

<b>Application Number:</b>	2023/0608/FUL
<b>Site Address:</b>	Lindum Sports Association Ltd, St Giles Avenue, Lincoln
<b>Target Date:</b>	30th November 2023
<b>Agent Name:</b>	MUGA UK Ltd
<b>Applicant Name:</b>	Lindum Sports Association
<b>Proposal:</b>	Replacement of existing 2 bay cricket practice nets with a new 3 bay facility

### **Background - Site Location and Description**

The application is for the replacement of the two existing cricket practice nets with three new cricket practice nets. The application site is Lindum Sports Association located off St Giles Avenue, the site is used for a variety of sports including Cricket, Hockey, Football and Rugby. The Clubhouse facilities Squash courts and a Gymnasium as well as changing facilities.

The site is screened by an approximately 2 metre fence which runs around Wragby Road and St Giles Avenue a line of trees is also located along the Wragby Road boundary, these trees are protected by a tree preservation order. The site is bound by residential properties rear gardens to the north and east of the site.

The site is located just outside the Newport and Nettleham Road Conservation Area No.9

The application has been called into planning committee by Councillor Wells.

### **Site History**

2010/0314/F - Installation of a synthetic floodlit hockey pitch with associated access, car parking and outbuilding. Granted Conditionally

### **Case Officer Site Visit**

Undertaken on 4th October 2023/

### **Policies Referred to**

- National Planning Policy Framework
- Policy S53 Design and Amenity
- Policy S64 Local Green Space
- Policy S65 Important Open Space

### **Issues**

- Local and National Planning Policy
- Residential Amenity
- Visual Amenity
- Effect on the Playing Field Provision
- Highway Safety

### **Consultations**

Consultations were carried out in accordance with the Statement of Community

Involvement, adopted January 2023.

**Statutory Consultation Responses**

Consultee	Comment
Principal Conservation Officer	No Response Received
Highways & Planning	Comments Received
Environmental Health	Comments Received

**Public Consultation Responses**

Name	Address
	7 Auden Close Lincoln Lincolnshire LN2 4BS
Mr Wesley Shelbourne	42 Yarborough Crescent Lincoln Lincoln LN1 3LU
Mr Matthew Cox	6 Cornus Close Lincoln LN4 1PH6
Mrs Nicole Pouncey	3 Thirsk Close MARKET RASEN LN8 3EB
Mr Wesley Shelbourne	42 Yarborough Crescent Lincoln Lincolnshire LN1 3LU
Mr Martin Shillito	23 De Wint Avenue Lincoln Lincolnshire LN6 7HY
Mr Jacob Hughes-Pickering	42 St Nicholas Street Lincoln Lincolnshire LN1 3EQ
Mr Jake Benson	11 Furnace Close North Hykeham Lincoln LN6 9ZR
Mrs Julia Marshall	9 Ancaster Avenue Lincoln Lincolnshire LN2 4AY
Aidan Lockwood	1 Belton Park Drive North Hykeham, Lincoln LN6 9XW
Mr Nicholas Rollett	33 Stonefield Avenue Lincoln Lincolnshire LN2 1QL

Mr Tom Lane	36 Mill Lane Morton Gainsborough DN21 3BS
Mr Charlie Jubbs	12 Stocking Way
Ted Horner-Timmins	70 Hewson Road Lincoln Lincolnshire LN1 1RX
Mr Zac Shelbourne	42 Yarborough Crescent Lincoln Lincolnshire LN1 3LU
Mr Ollie Alford	18 Laceby Street Lincoln Lincolnshire LN2 5NF
Mr Joseph Peatman	7 Victoria Terrace Lincoln Lincolnshire LN1 1HZ
Mr John Rhoades	31 Longdales Road Lincoln Lincolnshire LN2 2JR
Miss Georgina Gibbs	1a Stanley Street Lincoln LN58NG
Mr Steven Newell	47 Silver Street Branston Lincoln LN4 1LR
Mr Robert Eastwood	7 Lee Road Lincoln Lincolnshire LN2 4BJ
Mrs Brenda Jones	7 Auden Close Lincoln LN2 4BS
Mr Mick Garner	19 Sastangate house Rasen Lane Lincoln LN1 3HE
Mr Nick Tressler	9 Auden Close Lincoln LN2 4BS

Mrs Sally Mundy	Cleave House 1a Sewell Road Lincoln LN2 5RY
Ian Fisher	299 Burton Road Lincoln Lincolnshire LN1 3UP
Mr Will Taylor	18 Laceby Street Lincoln Lincolnshire LN2 5NF
Miss Tina Fernandes	Lupin Road Lincoln LN24GD
Mrs Lesley Bunn	2 Middletons Field Lincoln Lincolnshire LN2 1QP
Mr Joshua Wells	
Mr Sri Subramaniam	49 Flaxley Road Lincoln Lincolnshire LN2 4GL
Mr Gareth Watkinson	206 Nettleham Rd Lincoln LN24DH
Mr Anthony Perrin	1 Hayfield Grove Weston Newark NG23 6SB
Mr Paul Adams	5 The Grove Lincoln LN2 1RG
Mr John Alford	Glebe Farm Bardney Lincoln LN3 5UP
Mrs Bianca Maifadi	177 Wragby Road Lincoln Lincolnshire LN2 4PS
Miss Helen Chambers	11 Furnace Close North Hykeham LN6 9ZR

Mr Tim Jenkins	2 The Orchard Willingham by Stow DN215JU
Mr Neil Lockwood	1 < Belton Park Drive North Hykeham Lincoln LN69XW
Miss Erin Trodd	31 Milman Road Lincoln Lincolnshire LN2 5LX
Mr Neil McDonnell	36 Park Lane Burton Waters Lincoln LN1 2WP
Mr Peter Wright	27A Nettleham Road Lincoln Lincolnshire LN2 1RQ
Matthew Benson	15 Market Rasen Road Dunholme Lincoln LN23QS

## **Consideration**

### **Policy Context and Principle of Use**

The site is located within Policy Area Important Open Space, Policy 65 states that Important Open Space is safeguarded from development unless it can be demonstrated that:

- a) there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets; and
- b) in the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area.

The site is also designated as Local Green Space by Policy Area S64: – which states Local Green Space will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances. These exceptions are set out in the NPPF and align with Green Belt status.

Paragraph 149 of the National Planning Policy Framework states- Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

The application seeks improvement of the existing cricket practice facility available at the site, the proposed three bay cricket bays would provide enhanced fit for purpose cricket training facilities, on a similar parcel of land to the existing within the grounds.

In accordance with the NPPF, the proposed cricket bays would be for the provision of appropriate facilities (in connection with the existing use of the land) for outdoor sport and outdoor recreation and would preserve the openness of the land and not conflict with the purposes of the land. Nor would the proposal prejudice the use of any remaining areas of playing field on the site or result in the loss of other sporting provision. Accordingly, Officers therefore have no objection in principle to the proposal in accordance with CLLP Policies S65, S64 and NPPF.

### Impact on Residential Amenity

Policy S53 states that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Good design will be at the centre of every development proposal, and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal.

All development proposals will be assessed against and will be expected to meet the required design and amenity criteria as identified within the policy. This criteria shall be discussed below.

The application has received 35 letters of support for the proposal and 2 letters of Objections. The objections to the proposal are from the occupants of 7 and 9 Auden close, relating to the proposed nets appearing obtrusive, increase in height of the structure, increase of noise, future installation of flood lights, impede access to their rear gate and maintenance of their rear boundary wall. It has also been raised that the proposed structure will obstruct views from the rear of these properties, however the loss of a view is not a material planning consideration. Objections and letters of support are attached in full.

In relation to installing flood lights to serve the cricket practice area, the application does not propose any lighting and the applicant has advised they do not propose to in the future. A subsequent planning application would be required should any future lighting be required.

The proposed 3 bay cricket practice nets would be sited approximately 16m further east on the site than the existing cricket nets towards the existing score board, although it would be partially overlap where the current cricket nets are located. The proposed structure would measure 33m in length, 10.95m wide with a total height of 4m to the top of the cage. The agent has advised the existing nets are 3.6m height and the increase in height to 4m is required to be compliant with current standards. The orientation of cricket play would alter, with batters facing northwards to avoid sun in their eyes when facing bowlers.

The proposed structure would be located approximately 1.5m from the rear boundaries with dwellings to the north on Auden Close 9, 7 and St Giles Mead. The boundary is defined by an approximate 1.2m stone wall, officers note there are a number of mature trees/ foliage within the rear gardens of these properties.

Whilst views of the proposed poles and netting that would be used to enclose the cricket practice bays would be available from these properties, officers do not consider that the structure would appear dominant or overbearing. Given the separation of the structure from the boundaries of these properties, officers also do not consider the proposal would impede any access from these properties that the occupants may have onto the field or restrict the ability to maintain their boundary treatment.

In terms of noise, it is not considered the addition of another practice lane over the existing facility two lanes would be a discernible difference in the noise associated with the sport. The councils Environmental Health Officer has raised no objections to the proposal in terms of noise, air quality, contamination or other environmental impacts.

There are no other properties in the vicinity which would be affected by the proposal it is therefore considered that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP53.

#### Impact on Visual Amenity

The proposal includes new surfacing and a new netting cage to serve a larger number of practice cricket bays and as such the proposal is larger in footprint and height than existing, although is still relatively a small structure in comparison to the site as whole. The height would be approximately 4m covering an area of approximately 33m by 1.95m. Given the existing context of the site, it is considered that the proposal would not be out of character with the area and would be in accordance with Central Lincolnshire Local Plan (CLLP) Policy S53.

#### Highway safety, access and parking

The Highway Authority has been consulted and confirmed that the proposed development would not be expected to have an unacceptable impact upon highway safety, a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application. Therefore, based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

#### Conclusion

The proposal relates to replacement cricket nets at an existing sports ground to serve a larger number of practice cricket bays. The proposal is considered to not cause any significant impacts in terms of its design or to local or residential amenity. The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies S64, S65 and S53, as well as guidance within the National Planning Policy Framework.

#### Application Determined within Target Date

Yes

#### Recommendation

That the application is granted conditionally



**Standard Conditions**

- 1) Development commenced within 3 years
- 2) In accordance with the approved plans