

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00654/FUL	James Hughes	5 September 2023

Address: Spotland Stadium Sandy Lane Rochdale OL11 5DR

Proposal: Installation of self-contained 'changing places' pod

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 13 September 2023

SITE & PROPOSAL

The application seeks permission for the erection of a 'Changing Places' toilet facility within the grounds of 'Crown Oil Arena', also known as Spotland Stadium. The facility would consist of a 2.8 metre high flat roof structure, described in supporting documents as a 'self-contained pod' with dimensions 3.5 metres x 4.83 metres. External walls would be clad in a durable cedar lap weatherboard (colour 'Sand Yellow'). There would be 1no. steel security door to access the pod. The proposed pod would be approximately 13 metres from the south boundary of the stadium site, which is shared with the rear boundaries of dwellings on the north side of Mons Avenue, and 40 metres from the east boundary of the stadium site, shared with Oakfield Terrace.

Note

The application is submitted with support of a Heritage Statement referencing Spotland Conservation Area.

RELEVANT PLANNING POLICY

Legislation

- Town and Country Planning Act 1990

National Guidance

National Planning Policy Framework (NPPF)

- Section 2: Achieving Sustainable Development
- Section 4: Decision Making
- Section 8: Promoting healthy and safe communities
- Section 12: Achieving well-designed places
- Section 16: Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 To create successful and healthy communities

Amongst other things, this policy sets out that there will be a focus on improving the general health and quality of people's lives through better access to health facilities, services, education, commercial and cultural facilities and open space.

C6 Improving health and wellbeing

Focus on improving the health and wellbeing of the borough's residents by creating an economic, physical and social environment which promotes and supports healthy lifestyles, supports and promotes accessible new health facilities and services. This is to be achieved by ensuring good provision of education, community, sports, leisure and cultural facilities.

C8 Improving community, sports, leisure and cultural facilities

Sets out that the improvement of community, sports and leisure facilities that can help improve health and quality of life of the borough's residents will be sought

through the promotion and support of better community, sports, leisure and cultural facilities.

P2 Protecting and enhancing character, landscape and heritage

Sets out that the borough's heritage will be protected by conserving and enhancing key heritage assets, including consideration of their wider settings, including conservation areas.

P3 Improving design of new development

Sets out the requirement that new developments, regardless of location, adhere to high standards of design, including by ensuring developments are easy to move through and get around by all people.

DM1 General Development requirements

All development proposals will be expected to demonstrate, amongst other things, that they:

- Are of a high quality design and take the opportunity to enhance the quality of the area
- Are compatible with surrounding land uses in terms of impact upon those uses and through consideration that surrounding land uses are compatible upon the amenities of future users
- Do not adversely affect the amenity of residents and users through visual intrusion
- Mitigate against any impacts due to noise, air, dust, light, odour, pollution, traffic, access etc.
- Do not have an adverse impact on health.
- Provide, or demonstrate the availability of, the service and community infrastructure necessary, including community, leisure and sports facilities

Unitary Development Plan (UDP):

BE/17 New Development Affecting Conservation Areas

Development proposals will be permitted that preserve or enhance the character or appearance of a conservation area.

RELEVANT SITE HISTORY

- 16/00060/FUL – Change of use of part of the stadium (including B1 office use) to a driving test centre (sui generis). Approved 24 March 2016.
- 19/01345/FUL – Replacement of high level fence enclosure to Artificial Grass Pitch (AGP) with new 3.6m high ball stop fencing, gated entrances and roof netting to the AGP perimeter and replacement of floodlights with 4no. new LED luminaires mounted onto 4no. existing retained 8m high masts. Approved 30 January 2020.

CONSULTATION RESPONSES

Lead Local Flood Authority/Drainage

24 August 2023 – Confirmed no objection and no requirement for drainage condition(s).

United Utilities

No comments received to date

Conservation And Design

11/09/2023 – Confirmed no objection.

Highways And Engineering

15 August 2023 – Confirmed no objection and no requirement for highway specific planning condition(s).

REPRESENTATIONS

- 47 Neighbours consulted on 15 August 2023.
- Site Notice 'Affecting Character of Conservation Area' displayed 15/08/23
- Site Notice 'General Site Notice' displayed on 15/08/23
- Press Advert 'Affecting Character of Conservation Area' published 23/08/23

Representations received: None

ANALYSIS

Principle of Development

The application seeks permission to provide accessible changing facilities/toilet(s) to the existing stadium, through the provision of a small pre-fabricated building within the grounds. This will contribute to the improved accessibility and provision of sports/leisure services within the borough. The proposal will by extension enable and support healthy lifestyles in the borough, through the provision of improved and accessible sports facilities.

The proposal is acceptable in principle and in accordance with Section 8 of the NPPF and Policies SO1, C6 and C8 of the adopted Rochdale Core Strategy.

Design and Appearance

The proposal seeks permission for a small toilet/changing facility, which will be contained within a pre-fabricated 'pod' style structure that will be placed in the grounds of the stadium, to the southeast of the main stadium building. The proposed structure, by virtue of its small scale and height, would have no discernible impact on the overall character or appearance of the surrounding area, particularly when viewed in context with the stadium building and associated structures and facilities dispersed throughout the site. The final external materials to be applied to the exterior of the proposed pod are not yet finalised. However, a brochure of options has been submitted for information purposes. Any of the proposed materials to the external structure would be acceptable and, as such, it is not considered necessary to condition the external materials of the proposed changing/toilet pod in this instance.

The proposal is generally consistent with Section 12 of the NPPF, as well as Policies P3 and DM1 of the adopted Rochdale Core Strategy.

Impact on Historic Environment (Spotland Bridge Conservation Area)

The application site as a whole is adjacent to land that forms part of the Spotland Bridge Conservation Area. However, the part of the application site affected by the proposals, which is limited to a small part of the stadium site to the southeast corner of the larger site, would not be readily visible from the Conservation Area. In addition,

given the small scale of the proposed development, there would be no undue impact on the character or setting of Spotland Bridge Conservation Area as a result of the proposed development.

It is of note that the submitted application is supported by a heritage statement. The Conservation Officer was consulted for comment and considered that the proposed pod would be a modest feature, and would be seen in the context of the stadium. Given its modest proportions, positioning and distance from the heritage assets, there would be no adverse impact on their setting.

The proposal is consistent with Section 16 of the NPPF and Policy P2 of the adopted Rochdale Core Strategy.

Amenity

Given the scale of the proposed structure and siting well away from any neighbouring buildings, including residential dwellings, the proposal would not be expected to lead to any undue amenity impacts to nearby occupiers/users of buildings, nor upon the amenity of current or future users of the proposal itself. As such, the proposal is consistent with Policy DM1 of the adopted Rochdale Core Strategy.

CONCLUSION

The development represents sustainable development, which will improve the services and provision of existing sports facilities in the borough with no undue impact on the living conditions of nearby residents, the historic environment, or character/appearance of the surrounding area.

RECOMMENDATION: GRANT subject to 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:

- Location Plan (Drawing 01 dated 04/07/23)
- Proposed Site/Block Plan (Drawing 02 dated 04/07/23)
- Proposed Floor Plan & Elevations (Drawing RADPT.0001 dated 12/10/22)

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy 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.