

## **DELEGATED ASSESSMENT**

**Application no:** PA/2024/1261

**Proposal:** Planning permission to place a twenty-foot storage container.

**Location:** Playing Field, Mill Lane, Barrow upon Humber, DN19 7BD

**Applicant:** Miss Vicky Haines

**Officer:** Emmanuel Hiamey

## **POLICY**

### **National Planning Policy Framework (NPPF)**

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.

### **North Lincolnshire Local Plan:**

Policy RD2: Development in the Open Countryside

Policy R1: Protecting Playing Fields

Policy R3: Built Sports Facilities

Policy DS1: General Requirements

Policy DS6: Temporary Buildings

Policy DS14: Foul Sewage and Surface Water Drainage

Policy DS16: Flood Risk

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

### **North Lincolnshire Core Strategy:**

Policy CS1: Spatial Strategy for North Lincolnshire

Policy CS2: Delivering More Sustainable Development

Policy CS3: Development Limits

Policy CS5: Delivering Quality Design in North Lincolnshire

Policy CS17: Biodiversity

Policy CS19: Flood Risk

Policy CS22: Community Facilities and Services

Policy CS23: Sport, Recreation and Open Space

## **CONSULTATIONS**

**Sport England** initially objected to the application because it does not accord with the exceptions to Playing Fields Policy or paragraph 104 of the NPPF. Following further consultation with Sports England on the new location of the twenty-foot storage container, Sports England has removed their objection.

**The LLFA Drainage Team** has no objections or comments to the proposed development.

**Highways** have no comments or objections to make on this planning application.

### **PARISH/TOWN COUNCIL**

Barrow Upon Humber Parish Council have no objection and support this planning application.

### **PUBLICITY**

Public notice posted.

### **PUBLIC COMMENT**

None

### **CONSTRAINTS**

SFRA Flood Zone 1  
Outside Development Boundary

### **PLANNING HIISTORY**

PA/2022/911: Retrospective planning permission to replace existing wooden shed with a 20ft x 8ft steel container - Approve with Conditions on 16/03/2023.

PA/2005/0377: Planning permission to retain 6 floodlights and their columns - Approve with Conditions on 01/12/2005.

7/1978/0673 Erect a single storey building to accommodate youth club activities. - Approve on 30/11/1978

### **ASSESSMENT**

#### Site description and proposal

Planning permission is sought to place a twenty-foot storage container at a Playing Field, Mill Lane, Barrow upon Humber, DN19 7BD.

The application site is outside the development boundary of Barrow upon Humber and therefore in the open countryside as defined in the HELA DPD. The site forms part of the allocated playing field (Community facility).

During site inspection, it was evident there is an existing 20ft shipping container within the site. By way of background, the container is the result of a retrospective planning permission approved to replace wooden shed.

The proposal is for the siting of a second 20ft shipping container next to the existing container. Its dimensions are approximately 6m x 2.4m x 2.35m. The proposal would be finished in a dark green colour.

### Key issues

The key issues for consideration in the assessment of this application are as follows:

- Principle of the development
- Layout, Siting and Design
- Amenity impact
- Drainage impact
- Highways

### Principle of the development

Policy RD2, states that permission will be granted for development which is essential for the provision of outdoor sport, countryside recreation, or local community facilities, subject to policies elsewhere in the Local Plan. Policy R1 supports development which is ancillary to the use of the site as a playing field and does not affect the quantity and quality of pitches or adversely affect their use. Policy R3 supports proposals which increase the provision of indoor/purpose-built sports facilities or achieve an increase in the use of existing facilities. Policy CS22 supports the provision of new community facilities, or the improvement of existing community facilities, which meet the needs of residents in principle. Policy CS23 supports development proposals that will not result in the loss of an existing leisure, recreation facility, natural green space, open space or playing pitches will not be supported.

The site is allocated as a playing field in the Development Plan and the proposed twenty-foot storage container is ancillary to the playing field and therefore the principle of the development is acceptable.

### Layout, Siting and Design

Policy DS1 and Policy CS5 expects a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. The container would be located on the hardstanding on the parking area and would be screened by mature trees from the west and the Club House on the east.

Having reviewed the details of the location, scale and design of the container, the overall scale, form, and character is judged acceptable. Furthermore, it would not dominate the site and the surrounding area.

As indicated earlier, this would be an addition to an existing container. In terms of cumulative impact, the site and the surrounding trees would minimise any visual impact.

Overall, the container does not raise any significant negative visual impact or prominence of the container that would warrant refusal.

### Amenity impact

Policy DS1 is partly concerned with impacts on residential amenity. It states that "...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing."

There are no residential properties nearby and therefore there would not be any planning issues such as overbearing or overshadowing, and privacy.

### Protecting Playing Fields

Policy R1 and Policy CS23 seeks to protect playing field from any development which would lead to the loss of, or would prejudice the use of, a playing field. The policies aim at ensuring that any development ancillary to the use of a playing field, does not affect the quantity and quality of pitches or adversely affect their use.

Sports England has assessed the proposal and commented that having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of the playing fields policy, in that, the proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Sport England comments regard to parking provision and highway safety. This proposal would not alter the existing access to the site and there is sufficient on-site parking provision.

In the planning department view, the proposed twenty-foot storage container is ancillary to the playing field and considering the details of the proposal, the aim of the local development plan policies and the comments from sports England, the development is unlikely to lead to the loss of, or would prejudice the use of, a playing field.

### Drainage impact

The site is located within SFRA Flood Zone 1 (i.e., area of low potential for flooding). The LLFA Drainage Team has no objections to the proposed development.

It is, therefore, judged that the proposal would meet the terms of Policy DS14 (Foul Sewage and Surface Water Drainage) and Policy DS16 (Flood Risk).

### Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by satisfactory

access. Policy T19 is concerned with parking provisions as well as general highway safety. The site would retain the existing access and off-street parking provision.

The Highways officer has been consulted and have no comments or objections to make on this planning application.

The officer has commented that the proposed storage container will be used to store equipment by clubs already using the sports ground and will not have an impact on the highway network. Highways therefore have no comments to make on the proposed application.

### Conclusion

Overall, in principle, the North Lincolnshire Local Development plan does not presume against the construction of temporary building or container for temporary use if it is appropriately located. In this case, the principle of the development is acceptable is considered acceptable.

The policies attach significant importance to siting of temporary buildings with great emphasis placed on high-quality design. Consistent with the policies outlined in this report, the siting and scale of the container is acceptable.

The benefits of the proposal are that it would provide storage facility for the Rugby Union. It is believed that the container is needed as an ancillary facility associated with the playing field use and would not lead to the loss of, or would prejudice the use of, a playing field.

The container would not have any detrimentally amenity impact and would not be detrimental to highway safety.

While this proposal is considered acceptable, it is judged that short-term use is satisfactory to allow the planning department to review the cumulative impact of the proposal. The planning department will allow temporary permission for 3 years. This was discussed and agreed with the applicant on telephone. A condition will be applied to the decision notice to ensure its removal after the planning permission had lapsed.

The proposal is in accordance with the aims of the relevant policies of the North Lincolnshire Local Plan and the Core Strategy as well as the National Planning Policy Framework (NPPF). It is recommended for approval, subject to conditions.

**RECOMMENDATION:** Grant subject to conditions