

Parish: Easingwold

Ward: Easingwold

3

Committee Date : 19 January 2023

Officer dealing : Mr T J Wood

Target Date: 26 January 2023

Date of extension of time (if agreed):

22/02671/FUL

Siting of a portable building to be used as a community hub.

At: Easingwold AFC Stillington Road Easingwold North Yorkshire

For: Ms Di Watkins for Easingwold and District Community Care Association.

1.0 Site, Context and Proposal

- 1.1 The proposal is to site a modular building on land that is currently vacant grassland to the north of the pavilion building at Easingwold Football Club and south of, and bounded by a mixed species hedge from, the area of open space alongside the newly constructed residential estate at Partridge Road.
- 1.2 The modular building is noted to be 12 x 6m = 72sqm, a portable prefabricated building 3.7m high with walls overlaid with a steel covering finished in RAL6002 "Heritage Green" to match the adjacent building. No foul sewer is required for the modular building as facilities will be available within the Football Club building.
- 1.3 The applicant states: Easingwold District Community Care Association is a major charity in Easingwold and our aim is for Easingwold and District to be a true Community where all residents have a good quality of life, a sense of wellbeing and belonging, where needs are met, and everyone feels part of a caring and supportive environment.
We do not have any buildings or office space that belongs to us. We wish to establish a Community Hub in Easingwold using a portable building which our clients can use for various activities. We have a Men in Sheds project, knit and natter group, crossword club who would be able to avail themselves of this facility. We wish to erect a portable building in an area next to Easingwold Football Club. The land is currently in use as pertaining to sports activities, predominantly football. We have the permission of the Chair and Committee of the Football Club to site this building.
- 1.4 The opening hours have been provided noting operations during week days between 9am and 5pm with potential for weekend use by the football club.
- 1.5 An existing Football Club storage container is to be moved in a north-easterly direction to make space for the modular building.
- 1.6 Provision of a path to link the modular building with the footpath on the east side of Stillington Road is shown to be formed.

2.0 Relevant planning and enforcement history

- 2.1 05/00356/FUL Construction of a replacement football changing pavilion as amended by plans as received by Hambleton District Council on 6 May 2005 Approved 17 August 2005.

3.0 Relevant Planning Policies

As set out in paragraph 2 of the NPPF planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The law is set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

Local Plan Policy S1: Sustainable Development Principles
Local Plan Policy S5: Development in the Countryside
Local Plan Policy E1: Design
Local Plan Policy E2: Amenity
Local Plan Policy E3: The Natural Environment
Local Plan Policy IC3: Open Space, Sport and Recreation
Local Plan Policy IC4: Community Facilities
Local Plan Policy RM3: Surface Water and Drainage Management

4.0 Representations

- 4.1 Easingwold Town Council - wish to see the application approved.
- 4.2 Kyle and Upper Ouse Internal Drainage Board - no objection
- 4.3 Yorkshire Water - no response
- 4.4 Publicity - site notice and neighbour notifications - one response received from the Chairman of the Easingwold Town AFC fully supporting the application as it supports a very useful community initiative and facility.

5.0 Analysis

- 5.1 The following are the main planning issues to be considered in this case.
 - a) Principle of the siting of a community hub modular building on a site adjoining the built form of Easingwold
 - b) The accessibility of the site
 - c) Impacts, if any, upon residential amenity of neighbours
- 5.2 The site for the proposed modular building is adjoining the built form of Easingwold as it is next to the residential property of Partridge Road and the football club pavilion. The Local Plan supports community developments and at Policy IC4 requires that they be sited in a location where they are able to serve the community they are intended to serve. The proposal fulfils this requirement as it is adjoining the built form of Easingwold.
- 5.3 The site is accessible by foot along the Stillington Road (north-east side), footpath and a new link path is proposed to connect to the site of the community hub. This is an enhancement to the current accessibility of the football site from Stillington Road as there is no footpath on the north-east side beyond the Partridge Road estate, users either walk on the footway on the south-west side of Stillington Road. The site will also have access from the football club car park. The policy meets the accessibility requirements of Policy IC4.

- 5.4 The proposed use is of relatively small scale (6m x 12m) and operating time is between 0900-1700 during the week and occasional use by the football club during weekend. No external lighting is proposed other than a safety light over the entry door. There is no reason to conclude that such a modest building in community use for the purpose of a 'Men's shed', 'Knit and natter' and similar purposes would give rise to any impact upon the amenity of neighbours.
- 5.5 The proposed modular building would be partially screened by the roadside hedge, and football field hedgerow (with scope of reinforcement planting) and the existing pavilion building. A simple modular building of 3.7m in height will not result in any significant visual impact and subject to controls of the colour of the surface finish is an appropriate detail for the intended purpose.
- 5.6 The Hambleton DC Cabinet and Council at meetings in December 2022 resolved to provide Community Infrastructure Levy funding to assist in the cost of the provision of the modular building.
- 5.7 The proposal is considered to meet the requirements of the Hambleton Local Plan enabling support for the provision of a scheme to enhance the range of community facilities available within Easingwold.

6.0 Recommendation

- 6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)
1. The development hereby permitted shall be begun within three years of the date of this permission.
 2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings received by Hambleton District Council on 21 November 2022, 25 November 2022, 1 December 2022 and 19 December 2022 unless otherwise approved in writing by the Local Planning Authority.
 3. The external surfaces of the modular building shall be finished in a material the colour and texture of which are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the building shall be maintained in accordance with the approved details.
 4. The building shall not be used outside the hours 0900 and 1700 on any day.

The reasons are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Local Plan Policies S1 and E1.
3. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Local Plan Policies S1 and E1.
4. To safeguard the amenity of residential neighbours in accordance with the Local Plan Policies S1 and E2.