
Application for Planning Permission

20/00537/REG3	Upgrade of the current BMX track, to provide an accessible, DDA compliant, learn to ride pump track which won't be weather dependant At West Glebe Sports Pavilion, 100 Cottingham Road, Corby
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1. Site surroundings:

- 1.1 The application site is located within the West Glebe Sports Pavilion. The site intended for use is surrounded by open spaces to the north; Slimming World and the car park area lies to the east. Skating park to the south and line of mature trees lies to the west. A 'BMX track' is currently in situ on the application site that consists of a mud trackway and jumps.

2. The Proposal:

- 2.1 The application is for upgrading the current BMX track, to provide an accessible, DDA compliant, learn to ride pump track which will not be weather dependant at West Glebe Sports Pavilion. The proposal seeks to construct a new BMX pump track over the existing track that will predominately follow the same route with some modest alterations.
- 2.2 The Proposal will comprise a beginners track and an intermediate track along with a ramp.
- 2.3 Materials proposed for the BMX track would be modern bitumen macadam with grass seeded sides.

3. Site History:

- 3.1 04/00329/REG3- Demolition of pavilion and erection of new pavilion with floodlit sports pitch and adjoining multi sports area together with car park and access road. Application permitted on 15.03.2005.
- 3.2 06/00372/REG3- Replacement play area. Application permitted on 21.12.2006.
- 3.3 18/00333/REG3- The council is working with the friends of West Glebe Park to make improvements on West Glebe Park which will include the purchase and installation of fitness equipment (109 m), picnic area (60 m) and table tennis table (40 m). Application withdrawn on 02.07.2018.

4. Policy Context:

- 4.1 The National Planning Policy Framework (2019)
- 4.2 Policy 8- Place Shaping Principles of North Northamptonshire Joint Core Strategy (Adopted 2016).

5. Consultation:

CBC Head of Environmental Services-

- 5.1 (23.12.2020) No objection/comments.

CBC Leisure Services-

- 5.2 No comments received.

6. Advertisement:

- 6.1 Site Notice – Site notice posted on 24.12.2020.
- 6.2 Notice: (ET) – Published on Evening Telegraph on 07.01.2021.

7. Representation

7.1 Neighbour Letters – Letters were sent to 5 neighbouring units with the consultation period expiring 12.01.2021.

7.2 Summary of Representations – None received

8. Officers Assessment:

8.1 Key Determining Issues:

- Principle of Development
- Design and Appearance
- Neighbouring Amenity

Principle of Development

8.2 The NPPF (2019) in paragraph 124 states that one of the core land-use planning principles that should underpin decision taking is to always seek to secure high quality design. In addition paragraph 130 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

8.3 Consistent with the above paragraphs Policy 8 of the adopted North Northamptonshire Joint Core Strategy (JCS, adopted 2016) aims to ensure quality of life and safer and healthier communities by Responding to the local topography and the overall form, character and landscape setting of the settlement. Moreover, the Policy aims to protect amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

8.4 The proposed upgrade of the BMX track will enhance existing facility within the locality.

Design and Appearance

8.5 Policy 8 of the NNJCS states that development should respect and enhance local character by ensuring that it responds to its topography, wider context and the landscape setting.

8.6 Paragraph 127 of the NPPF demonstrates how well designed places can be achieved through creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

8.7 With regards to this application, the proposal is for upgrading the current BMX track, to provide an accessible, DDA compliant, learn to ride pump track which will not be weather dependant. From the site visit it is evident that the existing track is functional only in the dry weather condition and only suitable for bikes. The proposed track will be surfaced with modern bitumen macadam with grass seeded sides. The Proposal will also comprise a beginners track which lies to the southern side of the intermediate track.

8.8 The proposed development is acceptable in terms of design and appearance and therefore complies with Policy 8 of the Joint Core Strategy.

Neighbouring Amenity

8.9 Policy 8 of the NNJCS demonstrates the necessity of protecting amenity by development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

8.10 Paragraph 127 of the NPPF lays emphasis on high-quality design and a good standard of amenity for improving the character and quality of an area and the way it functions.

8.11 The application site is a section of West Glebe Sports Pavilion with the nearest residential properties being found on Charnwood Road and Forest Gate Road. The nearest of these households, is located approximately 86m from the application site. These distances are acceptable in the respect that acceptable effects on the amenity of these dwellings will result from the development.

- 8.12 The visual effects and impact on the green space must be considered for the application. A BMX pump track is currently in situ on the application site with modest increases in the area of that track being proposed. Modifications to the existing BMX track are proposed that include track improvements and modifications to the track layout. As a BMX pump track is currently in situ and the track is largely screened from view by an existing wooded area to the west and norther side, the effects on the visual amenity of the area produced from this aspect of the development would be acceptable.
- 8.13 The proposed development is improving the playing field. A diversification of sports uses in the area will be resulted from the proposal with the provision of wider community benefits. The slight loss of amenity green space resulting from the proposed development would be replaced by a better provision in terms of quality in a suitable location. The scheme as proposed is acceptable regarding the effects on the amenity of the area and therefore complies with Policy 8 of the Joint Core Strategy.
- 8.14 Environmental Health Officer have been consulted on the application and raised no objections.

9. Conclusion

- 9.1 The scheme as proposed would be acceptable when related to the properties on Charnwood Road and Forest Gate Road. The properties in these areas are distanced sufficiently to result in negligible implications regarding effects on amenity. The effects on the visual amenity of the area are mitigated from the existing nature of the area with wooded areas providing screening for much of the development. The slight losses of amenity green space are justified as they are to be replaced by a better provision in terms of quality in a suitable location; the development therefore complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. Recommendation:

- 10.1 It is the Officer recommendation that Committee be minded to approve the application subject to the following conditions.

10.2 CONDITIONS:

1. 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. The development hereby approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans unless alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

3. The development hereby approved shall be constructed entirely of the materials as detailed in the Application Form/drawings, received by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

Schedule of Plans and Documents:

- Locations Plan, Dwg. No.- 20455-LP
- Site Plan, Dwg. No.- 20455-SP
- Existing Track Elevations, Dwg. No.- 20455-ELEV (Appendix-C)
- Proposed Design- Appendix E

11. Informative:

- a. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework 2019 to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

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 property in accordance with the general interest. The interference is therefore justifiable and proportionate.

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 approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

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