

**8. FULL APPLICATION – RE-LEVELLING AND NEW DRAINAGE TO THE 2 EXISTING SOCCER PITCHES. ADDITIONAL CAR PARKING SPACES AND AMENDMENT TO THE PREVIOUS CONSENTED PAVILION APPLICATION NP/HPK/0320/0284 AT HAYFIELD FOOTBALL AND COMMUNITY SPORTS CLUB AT LAND OFF BANK VALE ROAD, BANK VALE ROAD, HAYFIELD (NP/K/1021/1118, KW)**

**APPLICANT: CARL DEAN**

**Summary**

1. The site comprises the existing sports pitches and associated surrounding land, located on the edge of Hayfield.
2. This application proposes the re-levelling and a new drainage system to the two existing football pitches, along with additional parking spaces. This application also includes an amendment to the previously approved pavilion.  
A landscaping scheme is also proposed, along with a construction management plan, both of which aim to address conditions of the aforementioned previous approval.
3. The application demonstrates that the development will provide enhanced community sports facilities and conserve the valued characteristics of the National Park, the amenity of neighbouring properties and highway safety.
4. We recommend that the application is granted permission subject to conditions.

**Site and Surroundings**

5. The application site comprises the existing playing fields, parking area and associated land on the northern edge of Hayfield. The site is outside of the Hayfield conservation area.
6. There is an existing car park on the west side of the site with access from Bank Vale Road.
7. There are neighbouring residential properties to the west on the far side of the road and to the south.

**Proposal**

8. Permission is sought to re-level, and provide improved drainage of the soccer pitches, along with amendments to the location of the pavilion, and the car-parking proposals approved under application NP/HPK/0320/0284. This revised scheme presents an integrated development of the whole site, with a modified parking arrangement (to accommodate the re-contoured pitches), increasing the number of parking spaces from 21 to 32 including two disabled bays and electric charging points.
9. The layout of the pitches is proposed to be as follows:
  - West Pitch (1) to become 100m x 60m plus playing margins, (increased from 72m x 50m)
  - East Pitch (2) to become 67.5m x 46m plus playing margins, (altered from 93m x 58m)
  - New training area – 25m x 15m.

The pitches are proposed to be re-graded to a constant 1 in 60 over a platform covering the extent of the existing pitches, which currently have an embankment and rough grass between them. Topsoil is to be stripped and mounded from the pitch working area and pavilions/parking zone, for replacement on the finished pitches and embankments. No export of spoil is required.

10. The technical details of the new pitch drainage system have been included in the submission for analysis by the Lead Local Flood Authority's Drainage Officer. Further technical information was submitted over the course of the application.
11. The proposed pavilion position has been adjusted by approximately 2 metres southwards

from the position originally shown in the above application in order to avoid impinging on the recently confirmed tree root protection area.

12. A total of 32 parking spaces would be provided. The main gate access is proposed to be moved further into the site, and would be 7.5m from the road edge, to allow for off-road parking whilst opening the gates
13. This proposal includes details of a construction compound area to be located to the southern boundary of the site for the construction period.
14. A 'Trim Trail' is proposed to be developed around the edge of the site. This would also form a cycleway connecting to Lea Road and Bank Vale Road.
15. A landscaping plan has been submitted as part of the proposal.

### **RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions or modifications.

1. **Statutory three year time limit for implementation.**
2. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and further info submitted**
3. **Sample panels for stone walls to be approved**
4. **Window and door frames to be recessed 100m from external face of wall**
5. **Roof to be natural blue slate**
6. **Roof verges flush mortar pointed with no barge boards or projecting timberwork**
7. **Obscure glazing to changing room windows on south elevation**
8. **No external lighting unless a scheme is agreed prior**
9. **Prior to commencement, a Tree Protection Plan to be submitted and approved and implemented**
10. **Prior to the commencement of any other operations, site access made wider in accordance with Highway Authority recommendations.**
11. **The development shall be carried out In accordance with the plan approved by DCC Highways Officer showing the construction compound - HD-2017-SKI\_018\_8-10-21 (Car Park Area with Compound). The compound shall remain in situ during the entire construction period.**
12. **Development to be carried out in accordance with protected species report and outside of breeding bird season (March to September).**
13. **Detailed scheme of ecological enhancement measures to be agreed and implemented before first occupation of the development.**
14. **New service lines to be underground**
15. **Air source heat pump to be installed in accordance with details to be approved before the first occupancy of the development hereby approved. Solar photovoltaic panels and battery storage system to be installed in accordance with details to be**

approved before the first occupancy of the development hereby approved.

16. Electric vehicle charging points and secure cycle storage to be installed in accordance with details to be approved before the first occupancy of the development hereby approved.
17. Shipping containers on site to be removed prior to development being brought into use.
18. Restrict use to assembly and leisure only notwithstanding the Use Class Order.
19. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, have been submitted to and approved in writing by the Local Planning Authority.
20. Prior to commencement of the development, the applicant shall submit for approval details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.
21. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).
22. Landscaping proposals pan to be implemented.
23. Prior to works being carried out, further details of car parking surfacing and any hardstanding, and the Trim Trail to be submitted and approved.

#### **Key Issue**

- The impact of the proposals upon the valued characteristics of the National Park and the amenity of neighbouring properties.
- The impact of the proposal on drainage in the area.

#### **Relevant Planning History**

16. NP/HPK/0320/0284 - Proposed facilities for Hayfield Football and Community Sports Club. Granted subject to conditions.

#### **Consultations**

17. Parish Council: No comments received.
18. Tree Officer: The proposal doesn't involve any tree works, but agree with the comments from the landscape officer.
19. Highway Authority: Makes the following comment:
20. Regarding the submission of details in relation to a highway condition from the previous approval, (condition 12 - details of construction compound), drawing HD-2017-SKI\_018\_8-10-21 (Car Park Area with Compound), satisfies the first part of the condition. The second

part of the condition will only be discharged once the contract period have been successfully completed on site.

21. The Highway Authority recommends that the access is widened to 5m and the condition imposed on the previous application is still relevant, which requires visibility sightlines etc.
22. Consider that the additional spaces proposed should ease the congestion on Bank Vale Road. Accordingly there are no objections.
23. Environment Agency: No comments to make as the site is within Flood Zone 1.
24. Sport England: Raise no objection and make the following comment:
25. Given that the proposal would not have a negative effect on usable playing field and would represent a qualitative enhancement relative to the existing facilities at the site, Sport England considers that the development would accord with NPPF paragraph 99 and Policy Exceptions 2, 3 and 5 of Sport England's Playing Fields Policy. It therefore does not wish to raise an objection to this application.
26. PDNPA Landscape: No landscape objections to the proposals, but make the following points: The proposed hedge appears to be planted under existing trees. It can be very difficult to establish new plants under trees as the existing trees will outcompete the proposed planting, for light and nutrients. There is also the potential damage to existing tree roots in the planting process. A detailed specification for the trim trail is required to assess potential impact on existing tree roots. The applicant may wish to consider using the appropriate product from Carbon Gold as this has benefits for good root growth of the playing field as well as benefits in drainage by encouraging a good worm population. I have noticed that there are existing ash trees on the site, I would like to see some form of management plan that deals with the impacts of ash die back both for a health and safety issue and the impact on the wider landscape.
27. DCC Flood Risk Management Officer: No objections based on the information submitted on 20<sup>th</sup> October 2021, with additional information received in January and February 2022, subject to conditions.

## **Representations**

28. We have received 29 letters of support, 4 general comments and 6 letters of objection to date.
29. The reasons for objection are summarised below:
  - The FRA submitted is not adequate due to severe drainage issues in the area
  - Inadequate provision for drainage would be provided.
  - Consultation with Derbyshire County Council and United Utilities is required. Better drainage for the pitch would mean the water would enter the drain quicker, and the drains cannot cope with the existing flow rate.
  - The road to the site is single track, which causes issues with traffic. Concern about accessibility during matches for emergency vehicles and residents.
30. The reasons for support are summarised below:
  - The existing facilities need upgrading
  - The upgrades will benefit the development of local children and adults.
  - Secure the future of the Club for the community.
  - Bring the Club into the twenty first century.
  - Provide improved accessibility for people
  - Supporting grassroots football.

- Prevent games being cancelled due to pitch conditions
- Improve safety standards

31. The reasons for the general comments are summarised below:

- Agree that works need to be done, but concerned about risk of flooding into Bank Vale road. The existing drainage cannot cope.
- Concerned where water would be drained to.
- Concern about people turning their car around in the private yard at the end of Bank Vale road.
- Coaches visiting the site affect access to the working farm.
- The entrance to the car park should be sited away from the neighbouring property.

### Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, CC1, HC4, L1, L2 and L3

Relevant Development Management Plan policies: DMC3, DMC11, DMC12, DMC13, DMC14, DMS7, DMT3 and DMT8

### National Planning Policy Framework

32. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
33. The latest version of the National Planning Policy Framework (NPPF). The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies of the Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.
34. In this case there is no conflict between our development plan policies and the NPPF. Our development plan policies should therefore be afforded full weight in the determination of this application.
35. Paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage should also be given great weight in National Parks.
36. Paragraph 83 says that planning decisions should enable sustainable leisure developments and community facilities, such as sports venues which respect the character of the countryside. Paragraph 84 says that decisions should recognise that sites to meet community needs may have to be found adjacent to existing settlements. The use of sites that are physically well-related to existing settlements should be encouraged.
37. Paragraphs 91 and 92 say that decisions should aim to achieve healthy, inclusive and safe places that promote social interaction, are safe and accessible and enable and support healthy lifestyles for example through the provision of sports facilities.
38. Paragraph 97 says that existing open space and sports land, including playing fields should not be built on unless the development is for (amongst other things) alternative sports and

recreation provision, the benefits of which clearly outweigh the loss of the current or former use.

### Core Strategy policies

39. GSP1 sets out the broad strategy for achieving our objectives having regard to the Sandford Principle. GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential.
40. GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
41. Our conservation policies reflect the approach taken in the NPPF. Policy L3 says that development must conserve and where appropriate enhance cultural heritage assets and their setting and that other than in exceptional circumstances, development will not be permitted where it is likely to cause harm. Policies L1 and L2 require development to conserve or enhance landscape character and biodiversity.
42. HC4. A says that the provision of community facilities within or on the edge of settlements listed in core policy DS1 will be encouraged. Proposals must demonstrate evidence of community need with preference given to the change of use of an existing traditional building. Shared or mixed use with other uses and community facilities will be encouraged.
43. CC1 says that development must be designed in accordance with the energy hierarchy and be designed to maximise reductions in energy and water consumption to mitigate the impacts of climate change.

### Development Management policies

44. DMC3 says that where development is acceptable in principle, it will be permitted if its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage assets. Particular attention will be paid to siting, scale, form, mass, landscape setting and the valued character and appearance of the area.
45. Policies DMC11 and DMC12 require applications to include sufficient information to enable an assessment of impact upon designated sites and protected species. Development must conserve and enhance protected sites and species unless there are exceptional circumstances. DMC13 requires sufficient information to enable an assessment on trees to be made.
46. DMC14 says that development that presents a risk of pollution or disturbance including soil, air, light, water or noise pollution, or odour that could adversely affect any of the following interests will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits
47. DMS7. A says that development that would prejudice the continued use of community sports facilities will not be permitted unless (amongst other things) the development is for alternative sports and recreation provision, the need for which clearly outweigh the loss.
48. DMT3 and DMT8 require safe access and adequate off-street parking provision.

## Assessment

### Principle

49. The development would improve the existing facilities and provide additional facilities for the existing football pitches on the edge of Hayfield. The application demonstrates clear need for the proposed re-levelling works to the pitches due to existing drainage issue affecting the usability of the pitches in wet weather, as well as the other facilities (previously approved), which would also be made available for use by the local community. The proposals therefore, are in principle in accordance with our development strategy and policy HC4. A.
50. The site of the pavilion, as amended, is similar to previously approved, with the proposed re-siting to avoid the root protection area of nearby trees. It is proposed to be located in the south-west corner of the existing playing fields, and would not affect either of the existing pitches. The development therefore would enhance the continued use of the sports facilities in accordance with policy DMS7 and encourage healthy communities in accordance with the NPPF. We note that Sports England raise no objections to the proposals for this reason.
51. The proposed development is therefore in accordance with our policies in principle which say that we should encourage shared community facilities in or on the edge of settlements such as Hayfield.
52. Given that a previous application considered the proposed pavilion in detail, the main issue is therefore the impact of the re-levelling of the pitches on drainage, on and around the site, along with whether the re-siting of the pavilion is acceptable, including the changes to car parking, in terms of the amenity of nearby residents.

### Impact of the re-levelling of the pitches on drainage, and flooding on and off site.

53. The application seeks to re-level the football pitches and address the existing drainage issues on the site, which limit the usability of the pitches during wet weather. The works are proposed to ensure games etc. can continue throughout the winter months.
54. It is noted that a number of objections to the proposal related to the off-site drainage issues along Bank Vale Road. Whilst Bank Vale Road is not within the application site, and some of the drainage and flooding issues in the local area may not be directly related to the football pitches, detailed information has been submitted to set out the details of how the site would be drained etc., and the Lead Local Flood Authority Drainage Officer has been consulted.
55. During the application period, additional technical information has been submitted and reviewed by the drainage officer, who concluded that the proposals would be acceptable subject to conditions with strict wording to ensure adherence to National Planning Policy Framework, DEFRA's Non-statutory technical standards for sustainable drainage systems and local guidance.
56. It is therefore considered that there are no objections to the drainage works which would not have a harmful impact on the localised flooding and drainage issues in the area, and would in fact be likely to improve the situation.

### Re-siting of pavilion

57. The pavilion building is proposed to be moved approximately 2m closer to the closest neighbouring property. It would still be set away from the site boundary, and therefore is not considered that this alteration would have a significant impact over and above the previously approved siting given the separation distance to the residential properties. It was

noted in the previous report that the *use of the proposed development could give rise to noise particularly if used by other community groups and in the evenings. However, the proposed facilities are modest in size and are an appropriate use in a residential area.* We consider the development to be a sufficient distance away from neighbouring properties such that noise and other disturbance arising from its use would not harm the residential amenity of neighbouring properties.

58. A condition was previously imposed to restrict the use of the building for assembly and leisure facilities only. This is required because the proposed development would fall under Use Class E and other uses under use class E include shops, financial and professional services, premises for the sale of food and drink (but not hot food takeaway or pubs/bars), business and light industry and non-residential institutions such as health services. This condition will need to be carried over to any new planning permission.
59. The development is only acceptable in principle because it would provide enhanced sports facilities and therefore unrestricted change of use to a range of other uses would not be in accordance with our development plan and may give rise to additional impact to neighbouring properties.
60. Therefore, subject to conditions to secure design details, landscaping, ecological enhancement, tree protection measures and the removal of the existing containers the development would conserve the valued characteristics of the National Park and the amenity of neighbouring properties in accordance with policies GSP3, L1, L2 and DMC3.

#### Climate change and sustainable building

61. The design integrates solar photovoltaic panels and battery storage to the rear of the building which will significantly reduce the electricity requirements from the grid. Furthermore an air source heat pump is proposed to the rear of the building which will reduce energy consumption from heating the building.
62. Low water consumption devices and appliances will be utilised along with low power consumption L.E.D lighting. Water butts would be fitted to downpipes. The building would also be designed to maximise insulation. Two electric vehicle charge points and secure cycle storage would be provided on site.
63. The proposed development full integrates energy and water conservation methods and has been designed in accordance with the energy hierarchy in accordance with policy CC1. If permission is granted we would recommend conditions to ensure that the proposed solar panels, air source heat pump, water butts, EV charging points and cycle storage is implemented.

#### Increase in car parking spaces

64. The application proposes to extend the existing car park, from the previously approved 21 spaces to 32 as well as splitting the parking area with 16 of the spaces aligned close to the southern boundary. The proposed spaces would be in accordance with our minimum and maximum parking standards and policy DMT8. It was noted by the Highways Officer that the additional spaces should ease congestion on Bank Vale Road. Accordingly, there are no highway objections to the proposed additional parking spaces now proposed.
65. The highways officer commented on the details of the construction site compound submitted in response to a condition of the previously approved application. It was considered that the details would be acceptable, subject to the development being carried out in accordance with those details and achieved via a condition securing implementation of the agreed scheme.
66. With regards to the revised access, it was recommended that the previous condition requiring minimum dimensions and sightlines should be amended, which is reflected by

recommended condition in this application. The proposed widening of the access would not be harmful provided that the walls are re-built as shown on the submitted plans. The widened access would be an improvement from a highway safety perspective and if granted conditions should be imposed to ensure that the access is modified and parking provided in accordance with the proposed plans. Bins would be stored within the building which is welcomed.

### **Conclusion**

67. Subject to conditions, the proposed development would provide new and improved community sports facilities and conserve the valued characteristics of the National Park in accordance with policies GSP3, DS1, HC4, GSP3 and DMS7.
68. The development would incorporate appropriate climate change mitigation measures and not harm the amenity of neighbouring properties or highway safety.
69. Therefore having taken into account all matters raised we consider that subject to conditions the development is in accordance with the development plan. There are no other material considerations that indicate that permission should be refused. The application is therefore recommended for approval subject to conditions.

### **Human Rights**

70. Any human rights issues have been considered and addressed in the preparation of this report.

### **List of Background Papers** (not previously published)

None

**Report Author:** Kathryn White – Planning Officer