

**APPLICATION NUMBER: 25/00716/FUL**

**DELEGATED DECISION CHECKLIST AND REPORT**

| APPLICATION NO. | CASE OFFICER | DATE           |
|-----------------|--------------|----------------|
| 25/00716/FUL    | Bob Melling  | 04 August 2025 |

**Address:** Mayfield Sports Centre, Chadwick Lane, Heywood, OL11 3BY

**Proposal:** Siting of 3 no. storage containers for a temporary period of 5 years

|           |                            |   |                       |     |
|-----------|----------------------------|---|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | Y | Site notice expired?  | Y   |
|           | Neighbour letters expired? | Y | Press Notice expired? | N/A |

|            |                                                             |   |                                        |   |
|------------|-------------------------------------------------------------|---|----------------------------------------|---|
| DELEGATION | Significant departure from local plan?                      | N | Contrary to national policy?           | N |
|            | Applicant a Council Member or officer?                      | N | Contrary to previous decision?         | N |
|            | Major with 10 or more objections and recommending approval? | N | Called in or Planning Panel objection? | N |

|          |                                   |   |
|----------|-----------------------------------|---|
| COMMENTS | Planning Panel comments received? | N |
|          | Neighbour comments received?      | N |

|     |                                                  |     |
|-----|--------------------------------------------------|-----|
| EIA | Screening opinion completed and saved to Onbase? | N/A |
|-----|--------------------------------------------------|-----|

|            |                                                                      |     |
|------------|----------------------------------------------------------------------|-----|
| CONDITIONS | Pre-commencement conditions proposed?                                | N   |
|            | Pre-commencement conditions agreed (or notification period expired)? | N/A |

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | GRANT SUBJECT TO CONDITIONS |
|----------------|-----------------------------|

**CHECKED AND SIGNED OFF BY: LA**

**DATE: 27.08.25**

## **SITE**

The application site relates to Mayfield Sports Centre located off Chadwick Lane to the east of Heywood and southwest of Rochdale town centres.

The site is home to Mayfield Rugby Club with the site as a whole comprising several sports pitches, viewing areas, function rooms, club house, storage facilities, changing facilities and associated car parking.

Mayfield Sports Centre is bounded by residential development to the north, allotments to the east, Castle Hawk Golf Club to the south and open countryside to the west comprising agricultural fields which also bound the northwest boundaries.

The site is located within the Green Belt.

## **PROPOSAL**

Permission is sought for the temporary siting of three storage containers on an area of hardstanding to the northwest of the club house, to the north of the gym, to the east of the main spectator stand and to the south of the indoor training pitch. The ground level of the hardstanding on which the containers would be sited is noticeably lower than the ground level of the main carpark and club house. The containers would each measure approximately 2.5m x 2.4m x 6m. The use of the containers would be ancillary to the existing rugby club.

## **RELEVANT PLANNING POLICY**

### National Guidance

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### Places for Everyone Joint Development Plan (PfE):

|       |                    |
|-------|--------------------|
| JP-P1 | Sustainable Places |
| jP-G9 | The Green Belt     |

### Adopted Rochdale Core Strategy (CS):

|     |                                                             |
|-----|-------------------------------------------------------------|
| C8  | Improving community, sport, leisure and cultural facilities |
| P3  | Improving design of new development                         |
| DM1 | General development requirements                            |

## **RELEVANT SITE HISTORY**

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| 82/D14397 | Formation Of Two Football Pitches And Construction Of Sports Pavilion With Ancillary Car Park.<br>Decision: Approved. |
| 83/D15101 | Erection Of Clubhouse/ Changing Rooms And Formation Of Two Football Pitches And Car Park.<br>Decision: Approved.      |
| 84/D16721 | Change Of Use From Club House To Social Club.<br>Decision: Approved.                                                  |

|              |                                                                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 87/D20154    | Use Of Land For Training Area And Bowling Green With Ancillary Floodlighting.<br>Decision: Approved.                                                                                                          |
| 87/D20667    | Continued Use Of Premises As Licensed Social Club.<br>Decision: Approved.                                                                                                                                     |
| 92/D27870    | Erection Of 8 Floodlights And Columns.<br>Decision: Approved.                                                                                                                                                 |
| 92/D28681    | Single Storey Rear Extension To Existing Building.<br>Decision: Approved.                                                                                                                                     |
| 94/D30486    | Retrospective Application To Change The Use From Sports Club To Sports Club With Public Bar And Function Room.<br>Decision: Approved.                                                                         |
| 95/D31567    | Retrospective Application For The Erection Of Spectator Seating Stadium.<br>Decision: Approved.                                                                                                               |
| 96/D33049    | Renewal Of Permission D30486 For Change Of Use From Sports Club To Sports Club With Public Bar And Function Room.<br>Decision: Approved.                                                                      |
| 98/D35905    | Use Of Land To Form Additional Sports Pitch, Extension Of Existing Pitch, Car Storage Compound In Association With Adjacent Motor Vehicle Dealer, And Extension To Clubhouse Building.<br>Decision: Refused.  |
| 02/D40905    | Residential Development - 67 Dwellings With Associated Access Road, Landscaping And Formation Of Sports Pitches Including Link Road To Service Sports Pitches,<br>Decision: Refused.                          |
| 06/D46737    | Single Storey Extension And Construction Of New Roof To Existing Sports Centre.<br>Decision: Approved.                                                                                                        |
| 16/00389/FUL | Construction of 2 new supporters boxes (Part Retrospective).<br>Decision: Refused.                                                                                                                            |
| 21/01773/FUL | Demolition of existing storage building and erection of single storey building for changing room facilities.<br>Decision: Approved.                                                                           |
| 24/00972/ANM | Application for non-material amendment to planning permission 21/01773/FUL to change of wall material from Staffordshire smooth blue brick to a red brick.<br>Decision: Approved.                             |
| 25/00538/CPL | Application for a certificate of lawfulness the proposed installation of 3no. 20ft storage container units to support the continued operation of Mayfield Rugby League Football Club.<br>Decision: Withdrawn. |

## **CONSULTATION RESPONSES**

N/A

## **REPRESENTATIONS**

Letters of notification were sent to surrounding neighbours, and a site notice displayed. No representations have been received.

## **ANALYSIS**

### **Principle of Development – Green Belt**

- ② The application site is allocated within the Green Belt under Policy JP-G9 of the Places for Everyone Joint Development Plan. Policy JP-G9 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.
- ② Paragraph 142 of the NPPF states that:
  - *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.*
- ② ‘Openness’ is not formally defined within planning policy or legislation but is taken to mean the absence of built development. The term ‘openness’ comprises a spatial and visual component which should be assessed in considering whether a proposal preserves the openness of the Green Belt.
- ② Paragraph 153 of the NPPF establishes that:
  - *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘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.*
- ② Paragraph 154 of the NPPF establishes that development in the Green Belt is inappropriate unless it meets one of the exceptions. Exception (b) is relevant to the current application:
  - *The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, 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.*
- ② The proposed containers will be used for purposes ancillary to the existing use of the site as a sports centre, which includes outdoor sports. As such, it is considered that the proposed development falls within exception (b) of paragraph 154 of the NPPF.
- ② In considering the spatial and visual impact on the openness of the Green Belt, the proposed containers would be sited in a well-screened position at a lower ground level than the main club house. The containers would have a maximum height of approximately 2.5m and would be viewed against the backdrop of the existing sports centre complex.

- ② Moreover, the containers would be in situ for a temporary period of 5 years and it is important to note that the lifespan of the containers can be controlled via a suitably worded planning condition.
- ② Overall, the proposed containers would be a temporary addition that would have a neutral impact on Green Belt openness and permanence.
- ② The NPPF establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No harm through inappropriateness has been identified and no additional harm to the Green Belt has been identified that is not outweighed by other considerations or suitably mitigated.
- ② The application therefore accords with PfE Policy JP-G9 and the requirements of the NPPF. On this basis, the principle of development is acceptable.

#### Design and Visual Amenity

- ② Policies DM1 and P3 of the Council's Core Strategy (CS) require development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.
- ② No concerns are had regarding the impact of the containers on the visual amenity of the existing sports complex or the surrounding area. The containers would not appear out of keeping within their context and would be well-screened by existing buildings and boundary treatments.
- ② Overall, the proposed containers would be of a standard design and sited in an appropriate location. As such it is considered that the proposal would not unduly impact the character and appearance of the surrounding buildings or the locality, in accordance with CS Policies DM1 and P3, PfE Policy JP-P1 and the NPPF.

#### Residential Amenity

- ② CS Policies DM1 and G9 seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents or users.
- ② The proposed containers would be located a substantial distance from the nearest residential properties, and, on this basis, it is not considered that the development would harm the living conditions of nearby residents, in accordance with the Development Plan.

#### Highways

CS Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

It is not considered that the proposed containers would materially intensify the operations at the site, which would retain its existing supply of off-street parking.

The proposal is therefore acceptable in respect of highways and parking and complies with the Development Plan.

**RECOMMENDATION: Grant 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. This permission relates to the following plans:-

Planning application form dated 24/05/2025

Existing Site and Location Plans. Dwg no. MSC-SVA-ZZ-00-DR-A-2000

Proposed Site and Location Plans. Dwg no. MSC-SVA-ZZ-00-DR-A-2001

Proposed Storage Elevations. Dwg no. MSC-SVA-ZZ-00-DR-A-2010

Proposed Storage Plans. Dwg no. MSC-SVA-ZZ-00-DR-A-2005

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The temporary containers hereby approved shall be removed from the site on or before five years from the date of this decision.

Reason: To ensure that the application site is returned to its original open condition and character once the use of the development hereby approved is no longer required, in accordance with Policy JP-G9 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework

**Procedure Statement**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Bob Melling