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**Application for Planning Permission**


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19/00407/REG3

**Erection of a workshop for use by the local community AT  
Woodsend Bowling Club, Corby**


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**1. Site and Surroundings**

- 1.1. The application site is located within the confines of the Woodsend Bowling Club, demarcated by established green infrastructure to all sides. A club house and storage sheds are located within the area. To the north of the site is a car park and open green space. To the east of the site is a family resource centre, an alternative education school and medical centre. To the south of the site in Gainsborough Road, a main arterial route, with open space on the opposite side of the road. To the west of the site is a neighbourhood centre and nursery school.
- 1.2. The site is located within the Kingswood and Hazel Leys Ward.

**2. The Proposal**

- 2.1. The proposed workshop will be constructed from a grey steel. The structure would measure approximately 7.5m in width and 18m in depth with an approximate eaves height of 2.4m and ridge height of 3.06m. An entrance is proposed on the 'front' western edge of the building. Another entrance is proposed to the 'right' southern elevation. No windows are proposed.
- 2.2. Internally three separate workshops will be provided alongside a toilet and office.
- 2.3. The following description was provided alongside the application further explaining the proposed use:
- 2.4. *The Corby Community Shed Project will enable the public to participate in individual or community led activities. The shed will have 3 workshops (e.g. woodwork, art, 3D printing, sewing, etc.) aimed at older people (but not exclusive to) who often experience social isolation/exclusion/loneliness and mental health issues. The shed will promote community cohesion and improve mental wellbeing.*

**3. Site History**

- 3.1. 01/00373/DPA – Construction of a new club house. Application permitted.

**4. Planning Policy**

- 4.1. Policy 7 and 8 of the North Northamptonshire Joint Core Strategy (2016) (NNJCS)
- 4.2. The National Planning Policy Framework (2019) (NPPF)

**5. Internal Consultations****5.1. Environmental Health**

- 5.1.1. *I have no objection to make but would recommend the following be attached as a condition should consent be given;*

**5.1.2. *Reporting of Unexpected Contamination***

- 5.1.3. *In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.*

- 5.1.4. *Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.*
- 5.1.5. *Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.*
- 5.2. Following this consultation the proposed opening hours were extended to 9pm in order to provide the site with more flexibility and cater to individuals who may work during the day. A further comment was received 09/10/2019 from environmental health reading:
- 5.2.1. *Yes, I would be happy with a closing time of 9pm.*
- 5.3. Culture and Leisure
- 5.3.1. No comments received.
- 5.4. Tree Officer
- 5.4.1. No comments received.
- 6. Advertisement and Representations**
- 6.1. Neighbour letters sent 11/09/2019.
- 6.2. Site notice posted 13/09/2019.
- 6.3. No representations received.
- 7. Key Determining Issues**
- 7.1. Principle of Development
- 7.2. Impact upon Neighbouring Amenity
- 7.3. Impact upon the Character of the Area
- 8. Officer Assessment**
- 8.1. Principle of Development
- 8.1.1. The NPPF (2019) sets out an overarching social objective within paragraph 8 to support communities' health, social and cultural well-being. This is reiterated in more depth in chapter 8 of the NPPF.
- 8.1.2. Moreover, policy 7 of the NNJCS (2016) emphasise the importance of community services and facilities, of which this development would provide one that the borough does not currently possess, and policy 8 emphasises the importance of quality of life and safer and healthier communities.
- 8.1.3. A key element of the proposed development focuses on bringing together older people (although not exclusively) who often suffer from isolation, exclusion, loneliness and their associated mental health issues and providing them with a place to interact, create and learn. As such, the development, in principle, would adhere to paragraph 8 and chapter 8 of the NPPF (2019) and policies 7 and 8 of the NNJCS (2016) providing an excellent community asset to the local area and its residents. The principle of development is considered acceptable. However, the proposal will be further assessed against its impact upon neighbouring amenity and its impact upon the character of the area.
- 8.2. Impact upon Neighbouring Amenity
- 8.2.1. The immediate area is characterised by an abundance of D1 (non-residential institutions) and D2 (assembly and leisure) land uses, including a medical centre, school and recreation grounds. The nearest residential neighbours are located approximately 105m south of the proposed development site at 1 Lowry Close (C3 dwelling house) and 110m north of the site an assisted

living facility at Swan Gardens (CS dwelling house) resulting in a large separation between the proposed development and its nearest residential neighbours.

8.2.2. As such, the development will result in no demonstrable harm to the neighbours in relation to noise or smell (especially at the intensity of a site that is to be used only by the local community). Due to the established green infrastructure separating the site from the surrounding built form, other than the bowling green club house, and the siting of the development in relation to the suns travel path, there will be no overshadowing, loss of light or privacy cause to any of the neighbouring sites.

8.2.3. The development complies with policy 8 of the NNJCS (2016) and paragraph 127 of the NPPF (2019) and causes no harm to neighbouring amenity.

### 8.3. Impact upon the Character of the Area

8.3.1. The development will not be visible from the street scene owing to the established green infrastructure shielding the entire bowling green site from public spaces.

8.3.2. The development complies with policy 8 of the NNJCS (2016) and paragraph 127 of the NPPF (2019) and causes no harm to the character of the area.

## 9. **Conclusion**

9.1. The proposed development has causes no harm to the character of the surrounding area or to neighbouring amenity and provides a community asset that actively supports the local communities health, social and cultural well-being. The development complies with polices 7 and 8 of the North Northamptonshire Joint Core Strategy (2016) and the National Planning Policy Framework (2019).

## 10. **Recommendations: Approve subject to the following conditions:**

### 1. **Full planning permission**

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

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### 2. **List of Approved Plans and Drawings**

The development shall conform in all aspects with the plans and details shown in the schedule of plans as listed below, unless variations are agreed by the Local Planning Authority.

**Reason:** For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

### 3. **Operating Hours**

The use of the community workshop shall not be carried out outside the hours of 09:00 to 21:00 Monday to Sunday.

**Reason:** To safeguard the residential amenity of nearby occupiers in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

### 4. **Land Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

### **Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

### **Section 17 of the Crime and Disorder Act 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

### **Officers to Contact:**

Stuart Moseley

Tel No: 01536 464141

Email: [stuart.moseley@corby.gov.uk](mailto:stuart.moseley@corby.gov.uk)