | 04.05.2016 |
| PARISH | | POLICIES | NPPF NPPG CP1 GB1 GB2 LT6 |
| CASE OFFICER | Mr Mike Ovenden | 01277 312500 | |
| Drawing no(s) relevant to this decision: | 1596-06 ; 1596-07 ; | | |

1. Proposals

This application relates to the replacement of the existing grass football pitch with a synthetic all weather surface. No other changes are proposed.

This application is reported to committee because it relates to land owned by the Borough Council.

2. Policy Context

National Planning Policy Framework (the Framework)
National Planning Practice Guidance (PPG)

CP1 General Development Criteria
GB1 New Development
GB2 Development Criteria
LT6 The Brentwood Centre

3. Relevant History

- : - None

4. Neighbour Responses

None received to date.

5. Consultation Responses

- **Open Space Strategy Coordinator:**

The proposed development would have no impact on current open spaces nor grounds maintenance operations and at this stage there is no objection from an open spaces perspective.

6. Summary of Issues

Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. Of particular relevance to this application are Brentwood Replacement Local Plan 2005 Policies CP1 (General Principles), GB1 (New Development), GB2 (Development Criteria) and LT6 (Brentwood Centre). The National Planning Policy Framework (NPPF) is a material consideration in planning decisions and amongst other things provides policy relating to development in the greenbelt. The National Planning Practice Guidance (NPPG) is also a material consideration in the determination of this application.

The site lies within the Green Belt, adjacent to the A12, in an area of transition where urban form has given way to the progressively more open parts of the countryside beyond. The main considerations in the determination of this proposal are Green Belt considerations and rural restraint policies. These issues are to some degree interrelated and are considered below.

Green Belt

Paragraph 79 of the NPPF states that the Government attaches great importance to the protection of Green Belts. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 88 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. National and local policies seek to prevent inappropriate development in the green belt.

Whether the proposal is inappropriate development in the Green Belt

This proposal is unusual in that it relates to the replacement of a flat surface within the enclosed football ground with another flat surface. Its impact is therefore not like a new building which would require considered of whether it would be inappropriate development, but this proposal essentially has a neutral effect on the openness of the Green Belt. The proposal is in compliance with national and local greenbelt policies GB1 and GB2.

General principles of development

Development Plan Policy CP1 seeks to ensure that new development is of high quality design, protects visual amenity, the character of its surroundings, the amenity of neighbours and avoids creating access and travel problems. The pitch would protect visual amenity. It would not affect the amenity of neighbours or create particular access or travel problems, the proposal complies with policy CP1 of the Local Plan.

Whether there are Very Special Circumstances

As the proposal is acceptable in greenbelt terms it is not necessary to assess whether there are any very special circumstances in this instance. However it is noted that the new surface would improve the facilities to the benefit of users of the pitch and potentially the wider community. This further weighs in favour of the proposal.

While Policy LT6 'Brentwood Centre' primarily relates to extensions to the facilities, enhancement such as proposed here, at what the policy recognises as a hub for multi purpose trips, the proposal would be in line with the general support for leisure uses at the site.

Conclusion

The proposal constitutes appropriate development in the Green Belt and the proposal is complies with National and Local Policy as specified above and is therefore recommended for approval.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

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

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

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

1 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

2 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, GB1, GB2 and LT6 the National Planning Policy Framework 2012 and NPPG 2014.

3 U03032

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

BACKGROUND DOCUMENTS

DECIDED: