
MAIN CASE

Reference No: 16/00669/FU3

Proposal: Erection of 10 metre high ball stopping netting to sports facilities

Site Address: Downham Road Playing Fields Downham Road Ely
Cambridgeshire CB6 2SH

Applicant: East Cambridgeshire District Council

Case Officer: Rebecca Saunt Planning Manager

Parish: Ely

Ward: Ely West
Ward Councillor/s: Councillor Sue Austen
Councillor Neil Hitchin

Date Received: 24 May 2016 **Expiry Date:** 8 August 2016

[R71]

1.0 **RECOMMENDATION**

1.1 Members are requested to approve subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit
- 3 Ecology Works
- 4 Materials

2.0 **SUMMARY OF APPLICATION**

2.1 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.2 The applicant seeks permission for the erection of 10 metre high ball stopping netting on the boundary with the proposed leisure centre and existing sporting facilities, approximately 70 metres in length. The netting proposed will be situated along the southern boundary of the rugby pitch and will continue the line of netting approved under application 15/01083/FUL, which was a mixture of 6 metres and 10

metres in height. The net is required for the protection of customers of the adjacent approved leisure centre.

- 2.3 This application has been brought to Planning Committee because East Cambridgeshire District Council is the applicant.

3.0 PLANNING HISTORY

3.1

14/01353/FUM	Hybrid planning application consisting of a detailed scheme for the construction of a six screen multiplex cinema and four in-line restaurants (A3-A4 use), six additional units in A3-A5 use, underpass, highways works, associated landscaping (including drainage attenuation basin), site infrastructure and services ('the Phase 1 Development'); and an Outline scheme for the construction of a district-wide leisure centre, associated landscaping, site infrastructure and services ('the Phase 2 Development')	Approved	22.06.2015
15/01134/VARM	To vary condition 1 and condition 37 of previously approved E/14/01353/FUM for approved plans and BREEAM	Approved	12.11.2015
16/00372/RM3M	Approval of the detailed appearance, landscaping, layout and scale for the construction of a district-wide leisure centre ('the Phase 2 Development') previously approved by 15/01134/VARM.	Approved	10.06.2016
15/01083/FUL	Erection of 6 metre and 10 metre ball-stop netting around sports facilities	Approved	27.10.2015

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site comprises existing sports pitches associated with the Ely Outdoor Sports Association, which is located adjacent to an area of land which has recently been granted permission for a leisure centre.
- 5.0 RESPONSES FROM CONSULTEES
- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.
- City of Ely Council – No concerns regarding this application
- Ward Councillors - No Comments Received
- 5.2 Neighbours – 10 nearby addresses were notified and site notices were posted and no responses have been received to date.
- 6.0 The Planning Policy Context
- 6.1 East Cambridgeshire Local Plan 2015
- | | |
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| GROWTH 2 | Locational strategy |
| GROWTH 5 | Presumption in favour of sustainable development |
| ENV 1 | Landscape and settlement character |
| ENV 2 | Design |
| ENV 12 | Listed Buildings |
| ELY 10 | Leisure allocation, land at Downham Road |
| ENV 7 | Biodiversity and geology |
| COM 7 | Transport impact |
| COM 8 | Parking provision |
- 6.2 National Planning Policy Framework 2012
- | | |
|----|---|
| 1 | Building a strong, competitive economy |
| 3 | Supporting a prosperous rural economy |
| 7 | Requiring good design |
| 12 | Conserving and enhancing the historic environment |
- 6.3 Planning Practice Guidance
- 7.0 PLANNING COMMENTS
- The main considerations in relation to the determination of this application are the impacts of the proposal on the visual appearance of the area.
- 7.1 Principle of Development

- 7.2 The proposed development will help to bring forward the development of the leisure centre which has recently been approved by Planning Committee. The netting is required to ensure the protection of customers to the leisure centre development adjacent to the site to prevent damage or injury to vehicles and people using the car park adjacent to the existing pitches.
- 7.3 Residential Amenity
- 7.4 Due to the location of the site in relation to residential properties, it is not considered that the proposal would have an adverse impact on the residential amenity of neighbouring properties and therefore would be in accordance with policy ENV2 of the East Cambridgeshire Local Plan, 2015.
- 7.5 Visual Amenity and Historic Environment
- 7.6 The proposed netting is a typical feature found at other sporting grounds country wide and while incorporating a barrier to prevent balls escaping this, this would not lead to the loss of views. Given the siting of the site in relation to the cathedral and the existing paraphernalia associated with the site, including goals, floodlighting and the recently approved netting adjacent to the application site it is considered that the proposal would not materially harm the immediate or wider setting of the cathedral.
- 7.7 Highways
- 7.8 Due to the siting of the netting it would not create an adverse impact on the highway. The siting of the netting is however essential to ensure that there would be no adverse impact to the visitors to the leisure centre who would use the car park, which has been approved adjacent to the existing pitches. It is therefore considered that the proposal would not have an adverse impact on highway safety and would not reduce or impact on the number of car parking spaces approved as part of the leisure centre development.
- 7.9 Ecology
- 7.10 An Ecological Appraisal has been submitted with the application to ensure that the netting would not have an adverse impact on ecology and biodiversity, in accordance with policy ENV7 of the Local Plan. The appraisal concluded that the installation of the proposed rugby ball-stop fencing extension will have no significant adverse effect on protected species and can be installed as specified whilst implementing the mitigation measures to protect nesting birds. The mitigation measures as outlined in the report are recommended to be secured by condition.
- 7.11 Planning Balance
- 7.12 The proposed netting will help to bring forward the development of the leisure centre which has recently been approved by Planning Committee. The netting is required to ensure the protection of customers to the leisure centre development adjacent to the site to prevent damage or injury to vehicles and people using the car park adjacent to the existing pitches. The proposal would not have an adverse

impact on ecology, highways or residential amenity and given the existing paraphernalia associated with the site would not have an adverse impact on visual amenity or the cathedral.

8.0 APPENDICES

8.1 Appendix 1 – Planning Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/00669/FUL	Rebecca Saunt	Rebecca Saunt
14/01353/FUM	Room No. 011	Planning Manager
15/01134/VARM	The Grange	01353 665555
16/00372/RM3M	Ely	rebecca.saunt@eas
15/01083/FUL		tcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 16/00669/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
3451(08)001		24th May 2016
3451(08)002		24th May 2016
001 A		24th May 2016
ECOLOGICAL APPRAISAL		24th May 2016
METHOD STATEMENT		24th May 2016
PHOTO		24th May 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The works shall be carried out in accordance with the details specified in the Ecological Appraisal of Rugby Ball-Stop Fencing Extension Ely Leisure Village - Land north-west of Ely Cambridgeshire, by ELMAW Consulting, dated May 2016.
- 3 Reason: To protect species and sites of nature conservation, in accordance with policy ENV7 of the East Cambridgeshire Local Plan, 2015.
- 4 The materials to be used in the construction of the external surfaces, including the netting and posts shall be as specified on the application form and drawing No. 001 A. All works shall be carried out in accordance with the approved details.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.