

APPENDICES TO PLANNING STATEMENT

- Appendix A:** Photographs of existing utility provisions, connections and infrastructure to demonstrate the northern site is previously developed land.
- Appendix B:** Decision Notice for Planning Ref: 01/D39463 granted 21/12/2001 that previously authorised the erection of an indoor archery range on the site.
- Appendix C:** Extract from the Council's Planning Application database indicating the planning permission previously granted for the Scout Training Complex that occupied the northern part of the application site (now demolished).
- Appendix D:** Copy of the Decision Notice and Officers report for a new indoor archery range permitted by South Ribble Borough Council for the Bowman of Pendle and Samlesbury.
- Appendix E:** Copy of the Decision Notice and Officers report for a new indoor archery range permitted by Chorley Borough Council for Chorley Bowman.
- Appendix F:** Copy of the Decision Notice and Officers report for a new indoor archery range permitted by Salford Council for Eccles Archery Club.
- Appendix G:** Letters of support from the sport's governing body (Archery GB), the Lancashire Archery Association, and Northern Counties Archery Society.
- Appendix H:** Photographs of the existing indoor archery facility.

Planning Statement

Appendix A

Photographs of existing utility provisions, connections and infrastructure to demonstrate the northern site is previously developed land.



Figs. 1 & 2. Electricity Supply Cabinet with switchgear.



Figs. 3 & 4 . Car Park Lighting Column.



Fig. 5. Concrete Base Slab of Previous Centre.



Fig. 6. Entrance to Compound showing Existing Kerbing L.H.S.



Figs. 7 & 8. Remnants of Demolished Scout Leader Training Centre.



Figs. 9 & 10. Compound Water Supply (Blue Alkathene pipe) & Drainage Pit Cover .

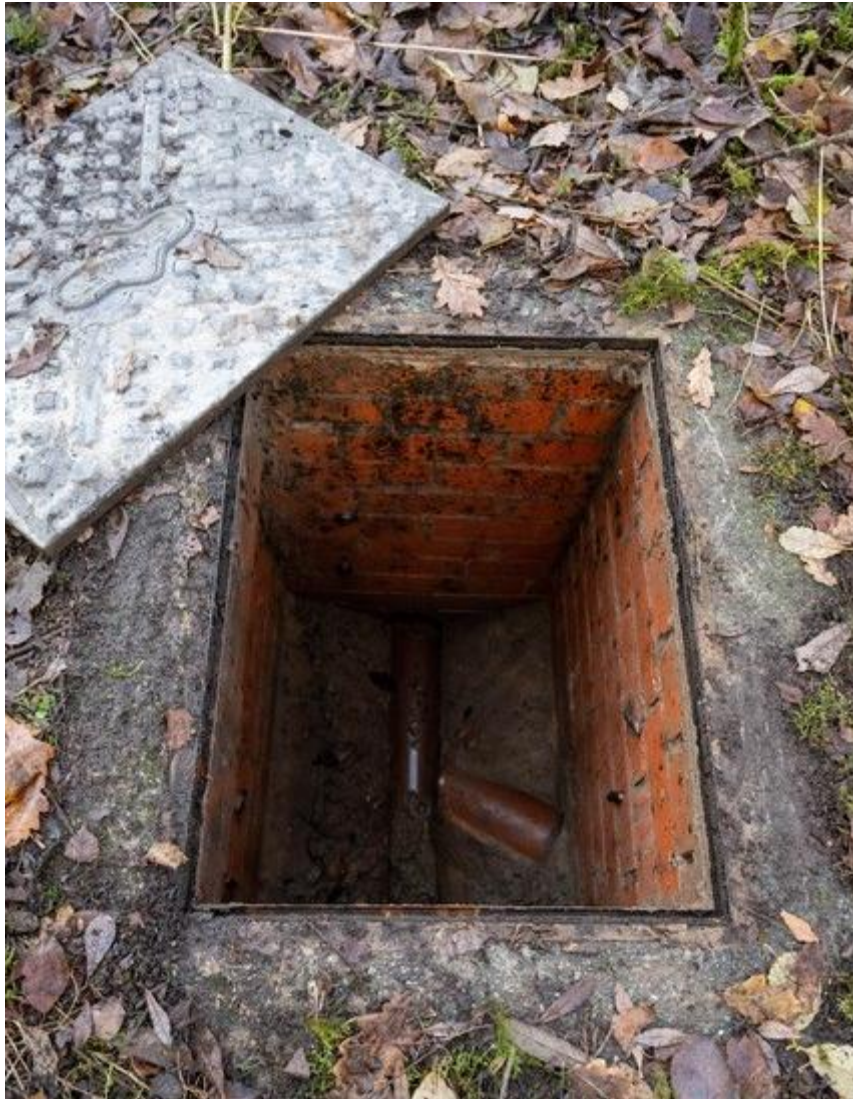


Fig. 11. Compound Drainage Inspection Chamber



Fig. 12. Field Septic Tank



Figs. 13 & 14. Warning, Outdoor Ranges" sign on perimeter fence to field from Compound

Planning Statement

Appendix B

Decision Notice for Planning Ref: 01/D39463 granted 21/12/2001 that previously authorised the erection of an indoor archery range on the site.



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address for correspondence:	Applicants name:
ASHWORTH VALLEY SCOUT CAMP ASHWORTH ROAD ROCHDALE LANCASHIRE	ASHWORTH VALLEY SCOUT CAMP

Part I - Particulars of Application

Date of Application: 20/10/2001

Application No: 01/D39462

Proposal and Location:

ERECTION OF ARCHERY RANGE

ASHWORTH VALLEY SCOUT CAMP ASHWORTH ROAD ROCHDALE LANCASHIRE OL11 5UP

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions.

Conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. Within one month of the installation of the structure hereby approved, the external walls shall be painted or stained in a colour to the prior written approval of the Local Planning Authority. The date of installation shall be notified in writing to the Local Planning Authority.

Reasons:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to ensure a satisfactory appearance in the interests of visual amenity.

Date of Decision 21/12/2001

Signed on behalf of the Council

IMPORTANT 1. PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THE DECISION NOTICE.

2. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.



INVESTOR IN PEOPLE

Planning Statement

Appendix C

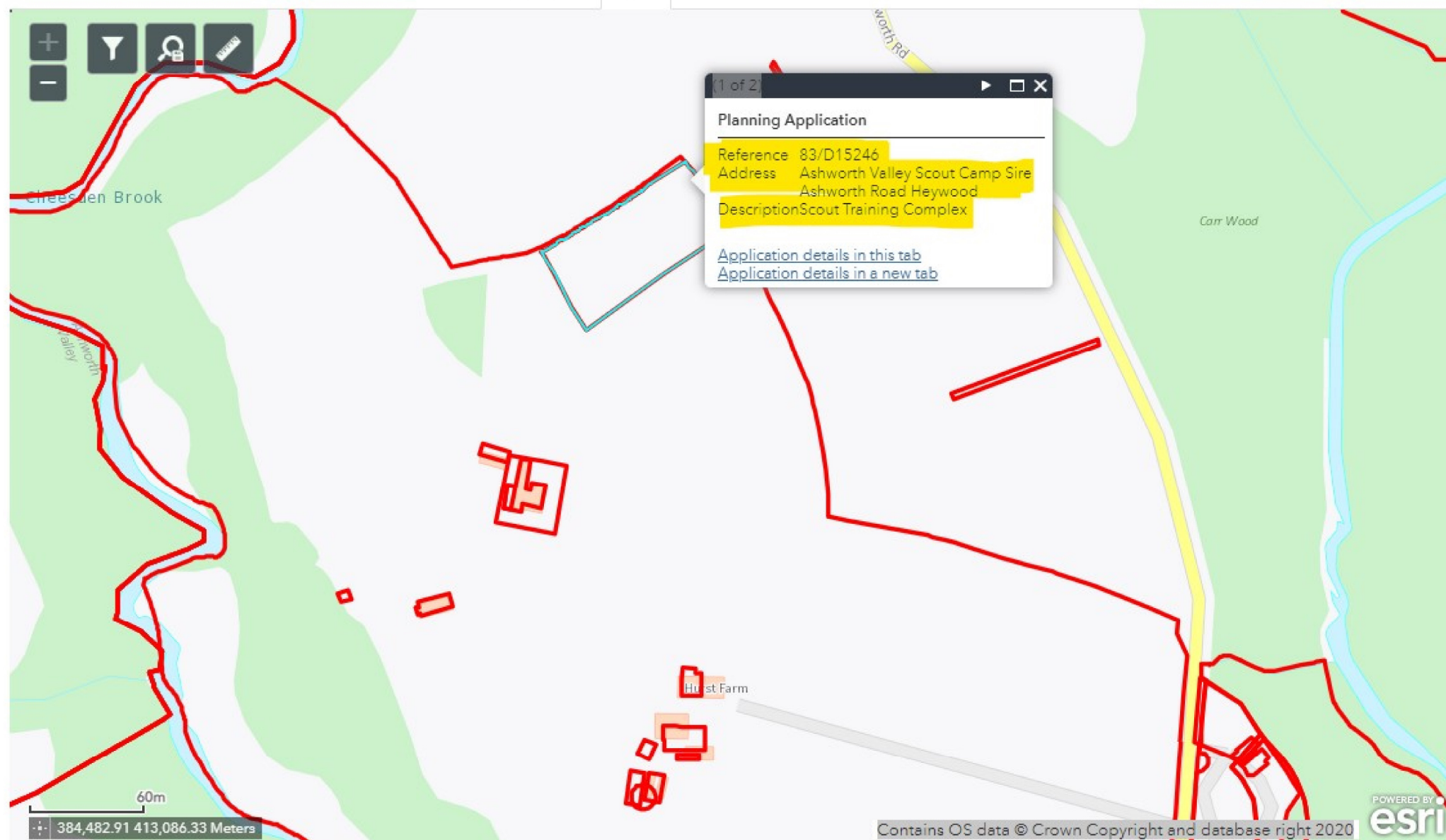
Extract from the Council's Planning Application database indicating the planning permission previously granted for the Scout Training Complex that occupied the northern part of the application site (now demolished).

Planning – Map Search

[? Help with this page](#)

[Click here for help with using the map.](#)

Simple Advanced Weekly/Monthly Lists Property **Map**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Rochdale Borough Council Licence No. 100023108 (2022)

Planning Statement

Appendix D

Copy of the Decision Notice and Officers report for a new indoor archery range permitted by South Ribble Borough Council for the Bowman of Pendle and Samlesbury.

**SOUTH RIBBLE BOROUGH COUNCIL
PLANNING AND HOUSING DEPARTMENT**

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION

REFERENCE NUMBER: 07/2013/0067/FUL

DATE OF APPLICATION: 30 January 2013

APPLICANT: Bowmen Of Pendle and
Samlesbury Ltd
7 Saxifield Street
Burnley
BB10 2ET

AGENT: Mrs Diane Clarke

27 Valley View
Walton-le-Dale
Preston
Lancashire
PR5 4LU

PARTICULARS AND LOCATION OF DEVELOPMENT:

Single storey extension to existing clubhouse to form indoor archery range and re-siting of 2no. storage containers Re-submission of 07/2012/0630/FUL

at:

Land At, Nabs Head Lane, Samlesbury, Lancashire,

The South Ribble Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted or other such amended plans that may be agreed in writing by the Local Planning Authority subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 20-07-12
REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan
3. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.
REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan
4. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, no further buildings, plant or machinery shall be erected on the site without planning permission from the local planning authority.

REASON: To retain control over future development in the green belt, in the interest of amenity and the character and appearance of the development and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan

6. Any construction works associated with the development shall not take place except between the hours of

08:00 hrs to 18:00 hrs Monday to Friday

08:00 hrs to 13:00 hrs on Saturdays

No construction shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan and Core Strategy Policy 17.

7. The building, hereby approved, shall not be operational outside the hours of 08:30 hrs to 22:00 hrs Monday to Saturday and 09:30 hrs to 20:00 hrs on Sunday, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority

REASON: In the interests of the amenity of nearby residential properties in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan.

8. That the storage containers hereby permitted shall be removed no later than 3 years from the date of this decision, and the land restored to its former condition within 2 months following removal unless otherwise agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over the use of the land.

9. Once work has commenced, no vertical sided excavations shall be left open overnight, and during construction all materials and machinery are to be kept on the existing hard standing areas. No machinery is to be allowed to track across the grassland.

REASON: To prevent entrapment of, and damage to any Great Crested Newts which may inhabit the area.

10. No construction materials are to be stored on the grassland and where construction materials such as bricks and slates are stored on the existing hard standing they are to be elevated on pallets

REASON: to avoid risk to any Great Crested Newts which may be present in the area and sheltering amongst the materials.

Advice Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

Informative: The decision to grant planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan and the Central Lancashire Core Strategy as set out below, and to all relevant material considerations including Supplementary Planning Guidance:

NPPF - National Planning Policy Framework

D5 - Development in the Green Belt (S.R.B.C. Local Plan Policy)

SPD3 - Rural Development (Supplementary Planning Documents)

12 - Culture and Entertainment Facilities (Core Strategy Policy)

24 - Sport and Recreation

17 - Design of New Buildings (Core Strategy Policy)

QD1 - Design Criteria for New Development (S.R.B.C. Local Plan Policy)

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required. Telephone: 01772 625400 or email: planning@southribble.gov.uk.



John Dalton
Head of Planning & Housing

DATE OF DECISION: 14 March 2013 **REFERENCE.:** 07/2013/0067/FUL

Important Note: This permission relates only to that required under the Town and Country Planning Act. It does not provide any consent or approval under any other enactment, byelaw, order or regulation including the Building Regulations. If you are in any doubt about the need to obtain approval under the Building Regulations then please contact the Building Control Section, Civic Centre, West Paddock, Leyland on 01772 625403 or email: bldcontrol@southribble.gov.uk

In determining the above planning application, the Council has implemented the requirements of paragraphs 186-187 of the N.P.P.F and worked proactively and positively with the applicant.

Appeal to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

1. If either the local planning authority or the Secretary of State for the Environment refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter I of the Town and Country Planning Act 1990.

Officer Signature 	Manager/Team Leader Signature 
Date 12. 3. 2013	Date 13/3/2013

DELEGATED REPORT PREPARED ON 12 March 2013 BY MRS DEBBIE ROBERTS

APPLICATION NO 07/2013/0067/FUL

SITE LAND AT NABS HEAD LANE SAMLESBURY LANCASHIRE

APPLICATION SITE AND SURROUNDING AREA

The application relates to a parcel of land situated to the west of Nabs Head Lane, approximately 460m to the south of the junction with the A677 Preston New Road.

There are two residential properties abutting the southern boundary of the site (Aspden Fold and Ashton Fold) and there are a further three residential properties on the opposite eastern side of Nabs Head Lane.

The surrounding area is largely open and rural in character. The eastern boundary of the site is marked by a hawthorn hedge running along the Nabs Head Lane frontage, while the western and southern boundaries have a mix of hedgerow and mature trees along their length.

The application site and the surrounding area are designated under **Policy D5 (Green Belt)** in the South Ribble Local Plan.

SITE HISTORY

Application 07/2004/1166 was granted in February 2005 for the use of land as an archery field together with the erection of a building, re-siting of sports pavilion, the siting of two temporary steel containers and associated car parking and landscaping works. This permission has since been implemented with substantial works undertaken relating to the access

Applications 07/2006/1187/FUL and 07/2009/0640/VAR were approved to cover a variation to condition 5 of the above application relating to temporary siting of the timber pavilion and two storage containers

Application 07/2012/0630/FUL was submitted for the same proposal but withdrawn in January 2013 to further explore ecology issues

PROPOSAL

The application proposes re-location of the existing storage containers and extension to the main building following recent removal of a timber pavilion (October 2012). Changes will allow for year-round use of the building as an indoor shooting range, in addition to its current use as a clubhouse

The 2 storage containers are currently sited along the eastern boundary of the site, adjacent to the hawthorn hedge running along Nabs Head Lane, and are painted dark green. Initial proposals aimed to remove these to the western boundary under canopy of existing trees, but amended plans proposed their retention in the same location.

The existing building measures 19m x 12.4m, and has a shallow pitched roof to a maximum height of 4.05m; eaves stand at 2.9m. The whole is constructed of Olive Green metal cladding and includes 4 no: roof lights into each side of the roof plane. An extension to the northern end of the

building would measure an additional 9.7m in width (total 28.7m), 16.5m deep and its roof line would follow that of the existing. Four roof windows would be installed – two on either side. Internally the extension will incorporate a garage and clubhouse space

Construction will be of materials to match the existing. Removal of an old, temporary timber pavilion measuring 6m x 5m and approximately 4m in height, in return for this extension allows for a more compact site.

There is a small pond approximately 84m from the site of the new building. A desk study found that the pond has a very low potential for Great Crested Newt habitation. A second pond shown on the OS map had previously been filled and did not hold water. All other ponds in the area appear to be ornamental with high likelihood of stocked carp; this would seriously limit newt habitation. The ecology report finds that lands affected by the proposal are not considered suitable for Great Crested Newt habitation and are therefore not protected habitat. Taking all things into consideration, it was not felt necessary to consult with an ecology specialist

REPRESENTATIONS

A site notice has been posted and twenty one neighbouring properties have been consulted. Representation was originally made by one adjacent resident whose comments are summarised as:

- ☐ Unacceptable development in the green belt and lack of special circumstances
- ☐ Acceptance of development to the north of the existing building but not to the south – this appears to contradict the earlier comment about unacceptable green belt development
- ☐ Requirement for arboricultural advice with regards to the drainage trench in the vicinity of trees/hedgerows – the Councils Arboriculturalist has been consulted and has no objection
- ☐ Requirement for ecology surveys re ponds in the vicinity – the application was withdrawn to investigate this further; all now appears to be acceptable
- ☐ Inadequacy of existing drainage and a requirement by the applicant to prove that development will not impact further – a condition is recommended for further information to be submitted prior to commencement
- ☐ Hours of operation – conditions are recommended to control both construction and opening hours

CONSULTATION REPLIES

South Ribble Arboriculturalist was consulted and has no objection

Lancashire County Council Highways has no objection

South Ribble Environmental Health have no objections but have requested conditions be imposed with regards to opening and construction hours

Lancashire County Council Ecology had no objections but made comment about initial plans to relocate existing storage containers. Following these comments the applicant has amended the application to keep the containers in situ – the ecologist has no further objection

Lancashire Constabulary has no objections to the proposal and supports the roller shutter door arrangement. They have asked however for informative notes aimed at deterring potential offenders, to be added to any decision issued as follows:

- ☐ Replacement of the post and rail fence with a 1.8m robust security fence
- ☐ Building, car park and perimeter to be covered with an ever spread of lighting from dusk till dawn

It is considered that in a rural location where residential properties are few, but immediately located, dusk to dawn lighting would be particularly intrusive. In terms of visual amenity and green

belt objectives, a security fence of this nature is also felt too onerous and as such these notes have not been added.

MATERIAL CONSIDERATIONS

Policy Considerations

Local Plan Policy D5 (Green Belt) and the **National Planning Policy Framework** both presume against inappropriate development in the green belt, unless in certain circumstances; one of which is "essential facilities for outdoor sport and outdoor recreation". As the use of the proposed building is clearly associated with the archery club, development is considered to be acceptable in principle. Although there is an increase in floor space of 56%, the increase in volume amounts only to 28% over the original; this accords well with **Central Lancashire Supplementary Planning Document: Rural Development** particularly following removal of the timber structure resulting in a more compact site. A temporary permission would be granted for retention of the storage containers but as a temporary use, these have not been included in floor space or volume calculations.

It is standard practice to impose a condition on such applications which requires the storage containers be removed within 3 years of the date of the permission. This condition will ensure that the containers do not become a permanent feature in the green belt

Central Lancashire Core Strategy Policy 12 (Culture & Entertainment) also states that this type of facility provides employment opportunities and services to local people. Investment in these businesses should be managed sensitively to protect the open aspects of the countryside and minimise the impact of development of the landscape" Removal of the timber pavilion and its replacement with an extension to the main building results in a less dishevelled, more compact site. This proposal is of a size, siting and materials which although large, will sit in harmony with the open and rural nature of the immediate area. A condition to remove permitted development rights however is deemed appropriate to prevent further incursion into the green belt

In addition to the above, **Core Strategy Policy 24 (Sport & Recreation)** seeks to protect existing sport and recreation facilities, unless they are proven to be surplus to requirements or unless improved alternative provision is to be made. This proposal helps to achieve this improved provision

Core Strategy Policy 17 and Local Plan Policy QD1 (New Buildings) both support applications which take into account the character of the area with regards to amongst other things, size, design, scale and plot intensification. Proposals must ensure that development does not affect the amenity of neighbouring uses and should be appropriate within the context of their own site, and immediately surrounding area.

Other Issues

As members of the archery club would also be the users of the new facility, no significant increase in noise or traffic to the site is anticipated

The potential for noise and disturbance at unsociable hours from the use of the proposed training studio and associated traffic regeneration can be eliminated by conditioning a restriction for the opening hours of the building. The applicant has requested 7am – 11pm, 7 days a week but the proximity of properties in the south is such that a condition to restrict opening to 8.30am – 22.00pm (Monday to Saturday) and 9.30am – 20.00pm (Sunday and Bank Holiday) is considered more appropriate

Respondent comments note that there are issues in the area with regards to flooding and drainage. A condition to request further information is recommended

The proposed erection of an extension to the existing clubhouse building for use as a clubhouse and indoor archery facility, by virtue of its location, size, scale, density, massing, form and use of materials is not considered to adversely impact on adjacent properties or the green belt. It will be in keeping with the nature of the area and existing development, and is therefore considered to be in accordance with all relevant policies of the **South Ribble Local Plan, Central Lancashire Core Strategy** and **National Planning Policy Framework**.

This proposal is **recommended for approval subject to the imposition of conditions**.

POLICY CONSIDERATIONS

NPPF National Planning Policy Framework

12 Culture and Entertainment Facilities (Core Strategy Policy)

17 Design of New Buildings (Core Strategy Policy)

24 Sport and Recreation

SPD3 Rural Development (Supplementary Planning Documents)

D5 Development in the Green Belt (S.R.B.C. Local Plan Policy)

QD1 Design Criteria for New Development (S.R.B.C. Local Plan Policy)

RECOMMENDATION

Approval with Conditions

CONDITIONS/REASONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 20-07-12
REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan
3. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.
REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan
4. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.
REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, no further buildings, plant or machinery shall be erected on the site without planning permission from the local planning authority.
REASON: To retain control over future development in the green belt, in the interest of amenity and the character and appearance of the development and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan
6. Any construction works associated with the development shall not take place except between the hours of
08:00 hrs to 18:00 hrs Monday to Friday
08:00 hrs to 13:00 hrs on Saturdays
No construction shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Quality of Development Policy QD1 in the South Ribble Local Plan and Core Strategy Policy 17.
7. The building, hereby approved, shall not be operational outside the hours of 08:30 hrs to 22:00 hrs Monday to Saturday and 09:30 hrs to 20:00 hrs on Sunday, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority
REASON: In the interests of the amenity of nearby residential properties in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy QD1 in the South Ribble Local Plan.
8. That the storage containers hereby permitted shall be removed no later than 3 years from the date of this decision, and the land restored to its former condition within 2 months following removal unless otherwise agreed in writing by the Local Planning Authority..
REASON: To enable the Local Planning Authority to retain control over the use of the land.
9. Once work has commenced, no vertical sided excavations shall be left open overnight, and during construction all materials and machinery are to be kept on the existing hard standing areas. No machinery is to be allowed to track across the grassland.
REASON: To prevent entrapment of, and damage to any Great Crested Newts which may inhabit the area.
10. No construction materials are to be stored on the grassland and where construction materials such as bricks and slates are stored on the existing hard standing they are to be elevated on pallets
REASON: to avoid risk to any Great Crested Newts which may be present in the area and sheltering amongst the materials.

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

Planning Statement

Appendix E

Copy of the Decision Notice and Officers report for a new indoor archery range permitted by Chorley Borough Council for Chorley Bowman.

Date: 25 May 2022
Our Ref: 22/00213/CB3
Please ask for: Mike Halsall

Mr D Woodward
Steve Wells Associates
Churchill House
Mill Hill
West Yorkshire
Pontefract
WF8 4HY
United Kingdom

Planning Application

Dear Mr Woodward,

Proposal: Erection of an archery pavilion with associated car park and new vehicle access point from Wigan Lane, following the removal of the existing building
Location: Land Adjacent To Londonderry Cottage Wigan Lane Heath Charnock
Reference: 22/00213/CB3

Please find attached the Decision Notice in respect of the above application. The 'important notes' attached to the notice should be read carefully, they will help you to understand this decision, your rights and other things you may have to do.

Chief Planning Officer
Chorley Council

PLANNING PERMISSION

Town and Country Planning Act 1990

Applicant:

Chorley Borough Council
Civic Offices Union St Chorley PR7 1AL

Agent:

Mr D Woodward, Steve Wells Associates
Churchill House Mill Hill West Yorkshire Pontefract WF8 4HY United Kingdom

Application Number
22/00213/CB3

Date Received
24 February 2022

The Development:

Erection of an archery pavilion with associated car park and new vehicle access point from Wigan Lane, following the removal of the existing building

Location:

Land Adjacent To Londonderry Cottage Wigan Lane Heath Charnock

Chorley Borough Council (the Local Planning Authority) gives notice of its decision to grant **Planning Permission** for the development, subject to the following conditions -

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission.

Reason: To define the permission and in the interests of the proper development of the site.

2. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed Building	205-076-1008	24 February 2022
Proposed Tree Protection and Boundary Details	205-076-1012	5 May 2022
Proposed Building Drainage Plan	205-076-11-5 Rev A	23 March 2022
Site Location Plan	205-076-1001	24 February 2022
Proposed Site Plan	205-076-1003 Rev A	11 May 2022
Proposed Junction Access Design	205-076-1010	24 February 2022

Reason: For the avoidance of doubt and in the interests of proper planning.

4. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

5. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards and all works will be undertaken in accordance with the details of tree protection measures received on 5th May 2022.

Reason: To safeguard the trees to be retained.

6. Prior to the first use of the approved building, four bird boxes shall be installed in the trees to the south and of the approved building and retained as such thereafter.

Reason: To create biodiversity enhancements, in accordance with the National Planning Policy Framework.

7. No works to trees and shrubs or vegetation clearance or demolition of buildings shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present.

Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).

8. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

9. Prior to the first use of the approved facility, the vehicular access to the site from Shade Lane shall be closed to vehicles and only available for pedestrians and cyclists.

Reason: To ensure the safe and proper access of the facility and to protect the amenity of neighbouring residents.

10. No part of the development shall be commenced, other than site preparatory works and removal of the existing buildings, until all the highway works within the adopted highway have been constructed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

11. The private car parking and manoeuvring areas to be marked out in accordance with the approved plans, before the use of the premises hereby permitted becomes operative dwelling and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas.

Please Note: The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement of Paragraph 38 of the NPPF.

Please Note: The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at <http://chorley.gov.uk/Pages/AtoZ/Planning-Policy.aspx>

Please note: If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/Local Planning Authority should be contacted.

Please Note: The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. It is requested that the access is built before any construction takes place. This will include the Road Safety Audits as the site access requires the removal of chevrons. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site.

This decision has been made having regard to the policies of the Development Plan which comprises the Adopted Central Lancashire Core Strategy (2012) and the Adopted Chorley Local Plan 2012-2026 and all other relevant planning policy and guidance including National Policy (the Framework), supplementary planning guidance and supplementary planning documents and Corporate documents of the Council.

Signed:

Date: 25 May 2022

Chief Planning Officer, Chorley Council

Please read the notes attached to this notice carefully. They will help you to understand this decision, your rights and other things you may have to do. Further information is available at chorley.gov.uk/planning.

PLANNING PERMISSION

Important Notes

1. This decision is to grant planning permission. No work may be carried out until all conditions which may have been imposed are satisfied as required.
2. This decision is to grant planning permission only. This decision does not imply or grant any other form of consent or approval which may separately be required under the Planning Acts or any other Act, Byelaw, Order or Regulation. This permission is not:
 - i) an approval under the Building Regulations;
 - ii) a Listed Building Consent or Conservation Area Consent for demolition or other works;
 - iii) a consent to display advertisements;
 - iv) a consent to top, lop, prune, fell or carry out any other works to a protected tree or a tree in a Conservation Area;
 - v) an authority to close, divert, or in any way block a public footpath, a public bridleway or public highway.
 - vi) an authority to carry out any works within the public highway (e.g. to form or alter a footway crossing);
 - vii) an indication that the requirements of any other legislation (e.g. public safety, pollution control or food hygiene) have been satisfied.
 - vii) a permission by the Council as landowner or landlord.
3. This permission is for the development described only. Carrying out of a different form of development could result in enforcement action. You should therefore seek advice in writing from the Development Control team on any proposed amendment or alteration.
4. Certain animals species (e.g. Barn Owls) are afforded special legal protection under the Wildlife and Countryside Act 1981. It is an offence to intentionally disturb such protected species.
5. If you are building or carrying out excavation in the vicinity of other buildings you may have a duty under the Party Wall Act 1996 to notify the owner of that property of your intentions.
6. You can usually appeal to the Secretary of State for Communities and Local Government against conditions imposed by the Council. Further details are below. However, it may help to discuss the position with Council officers first.
7. We aim to provide a fair and helpful service. Should you be unclear about any aspect of this decision, wish to discuss the decision, are concerned that the application was not dealt with properly, or have any comments on the Council's planning service, please [contact us](#).

Statement of applicant's rights in accordance with article 22 of The Town and Country Planning (General Development Procedure) Order 1995

Appeals to the Secretary of State

8. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990. You must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

You can appeal online at www.planningportal.gov.uk/pcs to complete an appeals form which you can get from the Planning Inspectorate, Room 3/18A Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Direct Line: 0117 372 8562). The Inspectorate will publish details of your appeal on the Planning Portal website. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPLICATION REPORT – 22/00213/CB3

Validation Date: 24 March 2022

Ward: Chorley South East And Heath Charnock

Type of Application: Chorley Regulation 3

Proposal: Erection of an archery pavilion with associated car park and new vehicle access point from Wigan Lane, following the removal of the existing building

Location: Land Adjacent To Londonderry Cottage Wigan Lane Heath Charnock

Case Officer: Mike Halsall

Applicant: Chorley Borough Council

Agent: Steve Wells Associates

Consultation expiry: 2 April 2022

Decision due by: 27 May 2022 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located on the north western side of Wigan Lane, Heath Charnock, in the Green Belt, approximately half-way between the settlements of Chorley and Adlington. The site forms a large grassed area of public open space that contains a playing field, small area of hardstanding used for car parking and some site cabins / shipping containers. The site surrounds the residential curtilage of Londonderry Cottage on three sides.
3. Site access is currently gained via a narrow track, Shade Lane, that leads from Wigan Lane, between the dwellings of Londonderry Cottage and Hoole Cottage to the car park and also provides access to the dwellings. The existing buildings which are in a poor state of repair is located to the west of the existing car park, parallel to the north western boundary of Londonderry Cottage which is lined by a substantial row of conifers. The site is owned by Chorley Council and is used by Chorley Bowmen Club and Adlington Football Club.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. Whilst there are existing buildings on site for equipment storage, there are no toilet facilities, facilities to make refreshments for visiting teams, or any opportunities for indoor archery which the applicant explains is limiting the club's growth.
5. The application seeks planning permission to replace the existing buildings with a new purpose-built pavilion, install a new site access from Wigan Lane, to the south west of Londonderry Cottage, and create a new car parking area off the new site access. The proposal also includes boundary fencing, new access gates, footpaths and other infrastructure.
6. The proposed building would measure approximately 29.6m long x 5.7m wide, with a roof height of 4.4m, with a single pitch falling to the south. The building would be timber clad to

the front with red brick to the sides and rear. All external doors and windows would be secured by steel roller shutters housed in the soffits. Solar panels would be incorporated into the south facing aspect of the single pitch metal profile roof.

7. The primary purpose of the new building is to provide accommodation for the Chorley Bowmen Archery Club including an 18m indoor archery range to GB Archery design recommendations. The toilet and kitchen facilities have been designed so that they can be accessed by the football club on matchdays without compromising the security of the Archery Club's range and store. The proposed facility would be fully accessible for disabled users.
8. Through occasional managed community use, and when not used for indoor archery, the applicant states that the indoor range area can also be used for other 'passive' community activities such as Weightwatchers, yoga, and Pilates.
9. The proposal includes the provision of a new vehicular access off Wigan Lane leading to a new car park on what is currently land used as an open hayfield. The parking bays would be a cellular paved material providing a sustainable solution to surface water drainage (SuDS). Low level 850mm high LED bollard lighting with frosted diffusers and timers to shut off at 10.00pm would be included in the car park layout along with bollard illumination to the footpaths leading to the pavilion. Parking would be provided for 31no. cars, including two spaces for electric vehicle charging and three for disabled users. Provision would also be made for a further 16no. 'overspill' places in a grass reinforced parking area. Six 'Sheffield' hoops would also be provided for the parking of 12no. bicycles.
10. The proposal would not affect the maintained grass playing field and would be available for use for the archery club, football club and any other managed community use.
11. The site is owned by Chorley Council who are part funding the scheme and the Archery Club has made a successful application to Sport England for additional funding. Both the Archery Club and Football Club have annual licences to use the site. Should planning permission be granted and the development implemented, the Archery Club would be offered a 25 year lease on the building which they would then manage and maintain.

REPRESENTATIONS

12. No neighbour representations have been received.
13. Whilst the application site is not located within the Parish boundary of Heath Charnock, which is located on the opposite side of Wigan Lane, the Parish Council have commented in support of the proposal identifying that the new vehicle access and car parking would enable multiple usage of sports and active recreation to be developed at this local facility beyond the archery proposal. The Parish Council is supportive of this initiative.
14. The occupants of Londonderry Cottage have been in discussion with the Council, as applicant, to move the proposed package sewage treatment plant further from their property. The applicant revised the proposed drainage plan accordingly.

CONSULTATIONS

15. Greater Manchester Ecology Unit: Have responded with no objection to the proposal and have suggested that an informative note and planning conditions be attached to any grant of planning permission that seek to safeguard protected species during construction work and deliver biodiversity enhancements.
16. Lancashire County Council Highway Services (LCC Highway Services): Initially responded to request that vehicle access on Shade Lane is closed and only available for pedestrians and cycles. They also requested a Stage 1 Road Safety Audit to ensure the removal of chevrons on Wigan Lane to install the new site access is not detrimental to road safety.

Additional information on the use of the site was also requested to ensure the level of proposed car parking is adequate and to ensure pedestrian safety from stray arrows.

The applicant has submitted a Transport Statement in response to the comments from LCC Highway Services which is currently being reviewed by them and they have verbally informed the case officer that they have no objection to the proposal, subject to conditions. It is anticipated that the formal response from LCC Highway Services will be received prior to planning committee and will be detailed within the committee report addendum.

17. Waste & Contaminated Land Officer: Have responded with no comments on the proposal.
18. Regulatory Services - Environmental Health Officer: Have responded with no objection to the proposal.
19. United Utilities: Have responded with information for the applicant should they wish to receive water and / or waste services from them and steps to take should the proposal be located close to one of their assets.
20. Sport England: Originally responded in objection to the proposal and requested further information from the applicant to demonstrate that the proposal would not prejudice the use of the sports field. The applicant responded accordingly to the queries from Sport England and they have subsequently withdrawn their objection to the proposal. Sport England are of the opinion that the proposal will support and enhance the playing field's archery use, making it a more attractive proposition for its potential new users. Additionally, the provision of toilets, kitchen and parking facilities could also be to the benefit to the users of the football pitch on matchdays. Adlington Juniors FC, the Football Foundation and the County FA have all responded via Sport England raising no objection to the proposal.

PLANNING CONSIDERATIONS

Principle of development

21. The application site is located wholly within the Green Belt. National guidance on Green Belt is contained in Chapter 13 of the Framework which states:

137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. There are a number of exceptions to this including the following:

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;

22. The proposal would provide a new pavilion, site access and car park to support the existing use of the site for archery and other sports, the same as the existing buildings that are proposed to be replaced. The proposal is therefore considered to be appropriate facilities for outdoor sport and recreation. To fall under the above exception there are two considerations in respect of the appropriateness of the development in the Green Belt as follows:

- 1) Will the proposal preserve the openness of the Green Belt?

Whilst the test for sites such as this relates to preserving openness it is important to note that the Framework contains no specific definition of 'openness'. Whether the proposed building, car park and new site access would preserve the openness of the Green Belt is a subjective judgment which is considered further below. Objective criteria could include the volume of existing buildings although it is important to note that the Framework does not include such an allowance or capacity test. The openness of an area is clearly affected by the erection or positioning of any object within it no matter whether the object is clearly visible or not. The openness test relates to the whole of the application site and it is important to note that merely the presence of an existing building on the application site currently does not justify any new buildings.

As noted above, openness is not defined in the Framework but is generally seen to mean freedom from development. It is largely therefore seen as a spatial designation and whilst it is not a landscape designation in terms of landscape impact, there is a visual component to it.

The existing buildings consist of separate cabins/containers, they sit side-by-side and at approximately 17m in total length are a substantial size. They have also been in situ for a considerable amount of time. These structures are therefore considered to be buildings due to their size and degree of permanence.

It is considered that in respect of the Framework that the existing buildings have an impact on the openness of the Green Belt. Although the buildings have no visibility from the main vantage points in the area due to their position in the site there is an impact to openness simply because the building exists. That said, the proposed building would represent an increase in built volume at the site of 483 cubic metres (270%) and would be approximately 2m taller than the existing buildings at its highest point. As such, it would be unreasonable to suggest that this element of the proposal would preserve the openness of the Green Belt, even given the limited visibility of the proposed building location.

The proposed site access and car park would be at ground level and so it is considered these would preserve the openness of the Green Belt.

- 2) Will the proposal conflict with the purposes of including land in the Green Belt?
Paragraph 134 of the Framework sets out the five Green Belt purposes, which the scheme is assessed against as below:

Purpose 1 (to check the unrestricted sprawl of large built-up areas).

The proposal is not located within or on the edge of a large built up area and so there would be no conflict with this purpose.

Purpose 2 (to prevent neighbouring towns merging into one another)

Development of the site would not lead to the coalescence of neighbouring towns as the proposal is well separated from Chorley and Adlington.

Purpose 3 (to assist in safeguarding the countryside from encroachment;).

It is considered that the proposed car park would result in encroachment into the countryside as it would introduce an area of hardstanding to an undeveloped part of the Green Belt, extending the built form of development in this location.

Purpose 4 (to preserve the setting and special character of historic towns;).

This does not apply as the site is not located near a historical town.

Purpose 5 (to assist in urban regeneration, by encouraging the recycling of derelict and other urban land).

It is not considered that the proposal conflicts with this purpose.

23. In light of the above, the proposal is considered to be inappropriate development in the Green Belt for which very special circumstances are required to overcome the definitional harm to the Green Belt, harm to the openness of the Green Belt, harm from encroachment of the countryside and any 'other harm'.
24. The following sections of this report assess whether there is any 'other harm' from the proposal that could not be adequately mitigated through the imposition of planning conditions.
25. Policy HW1 of the Chorley Local Plan 2012 – 2026 states that ancillary development for an existing open space, sport or recreational facility will be permitted if all of the following criteria are met:
 - i. It is in connection with and will enhance the recreational and/or amenity value of the open space.
 - ii. It is of a size and scale which does not detract from the character of the open space.
 - iii. It will not have a detrimental effect on any site of nature conservation value.
 - iv. It does not result in the loss of any other sporting facility on the site.
26. The proposal would demonstrably meet the above criteria, as outlined later in this report.

Design, amenity and access

27. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free-standing structures, provided that (amongst other things):
 - a) *The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials;*
 - b) *The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing;*
 - c) *The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;*
 - d) *The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;*
 - g) *The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;"*
28. The proposed single storey pavilion has been sympathetically designed to have the appearance of a large stable block using timber cladding to its main visible elevation and red brick to the rear and end elevations. The existing hedge to the Wigan Lane frontage to the parcel of land identified for the new access and parking would need to be breached only sufficient to create the new access which would be secured by a lockable double leaf

vehicle access gate. The proposal is considered to be acceptable in terms of design and appearance.

29. The proposed replacement building would be substantially larger than the existing buildings but would still only be single storey and would be well screened from view from Londonderry Cottage and Hoole Cottage by existing vegetation. No windows are proposed in the rear elevation of the building that would face Londonderry Cottage.
30. Whilst the application site surrounds the residential property of Londonderry Cottage on three sides, the dwelling itself is located approximately 55m to the south of the proposed location of the new building. Hoole Cottage is located slightly further at 60m the south east. The proposed car park would be located approximately 70m and 100m from the dwellings, respectively. A close-boarded timber fence is proposed to be erected along the shared boundary of Londonderry Cottage and the car parking area for security and privacy purposes. This would also assist in reducing the potential for noise disturbance to be experienced by the occupiers of the dwelling.
31. It is proposed that access to the site via Shade Lane is closed with access for residents only which would have a positive upon the residential amenity of the aforementioned dwellings due to previous issues in relation to inconsiderate parking and turning on the lane. This can be secured by planning condition.
32. As noted above, LCC Highway Services have provided verbal confirmation that they have no objection to the proposal and confirmation of their formal response will be provided in the addendum to the committee report.
33. The proposed location for the package sewage treatment plant has been relocated at the request of the occupier of Londonderry Cottage, to be further from their property. The Council's Environmental Health Officer has reviewed the proposal and has raised on objection. It is not considered that the proposal would result in any notable increase in noise disturbance to surrounding land uses and is considered to be acceptable in this regard.
34. The proposal is considered to be acceptable in terms of its design, appearance, landscaping, impacts upon residential amenity and safe access. The proposal therefore complies with policy BNE1 of the Local Plan.

Flood risk and drainage

35. The application site is not located in an area that is at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
36. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:
 1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
37. It is proposed that foul water is managed via a purpose built below-ground package sewage treatment plant and surface water is managed by infiltration to ground via a network of soakaways. The application documents confirm that this method of drainage has been confirmed as achievable via historic borehole information undertaken of the site. This is considered to comply with the aforementioned policies and can be controlled by planning condition.

Ecology

38. Policy BNE9 (Biodiversity and Nature Conservation) of the Chorley Local Plan 2012 – 2026 stipulates that Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced; and that priority will be given to, among other things, protecting, safeguarding and enhancing habitats for European, nationally and locally important species.
39. The Council's ecological advisors have responded with no objection to the proposal and have recommended conditions and an informative note for safeguarding protected species and the provision of biodiversity enhancement measure. It is, therefore, not considered that any further assessment is required of the proposed ecological impacts of the proposal and it is considered acceptable in this regard. The proposal is considered to comply with policy BNE9 of the Chorley Local Plan (2012-2016).

Parking

40. Policy ST4 of the Chorley Local Plan 2012-2026 requires that proposals for development will need to make parking provision in accordance with the standards set out in Appendix A of the Local Plan. Appendix A identifies the Council's minimum parking standards for new development.
41. The proposal would provide an enhanced car park with a level of parking spaces that meets the Council's parking standards and LCC Highway Services have raised no objection to the proposal. The proposed parking arrangement is considered to be acceptable and an improvement on the current situation at the site.

Green Belt balancing exercise

42. As the proposal represents inappropriate development in the Green Belt, there would have to be very special circumstances to justify the grant of planning permission that would outweigh the harm. It has been demonstrated that there is no 'other harm' and so the benefits of the proposal would have to outweigh the definitional harm to the Green Belt, harm to the openness of the Green Belt and harm from encroachment of the countryside.
43. The applicant has put forward a case for the proposal to demonstrate that very special circumstances exist, which includes the following:

'Chorley Council has aspirations to provide healthy lifestyle opportunities for its residents. The largest participation sport both nationally and locally is football and this project seeks to improve facilities to play football on this site.'

The Chorley Bowmen have used the site for archery for many years but it has poor quality amenities currently. The proposed scheme provides an appropriate level of amenities that a modern sports club should expect in the twenty first century to allow the sport to develop and flourish on this site.

The new archery range is designed for use by archers with disabilities. They can access both the indoor range and then when the doors are opened, they can fire from inside the building to external targets. This approach allows archers in wheelchairs to use the indoor and outdoor ranges in the same manner as their able-bodied colleagues.

Accessible toilet facilities are provided on site within the building along with appropriate car parking provision and associated circulation paths. For the first time disabled archers are able to participate in the sport on this site which explains why there is an essential need of this development. There are no other accessible archery ranges in the district for a sport which is particularly suited to wheelchair users.

The current lack of good quality toilet facilities and the lack of a small kitchen on site has been identified by Adlington JFC as restricting growth of the club. This particularly applies to the club's aim of increasing participation by girls and women where the current facilities

do not encourage this. The current facilities are sub-standard, and the development is required to meet modern standards.

As discussed in the previous section the site is developed as a publicly accessible sports facility to meet the needs of the local residents. The scheme helps the Council deliver its healthy community aspirations and policies. The scheme is not dominated by a specific group and it serves to deliver participation opportunities to men and women, boys and girls along with a range of disability groups.

The proposed facility developments are solely for community benefit; while they are 'archery led' and will benefit the footballers, they will occasionally be available for other small scale daytime managed community use for example, small Pilates classes, yoga, weight-watchers and other similar 'passive' activities.

The new facilities will be managed by Chorley Bowmen. The project is a non-profit making scheme built around serving the needs of the local community. The scheme is the definition of a project that provides wider community benefits.

Summary

- *The scale of the development has been minimised to the point that it is the smallest size possible to meet the design guidance.*
- *The facility delivers an amenity that is not provided for within the Chorley Council area;*
- *The proposed development provides much needed facilities to achieve Chorley Council's healthy living objectives;*
- *The scheme is designed to deliver wider community benefits that can be realistically achieved within the next 12 months;*
- *The project has national and local support.'*

44. It is clear that the proposal would result in substantial benefits to the local and wider community in the Borough by introducing a vastly improved facility at this site so it can be enjoyed by a wider range of the population, most notably, disabled users.
45. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. On the other hand, the Framework aims to increase opportunities for access to outdoor recreation.
46. Policy 24 of the Central Lancashire Core Strategy seeks to ensure that everyone has the opportunity to access good sport, physical activity and recreation facilities.
47. Paragraph 145 of the Framework states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
48. The material considerations put forward provide sufficient weight in favour of the proposal and in terms of the Framework in this case it is considered the social benefits outweigh the environmental dimension from Green Belt harm. Very special circumstances exist sufficient to clearly outweigh the harm that would be caused by reason of inappropriateness, harm to the openness of the Green Belt and harm from encroachment of the countryside. The proposal is therefore considered to be acceptable.

Community Infrastructure Levy

49. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

50. The proposed development is inappropriate development in the Green Belt and, therefore, harmful by definition. The factors put forward as very special circumstances are considered to outweigh the harm to the Green Belt by reason of its inappropriateness, harm to the openness of the Green Belt and harm from encroachment into the countryside. The proposal therefore complies with the National Planning Policy Framework with regards to Green Belt policy. The local planning authority is confident that issues identified by LCC Highway Services will be overcome prior to planning committee and any further response from them will be detailed in the committee report addendum. There are no other material considerations weighing against the proposal and the application is recommended for approval.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

To follow.

Planning Statement

Appendix F

Copy of the Decision Notice and Officers report for a new indoor archery range permitted by Salford Council for Eccles Archery Club.

THE COUNCIL OF THE CITY OF SALFORD
CIVIC CENTRE
CHORLEY ROAD
SWINTON, M27 5BW

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE : GRANT

PLANNING PERMISSION 20/75220/FUL

Date of Decision:	4 September 2020	SIGNED
Date of Issue:	4 September 2020	On behalf of the Council

Applicant:

The Directors
c/o Aidan Simpson
Aidan Simpson, Architect Ltd.
71 Barton Road
Worsley
Manchester
M28 2GX
United Kingdom

Part 1 – Particulars of Application:

Date of Application: 1 May 2020

Location of development:

Eccles Archery Club
Peel Green Road
Eccles
M30 7DR

Particulars of development:

Erection of a single storey indoor archery range.

Part 2 – Particulars of Decision:

The Council of the City of Salford hereby gives notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan - drawing ASA.1901.P.01

Proposed site plan 1:500 - drawing ASA.1901.P.02

Proposed site plan 1:1250 - drawing ASA.1901.P.01

Proposed floorplan - drawing ASA.1901.P.11

Proposed elevations - drawing ASA.1901.P.12
Proposed section - drawing ASA.1901.P.13A

Reason: For the
avoidance of doubt and in the interest of proper planning

3. The development hereby permitted shall be constructed and finished using the materials set out on the approved plans and in email from Aidan Simpson on the 10/06/2020 at 21:15

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies DES1 and DES8 of the City of Salford Unitary Development Plan and the requirements of the National Planning Policy Framework.

4. The development shall be undertaken in accordance with submitted drawing No. ASA.1901.P.13A dated 20 July 2020 and a verification report, which validates the installation of the gas membrane, shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of the indoor archery range hereby approved

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy EN17 of the City of Salford Unitary Development Plan and the National Planning Policy Framework

5. The Construction Method Statement dated 27.7.20, ASA.1901, shall be adhered to throughout the construction period of the development hereby approved.

Reason - Reason: In the interest of highway safety and the free flow of traffic and in accordance with policies A8 and A10 of the City of Salford Unitary Development Plan and the National Planning Policy Framework

Statement of conformity with Article 35 of The Town and Country Planning (Development Management Procedure) (England) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

Notes to Applicant:

1. This permission only authorises the carrying out of development which is entirely in accordance with the approved plans and other details submitted. In the event of any intended amendments to these details and plans, including the siting of the development in relation to site boundaries or adjacent properties, the developer must first contact the Development Management Section before any development is commenced for advice regarding the necessity to obtain further permission.

2. This Notice **does not** constitute an approval under the Building Regulations 2000 and you should contact the Local Authority Building Control Section for further information. For further information visit the City of Salford web site www.salford.gov.uk under the heading 'Living'.

3. Please note that any new building(s) or any existing building(s) being converted into separate dwellings (including apartments etc.) or businesses will legally require an official postal address. This is enforceable under the Public Health Act 1925. The Developer should contact Salford City Council who will process the postal addressing. For further information visit the City of Salford web site www.salford.gov.uk under the heading 'Living'.

4. This Notice **does not** constitute an approval of the highway layout for adoption in accordance with the Highways Act 1980 and you should contact the Local Authority Engineering Design Section for further information regarding the requirements for highway adoption. For further information visit the City of Salford web site www.salford.gov.uk under the heading 'Living'.

5. **STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020

6. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Salford City Council would like to encourage all residents and businesses to help make the City a better place to live and work by transforming hard grey areas into living, planted places that enrich lives. The Royal Horticultural Society is running a campaign to "Green Grey Britain" which the City Council fully supports. We are asking all applicants to view the RHS website at www.rhs.org.uk and to pledge support for the campaign through the implementation of landscaping schemes/proposals which form part of planning permissions granted by the City Council.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice except where one of the following applies:
 - If this is a decision to refuse planning permission for which an enforcement notice has been served for the same or substantially the same land and development either within 2 years prior to the date on which the application was submitted or before the application was determined, if you want to appeal against your local authority's decision then you must do so within 28 days of the date of this notice; or
 - If this is a decision to refuse planning permission and an enforcement notice is served for the same or substantially the same land and development after the date of this notice, if you want to appeal against your local authority's decision then you must do so within 28 days from the date the enforcement notice is served, unless the effect would be to extend the period beyond the usual time limit for cases not involving an enforcement notice (i.e. 6 months of the date of this notice).
- ♣ Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- ♣ The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- ♣ The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- ♣ In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

DELEGATED DECISION RECORD

REF: 20/75220/FUL

Address: Eccles Archery Club, Peel Green Road, Eccles, M30 7DR
Proposal: Erection of a single storey indoor archery range.

Reason for delay beyond stat deadline and EoT: N/A

Have all pre-commencement conditions been agreed with the applicant? N/A

Site and surroundings

This application relates to a 630sqm portion of the Eccles Archery Club, which is located on the southern side of Peel Green Road, to the rear of the flats at 195-205 Peel Green Road and the adjacent dwelling, Barton Grange.

Access to the site is from Peel Green Road, via an adopted road, with parking for the facility being provided on an informal basis on a grassed area within the site.

The application site is bounded to the north, east and west by other land within the archery club site, with the Eccles Waste Water Treatment Works occupying the land to the south. The aerial below shows the site and its surroundings –



The application site is located within flood zone 2.

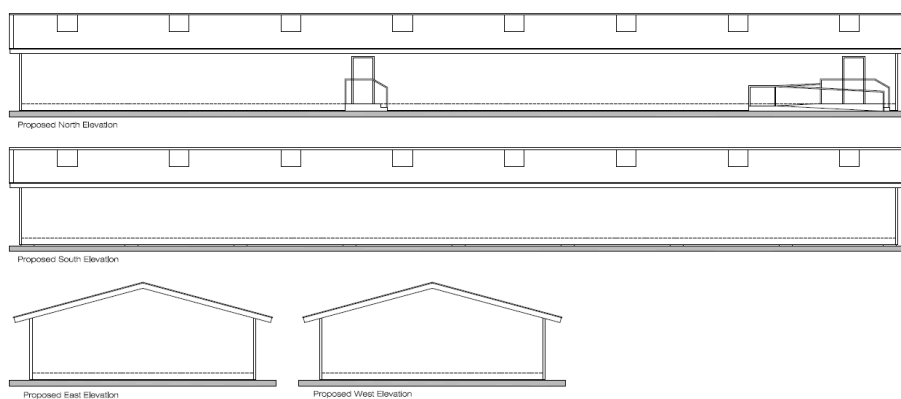
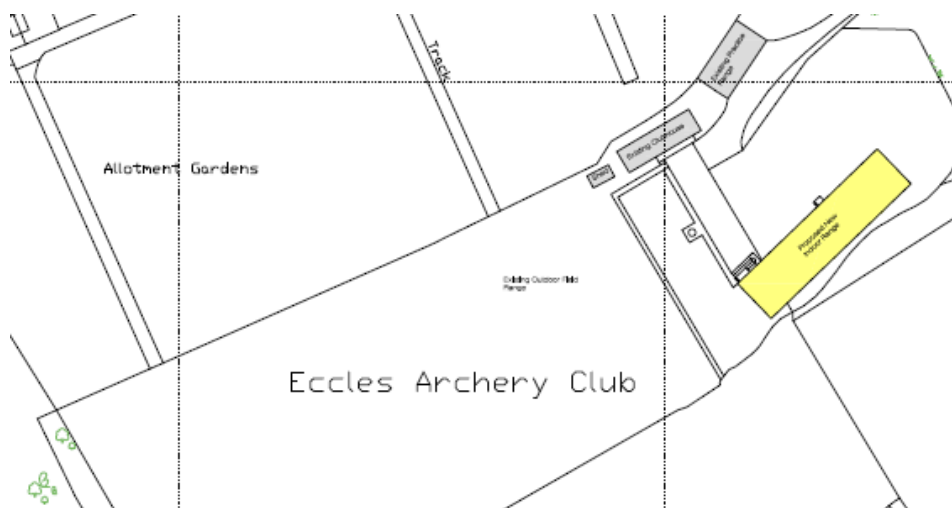
Proposal

Planning permission is sought to erect a new single storey building at the site which would house a 200-yard indoor archery range.

The building, which would have a footprint of 39.3m by 10m, measuring 4.4m in height with a pitched roof, would run along the southern boundary of the site, being sited opposite the existing clubhouse and practice range.

The building would be constructed from colour coated metal sheets with a corrugated profile being used on the walls and a trapezoidal profile being used on the roof to provide strength. Both the walls and roof will be colour treated in either “anthracite” or “slate blue”.

The images below show the detail of the proposed building and it's siting –



Relevant Site History

No relevant site history.

Publicity

Earliest Decision Date: 8 July 2020

Revised Expiry Date: 4 September 2020

Site Notice: Non HH Article 15

Reason: Wider Publicity

Press Advert: N/A

Neighbour notification

39 neighbouring properties have been notified of the application by letter.

Representations

No letters of representation have been received in response to this application

Consultations

Highways -

Note that there is currently informal parking provided to the eastern side of the site, on a grass field in front of the existing outdoor field range.

State that the introduction of the new indoor archery range has the potential to result in the loss of part of the existing informal parking area, however given the informal nature of the parking they advise that any loss would not have a material impact on the availability of parking at the club.

Advise that the proposed indoor archery range is unlikely to attract additional users and therefore it is not anticipated that the overall trip rate will increase

Conclude that the LHA therefore has no objections to the application.

Advise that the Construction Management Plan that has been submitted with this application is fit for purpose, with the details being sufficient to ensure that the construction phase of the development does not raise any highway safety issues.

Senior Drainage Engineer -

Advise that the site is located within flood zone 2 and therefore a flood risk assessment has been provided.

Note that the development is classed as being a less vulnerable development, with such developments being deemed appropriate in flood zone 2.

Note that drawing ASA.1901.P.13A confirms that services in the new archery range will be raised above the flood level, with the agent for the application having advised that it is more cost effective to replace damaged elements following a flood than mitigate in advance and this is accepted. As such they advise that it is not deemed necessary to require any additional flood resilience measures to those detailed in drawing ASA.1901.P.13A

Advise that the proposed building sits above a large grassed over soakaway. Confirm that the proposed drainage solution whereby run-off from the roof will be able to infiltrate into the ground which is crushed hardcore with a layer of topsoil and then grass is deemed to be acceptable and in line with Building Regulations Approved Document H.

Conclude that there are no objections to the development on flood risk grounds subject to the development being undertaken in accordance with drawing ASA.1901.P.13A.

Environment Agency -

No comments received to date

Air Quality, Noise, Contaminated Land -

State that they have no objections to the proposal on noise or air quality grounds.

In respect of ground contamination they advise that the site is a former Waste Water Treatment Works, with the submitted planning statement stating that the building is to be erected on “remediated ground” as the WWTW is no longer there, however no details of the remediation have been provided.

Note that a review of the planning history showed a former application for two control kiosks (12/62462/FUL) together with associated discharge applications, with concerns being raised with respect to ground contamination and ground gas under these applications.

State that in discussions with the applicant it has been established that the design of the building is a lightweight construction, with pad foundations and the building itself resting above the ground, creating a subfloor ventilated void. Note that a gas membrane is also proposed providing further protection.

Given the nature of the construction they confirm that they are satisfied any ground gas is unlikely to present a significant risk to future occupants, recommending that a condition is attached that requires the development to be undertaken in accordance with submitted drawing No. ASA.1901.P.13A. with a verification report which validates the installation of the gas membrane being submitted to and agreed in writing by the Local Planning Authority prior to the first use or occupation of the indoor archery range.

Planning Policy

Development Plan Policy

Unitary Development Plan R1 - Protection of Recreation Land Facilities

This policy states the development of existing Recreation Land and facilities will not be permitted unless: i. the development is for recreation purposes that would contribute to the continued recreation use of the site; ii. adequate replacement provision, of equivalent or better accessibility, community benefit and management is made in a suitable location; iii. it has been clearly demonstrated that the site is surplus to recreational requirements; iv. the development is ancillary to the principal use of the site.

Unitary Development Plan R2 - Provision of Recreational Land Facilities

This policy states that planning permission for recreational development will be granted unless the development would have an unacceptable impact on residential amenity, have an unacceptable impact on highway safety, fail to make provision for cyclists, pedestrians and disabled people, have an unacceptable impact on the quiet enjoyment of the countryside, have an unacceptable impact on sites or features or archaeological ecological, geological or landscape value, or have an unacceptable impact on existing recreational facilities. The policy seeks to ensure that all households are within set distances of a range of facilities, and that there is at least 0.73ha of high quality managed sports pitches per 1,000 population, 0.25ha of equipped children's playspace per 1,000 population, and adequate amenity open space.

Unitary Development Plan DES1 - Respecting Context

This policy states that development will be required to respond to its physical context and respect the positive character of the local area in which it is situated and contribute towards a local identity and distinctiveness.

Unitary Development Plan DES9 - Landscaping

This policy states that hard and soft landscaping should be provided where appropriate that is of a high quality and would enhance the design of the development, not detract from the safety and security of the area and would enhance the attractiveness and character of the built environment.

Unitary Development Plan DES7 - Amenity of Users and Neighbours

This policy states that all new development, alterations and extensions to existing buildings will be required to provide potential users with a satisfactory level of amenity in terms of space, sunlight, daylight, privacy, aspect and layout. Development will not be permitted where it would have an unacceptable impact on the amenity of occupiers or users of other development.

Unitary Development Plan EN17 - Pollution Control

This policy states that in areas where existing levels of pollution exceed local or national standards, planning permission will only be granted where the development incorporates adequate measures to ensure that there is

no unacceptable risk or nuisance to occupiers, and that they are provided with an appropriate and satisfactory level of amenity.

Unitary Development Plan A2 - Cyclists, Pedestrians and the Disabled

This policy states that development proposals, road improvement schemes and traffic management measures will be required to make adequate provision for safe and convenient access by the disabled, other people with limited or impaired mobility, pedestrians and cyclists

Unitary Development Plan A8 - Impact of Development on Highway Network

This policy states that development will not be permitted where it would i) have an unacceptable impact upon highway safety ii) cause an unacceptable restriction to the movement of heavy goods vehicles along Abnormal Load Routes.

Unitary Development Plan A10 - Provision of Car, Cycle, Motorcycle Park

This policy states that there should be adequate provision for disabled drivers, cyclists and motorcyclists, in accordance with the Council's minimum standards; maximum car parking standards should not be exceeded; and parking facilities should be provided consistent with the provision and maintenance of adequate standards of safety and security.

Unitary Development Plan EN19 - Flood Risk and Surface Water

This policy states that any application for development that it is considered likely to be at risk of flooding or increase the risk of flooding elsewhere will need to be accompanied by a formal flood risk assessment. It should identify mitigation or other measures to be incorporated into the development or undertaking on other land, which are designed to reduce that risk of flooding to an acceptable level.

Other Material Planning Considerations

National Planning Policy

National Planning Policy Framework

Local Planning Policy

It is not considered that there are any local finance considerations that are material to the application.

The Revised Draft Greater Manchester Spatial Framework ('GMSF') was subject to public consultation at the start of 2019. The next version of the plan is expected to be published in summer 2020. In accordance with paragraph 48 of the National Planning Policy Framework it is considered that very limited weight can be given to the policies in the GMSF.

The Publication Salford Local Plan: Development Management Policies and Designations ('Local Plan') was published on 27 January 2020 and comments are being invited until 20 March 2020. This is the version of the document that the city council would like to adopt and has been subject to a significant amount of public consultation in previous stages of its production. However, in accordance with paragraph 48 of the National Planning Policy Framework the weight that can be given to the Local Plan currently is limited. Following the end of the period for comments, the city council will consider the comments made to determine the extent to which there are unresolved objections to the policies in the Plan. Those policies with less significant (or no) objections will be capable of carrying more weight than those with significant unresolved objections.

In addition, following the publication of the National Planning Policy Framework (NPPF) it is necessary to consider the weight which can be afforded to the policies of the Council's adopted Unitary Development Plan (paragraph 213 NPPF February 2019).

In terms of this application it is considered that the relevant policies of the UDP can be afforded due weight for the purposes of decision making as the relevant criteria within the UDP policies applicable to the proposed development are consistent with the policies contained in the NPPF.

Appraisal

Principle

The application site is currently providing outdoor/indoor recreation being used as an archery club, which has an outdoor shooting area, a small indoor practice area and a clubhouse.

The proposal would provide an indoor archery range for the club allowing the more experienced archers to practice year-round, with the facility providing a base where shooting can take place at all the regulation indoor distances. The range will also be used to host competitions and social events centred around archery.

The principle of erecting an indoor archery range at the site is therefore deemed to be acceptable and in accordance with policy – it would improve the facilities at an existing recreation facility in line with saved UDP policies R1 and R2.

Flood Risk

Paragraph 155 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. In order to achieve this paragraph 157 of the NPPF advises that a sequential, risk based approach to the location of development should be applied, with paragraph 158 stating that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding, with development not being permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

Paragraph 163 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere, with development only being allowed in areas at risk of flooding where, in the light of a site specific flood risk assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The application site is located within flood zone 2 and therefore it has been submitted with a site-specific flood risk assessment.

The Council's Planning Policy team have advised that as the proposal represents an extension to/intensification of an existing use it is exempt from the requirement to provide a sequential test. An exception test is not required.

The drainage engineer has reviewed the submission and advised that they do not consider that the proposal will increase the risk of flooding occurring elsewhere subject to the attachment of a condition that requires the development to be undertaken in accordance with drawing ASA.1901.P.13A which confirms that services in the new archery range will be raised above the flood level and shows that run-off from the roof will be able to infiltrate into the ground which is crushed hardcore with a layer of top soil and then grass, with a soakaway below.

Having regard to the comments of the drainage engineer it is not considered that the proposal raises any issues from a flood risk perspective subject to the attachment of a condition that requires the development to be undertaken in accordance with drawing ASA.1901.P.13A. The proposal is therefore considered to be in accordance with policy EN19 of the City of Salford UDP and the flood risk policies within the NPPF

Visual Amenity

The proposed indoor archery range is a simple structure, the design of which is a product of its function. The building would be constructed from colour coated metal sheets with a corrugated profile being used on the walls and a trapezoidal profile being used on the roof to provide strength. Both the walls and roof will be colour treated in either "anthracite" or "slate blue."

The building would be in keeping with the existing buildings on site, being of a typical construction for a recreational building. Having regard to this and given that the building's position within the site is such that it would have limited visibility from public vantage points it is not considered that the building would form an incongruous addition to the site. A condition will be attached to secure the use of materials and finishes detailed in the submission and further email on 10/06/2020 at 21:15.

Residential Amenity

Given that the application site is bounded to the north, east and west by other land within the archery club site, with the Eccles Waste Water Treatment Works occupying the land to the south, it is not considered that the proposal would result in neighbouring land users experiencing a loss of amenity by virtue of them being experiencing an unacceptable loss of light, privacy and/or any overbearing impact - the closest residential properties are located over 70m away on Peel Green Road.

In respect of noise and disturbance the club is open to members only, with each member having a key to allow access onto the site 24 hours a day, seven days a week. The club offers courses for beginners and has regular club shoots, county matches and open shoots. The proposal would be unlikely to significantly increase the number of club members, with the proposal simply enhancing the facilities available to existing members. It is acknowledged that the proposal could increase the number of lessons, shoots and competitions held at the site however given the offset from the nearest residential properties with any additional activity that occurs over and above that which could take place already taking place inside it is not considered that the proposal would result in neighbouring land users experiencing an unacceptable increase in the levels of noise and disturbance they are exposed to. The Council's environmental consultant has not raised any objections to the proposal on the basis that it would adversely affect the level of amenity neighbouring residents enjoy.

For these reasons the proposal is therefore considered to be in accordance with policies DES7 and EN17 of the UDP and the thrust of the NPPF as it would not adversely affect the level of residential amenity neighbouring residents can reasonably expect to enjoy.

Parking and highway safety

The introduction of the new indoor archery range would not alter the vehicular access into the site. The building would however be sited on a grassed area that provides parking on an informal basis, which means that the proposal would reduce the availability of on-site parking.

While acknowledging this the highways officer does not raise any objections to the proposal on highway grounds with them stating that the loss would not have a material impact upon the availability of parking with an area of over 1000sqm being retained for informal parking.

A Construction Management Plan has been submitted with this application and this has been reviewed by the highways officer with them advising that it is fit for purpose, with the details being sufficient to ensure that the construction phase of the development does not raise any highway safety issues.

Having regard to the comments of the highways officer it is not considered that the proposal would have an unacceptable adverse impact upon highway safety subject to the attachment of a condition that requires the development to be undertaken in accordance with the submitted details.

Recommendation

Approve subject to the following conditions –

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan – drawing ASA.1901.P.01

Proposed site plan 1:500 – drawing ASA.1901.P.02
Proposed site plan 1:1250 – drawing ASA.1901.P.01
Proposed floorplan – drawing ASA.1901.P.11
Proposed elevations – drawing ASA.1901.P.12
Proposed section – drawing ASA.1901.P.13A

Reason: For the avoidance of doubt and in the interest of proper planning

3. The development hereby permitted shall be constructed and finished using the materials set out on the approved plans and in email from Aidan Simpson on the 10/06/2020 at 21:15

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies DES1 and DES8 of the City of Salford Unitary Development Plan and the requirements of the National Planning Policy Framework.

4. The development shall be undertaken in accordance with submitted drawing No. ASA.1901.P.13A dated 20 July 2020 and a verification report, which validates the installation of the gas membrane, shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of the indoor archery range hereby approved

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy EN17 of the City of Salford Unitary Development Plan and the National Planning Policy Framework

5. The Construction Method Statement dated 27.7.20, ASA.1901, shall be adhered to throughout the construction period of the development hereby approved.

Reason – Reason: In the interest of highway safety and the free flow of traffic and in accordance with policies A8 and A10 of the City of Salford Unitary Development Plan and the National Planning Policy Framework

Notes to Applicant

- The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020

- The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Officer	NT	DC	M Hodgson
Date	3.9.20	Date	03.09.20

Planning Statement

Appendix G

Letters of support from the sport's governing body (Archery GB), the Lancashire Archery Association, and Northern Counties Archery Society.



Archery GB
Lilleshall National Sports &
Conferencing Centre
Newport
Shropshire TF10 9AT

tel: 01952 677888
email: finance@archerygb.org
web: www.archerygb.org

To whom it may concern – Rochdale Metropolitan Borough Council

Rochdale Company of Archers – Planning Application (Indoor Range)

Dear Sir/ Madam,

I am writing on behalf of Archery GB to give my support to the above project.

Archery GB is seeking ways in which we can facilitate greater participation in the sport of archery, due to its reputation for being an inclusive sport with archers young and old and able and disabled all shooting and competing together.

Archery GB supports Rochdale Company of Archers' project to build a new indoor range. This project will place a vital role in the delivery of archery to the local community and work to increase participation in the sport.

Having good facilities is fundamental to the development and growth of archery. The recent Sport England satisfaction survey highlighted that inadequate facilities are the biggest barrier to improving the archery experience. Owing to the nature of the sport – shooting arrows – engagement in the sport is more tightly bound to the availability of sanctioned facilities than most sports. For obvious reasons, an archer cannot just pop down to the local park and casually shoot a few arrows. Functional facilities that allow people to shoot are therefore fundamental to the growth of archery.

Rochdale Company of Archers are a fully inclusive club and actively seek opportunities to increase participation from all ages, abilities, cultures and those with disabilities. This facility will significantly improve their ability to meet the needs of these groups, again increasing participation.

The Club has a specific focus on young people with a dedicated junior section. With vastly improved facilities the club will be able to fully engage with local schools and youth groups to drive participation, attract new members and retain them.

This project offers opportunities to develop archers and deliver coaching to a level not possible at the club's current facilities and an archery-specific facility will offer the availability to train and develop archers from grassroots to elite level.

The upcoming Olympics and Paralympics will undoubtedly generate a surge of interest in archery, being able to capture that interest and sustain it requires the facilities and support to do so. Without this project the area served by the club will struggle to meet this demand.

Rochdale Company of Archers are involved in Archery GB's club development programme – **ontarget**. Archery GB recognises the commitment of our clubs and the essential role they play in the development of our sport. Without a strong and healthy network of clubs, archery cannot grow in the UK. By joining **ontarget** Rochdale Company of Archers have made a public pledge to be open and friendly, to advance archery and to proactively work with Archery GB.

Yours Sincerely

Yvonne Stead
Regional Development Officer - NCAS
Email: yvonne.stead@archerygb.org
Tel: 07513 724844



Lancashire Archery Association: Est. in 1954.

President: Jean Stretton

Chair: Graham Burrows

Hon Secretary: Jude Lane

Supporting statement for the Proposed indoor facilities at Rochdale Company of Archers.

As a longstanding and successful club in Lancashire, it is great to see that Rochdale C of A have overcome the difficulty of finding new premises.

Although primarily an outdoor sport, indoor archery is practised all around the world, indeed many local, National and International competitions are held indoors.

To have a indoor facility such as this proposal, will enhance the club enormously.

Club archers will be able to shoot when poor light or inclement weather stops outdoor shooting – a regular occurrence in this country!

It is also proposed that the facility will be used in the wider archery community, for competitions and for training sessions. It is likely that archery sessions for the community will be held in such a facility.

Another advantage of indoor facilities is that they benefit disabled archers particularly those in wheelchairs or with mobility problems, as a flat surface is easier to traverse than a muddy/grassy field.

Amateur archery clubs work incredibly hard to give members the best facilities possible, with unpaid work and fundraising being at the forefront of most clubs.

To give Rochdale C of A this chance is an opportunity not to be missed, and Lancashire Archery Association fully support the application.

Jude Lane

Secretary Lancashire Archery Association secretary@lancashire-archery.org.uk

Graham Burrows

Chair Lancashire Archery Association



Northern Counties Archery Association.

President : Chris Battersby.

Chair: Andrew Neal.

Secretary. Gaynor Moorhouse.

Supporting statement for the proposed Indoor facilities at Rochdale Company of Archers.

We are writing to give our full support to Rochdale Company of Archers planning application.

As a long standing and successful archery club Rochdale Company of Archers have now acquire their own field in Ashworth Valley. This took a great deal of hard work and commitment from the archery clubs committee who are volunteers. This will be an excellent venue for the local community.

Archery as well as an outdoor sport is also an indoor sport with many International, National and Local competitions taking place. The members of Rochdale Company of Archers have been part of these tournaments for many years. To have an indoor facility will enhance the club enormously. They are celebrating their seventieth year as an archery club in Rochdale in April 2024.

With an indoor facility archers will be able to practise and hold competitions indoors during the winter season and shoot indoors during inclement weather.

It is also proposed that the club will offer facilities for the wider community in the form of Have a Go Sessions and Beginners Courses which are very popular in the community. The club have several qualified coaches and have an excellent reputation for their coaching.

Archery is a very inclusive sport. You will often find new archers shooting alongside archers who have shot for their country on the shooting line. As well as disabled archers.

Rochdale Company of Archers is a very inclusive club, and the new range will have even better facilities particularly for disabled archers.

Rochdale Company of Archers work incredibly hard to offer the best experience for archers of all abilities, young and old. Their youngest member is 11 years old, and their oldest member is 86 years old.

Northern Counties Archery Association fully support Rochdale Company of Archers application for an indoor range and wish them every success in their future endeavours.

Yours Sincerely

Gaynor Moorhouse Secretary.
Andrew Neal. Chairman.

secretary@ncas.co.uk

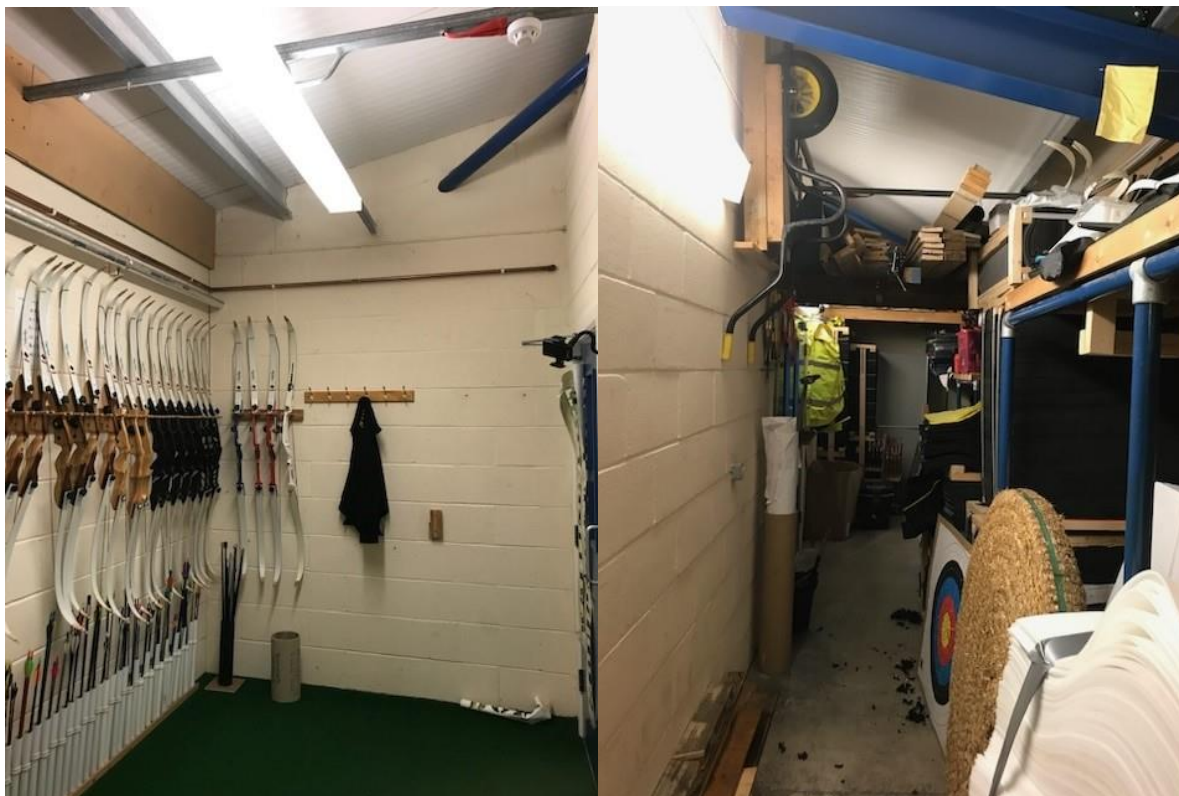
Planning Statement

Appendix H

Photographs of the existing indoor archery facility.



Figs. 1 & 2. The existing range at Rochdale Rugby Union Football Club. (Tenancy and Licence to expire on the 3rd of August 2025, since the Rugby Club wishes to use the space to improve its own sporting offer).



Figs. 3 & 4. Existing storage facilities



Figs. 5 & 6. Kitchen facilities and disabled persons WC provision.



Fig. 7. Workshop space for repair and maintenance of equipment.