
MAIN CASE

Reference No: 16/01524/FU3

Proposal: Erection of 10 meter high ball stop netting – retrospective

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: 4 November 2016 **Expiry Date:** 6 January 2017

[R170]

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

2.0 **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 Following the previous approval at this site for the ball netting, the applicant seeks a variation to the location of the approved netting. The netting measures 10 metres in height and is situated close to the boundary with the proposed leisure centre and existing sporting facilities, approximately 80 metres in length, but situated 8 metres closer to the boundary with the leisure centre than the previously approved netting. The netting 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
16/00669/FU3	Erection of 10 metre high ball stopping netting to sports facilities	Approved	04.08.2016

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. 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 neighbouring properties were notified and a site notice posted – No comments were received.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

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 Supplementary Planning Documents

6.3 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

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 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 Application 16/00669/FU3 approved the ball netting situated in between the existing sports pitches and the proposed leisure centre. Following the approval of that

application the applicant has had to move the netting by approximately 8 metres, closer to the boundary with the leisure centre, to ensure the rugby pitch can still function in accordance with health and safety. 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 While the netting has moved by approximately 8 metres from where it was originally approved, 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 residential amenity and would therefore be in accordance with policy ENV2 of the East Cambridgeshire Local Plan, 2015.

7.5 Visual Amenity and Historic Environment

7.6 The moving of the location of the netting has not lead to the loss of views and given the siting of the site in relation to the cathedral and the existing paraphernalia associated with the site, including goals and floodlighting it is considered that the proposal does not materially harm the immediate or wider setting of the cathedral.

7.7 Highways

7.8 The proposal would not have any 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. The proposal does not have an adverse impact on highway safety and does not reduce 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.

7.11 Planning Balance

7.12 A previous application approved the netting and the applicant has since had to erect the netting approximately 8 metres closer to the boundary with the proposed leisure centre, to ensure that the existing rugby pitches can continue to be safely used. While the location of the netting has moved by approximately 8 metres it is not considered to fundamentally change what has previously been approved at this site. The proposal has no adverse impact on ecology, highways, residential or visual amenity and is recommended for approval.

8.0 APPENDICES

8.1 Appendix 1 – Planning Conditions

Background Documents

Location

Contact Officer(s)

16/01524/FU3

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14/01353/FUM
15/01134/VARM
16/00372/RM3M
15/01083/FUL
16/00669/FU3

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 - 16/01524/FU3 Conditions

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

Plan Reference	Version No	Date Received
METHOD STATEMENT		4th November 2016
PHOTOS X2		4th November 2016
ECOLOGICAL APPRAISAL		4th November 2016
A001		4th November 2016
(08)001		4th November 2016
(08)002	A	4th November 2016

- 1 Reason: To define the scope and extent of this permission.