



**Leeds**  
CITY COUNCIL

Originator: Michael Howitt

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**Report of the Chief Planning Officer**

**PLANS PANEL SOUTH AND WEST**

**Date: 4<sup>th</sup> September 2014**

**Subject: APPLICATION 14/03261/FU – Change of use of former allotment land to football pitch – Tingley Athletic Football Club, The Crescent, Tingley, WF3 2EG**

**APPLICANT**

Tingley Athletic Football Club

**DATE VALID**

8<sup>th</sup> July 2014

**TARGET DATE**

2<sup>nd</sup> September 2014

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**Electoral Wards Affected:**

**Ardsley and Robin Hood**

Yes

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**RECOMMENDATION:**

**GRANT PERMISSION subject to the conditions referred to in the report below:**

**Conditions**

1. Time limit
2. Plans to be approved
3. Details of specifications for construction and laying out of playing pitch (to reflect relevant Sport England advice) to be submitted.
4. Drainage scheme to be submitted

## **1.0 INTRODUCTION:**

- 1.1 This application is brought to Plans Panel (South and West) at the request of Ward Councillor Karen Renshaw as she considers that the proposal raises issues of concern with regard to highways and drainage of the site.

## **2.0 PROPOSAL:**

- 2.1 The proposal is for the creation of a junior football pitch on an area that was previously allotments but that are now redundant apart from two plots that will remain. The application is supported by the Department of Parks and Countryside of Leeds City Council who has recently gained permission on Common Lane for new allotments that they confirm will offset the need in the area for such sites.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The application relates to a sports ground consisting of a clubhouse, which is associated with a number of laid out sports pitches. The part of the site that is the subject of this application is an area to the South East of the site that was formerly used as allotments although it did not have any specific allocation for this use within the Leeds UDP. This part of the site is now greatly overgrown and unused. The main access to the site is from Casson Avenue. The site slopes gently from south to the north with various sections of hedging to all boundaries of the site. The site is located within the Green Belt and is bounded by residential properties to the East and South and open land to the West and North.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 There have been a number of planning applications relating to this site with the most recent / relevant as follows.

07/03976/FU – Addition of glazed doors and roller shutter to club house. Approved August 2007.

06/06080/FU – amendment to previous approval 23/295/04/FU for laying out of sports pitches and detached clubhouse. Approved February 2006.

23/295/04/FU - laying out of sports pitches and detached clubhouse. Approved October 2004.

H23/327/89/ - laying out of car park and 3 playing pitches – Withdrawn November 1991.

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 There were no pre-application enquiries prior to the submission.

## **6.0 CONSULTATION RESPONSES:**

### Statutory Consultations:

- 6.1 Sport England – No objection but would require a condition to ensure pitch quality is achieved.

### Non Statutory Consultations:

- 6.2 Highways – No objection. There is a car park providing 93 spaces, which is adequate for the existing and proposed development and the existing access is acceptable for the proposal.

## **7.0 PUBLIC/LOCAL RESPONSE:**

- 7.1 The application was advertised by site notice on 18 July 2014. 5 letters of objection have been received from this consultation.
- 7.2 The issues raised are
- a) There will be a lack of car parking provided.
  - b) Casson Avenue is not wide enough for the traffic coming to and from the site.
  - c) There have been flooding issues in the area to which this would add further problems.
  - d) Trees and bushes have been removed from the site.
  - e) There will be increased noise levels from the extra pitch.

## **8.0 PLANNING POLICIES:**

### **8.1 Emerging Core Strategy**

The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26<sup>th</sup> April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed. The examination commenced in October 2013.

As the Council has submitted the Publication Draft Core Strategy for independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

### **8.2 Unitary Development Plan Policies:**

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the

Development Plan unless material considerations indicate otherwise. The development plan consists of the Leeds Unitary Development Plan Review (2006).

GP5 Refers to proposals resolving detailed planning considerations (access, landscaping, design etc), seeking to avoid problems of environmental intrusion, loss of amenity, danger to health or life, pollution and highway congestion and to maximise highway safety.

N32 and N33 Refer to development that is appropriate within the allocated Green Belt

### 8.3 National Planning Policy Framework

The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

## 9.0 **MAIN ISSUES:**

1. Principle of Development
2. Highways
3. Residential Amenity
4. Drainage

## 10.0 **APPRAISAL:**

### 1. Principle of Development.

- 10.1 The locating of sports pitches is an appropriate form of development within the Green Belt. Planning policy N33 of the Leeds UDP states that essential facilities for outdoor sports are an appropriate use although this has been more recently altered by the wording in the National Planning Policy Framework that states that the facilities need only be appropriate. The site was formerly allotments that have been unused for some time, although the site was never allocated as N1A greenspace. However, even if the allotments had been allocated as such, policy N1A states that it is acceptable to change the use of allotments to uses for the purposes of

outdoor recreation and furthermore, the application is submitted with supporting documents for Leeds City Council Parks and Countryside Department stating that new allotment provision has recently been allocated at a site on Common Lane slightly to the North East of the existing site and as a result, it is considered that the proposal accords with both Green Belt and greenspace policy and is therefore acceptable in terms of principle.

## 2. Highways

- 10.2 A number of local residents have raised objections relating to access and parking issues, with the use being claimed to cause parking issues and access difficulties on Casson Avenue. The size of the car park has previously been increased to cater for the club's requirements, with 93 spaces now being provided within the site. Highways have considered the proposals in the light of the concerns raised, and have advised that the access arrangements and the amount of parking which currently exists within the site are adequate to cater for both the existing pitches and proposed pitch. Leeds City Council Traffic Management have been consulted, and have no record of overspill parking occurring as a result of the development at present.

In view of the amount of parking provided on site at present, highways do not consider that the proposed development of a smaller junior training/playing pitch would cause such a significant increase in parking demand as to cause additional overspill parking on nearby streets. The proposals are therefore considered acceptable in terms of access and highway safety.

## 3. Residential Amenity

- 10.3 The site is bounded on two sides by residential properties with the pitch being located nearer to some of those properties than the existing pitches. The use of the land as football pitches is not a use that would generate unusual or excessive amounts of noise, particularly when there are four other pitches on the site and they would not be used every day and so on balance it is considered that the use would be acceptable in terms of residential amenity.

## 4. Drainage.

- 10.4 No drainage details have been submitted with the application and whilst it is unlikely that creation of a further football pitch would dramatically affect the drainage within the local area, it is still considered that as part of any approval, a condition be added to ensure that a drainage scheme is submitted and approved, prior to any works commencing on the site to ensure no impact on the drainage of the surrounding area.

## **11.0 CONCLUSION:**

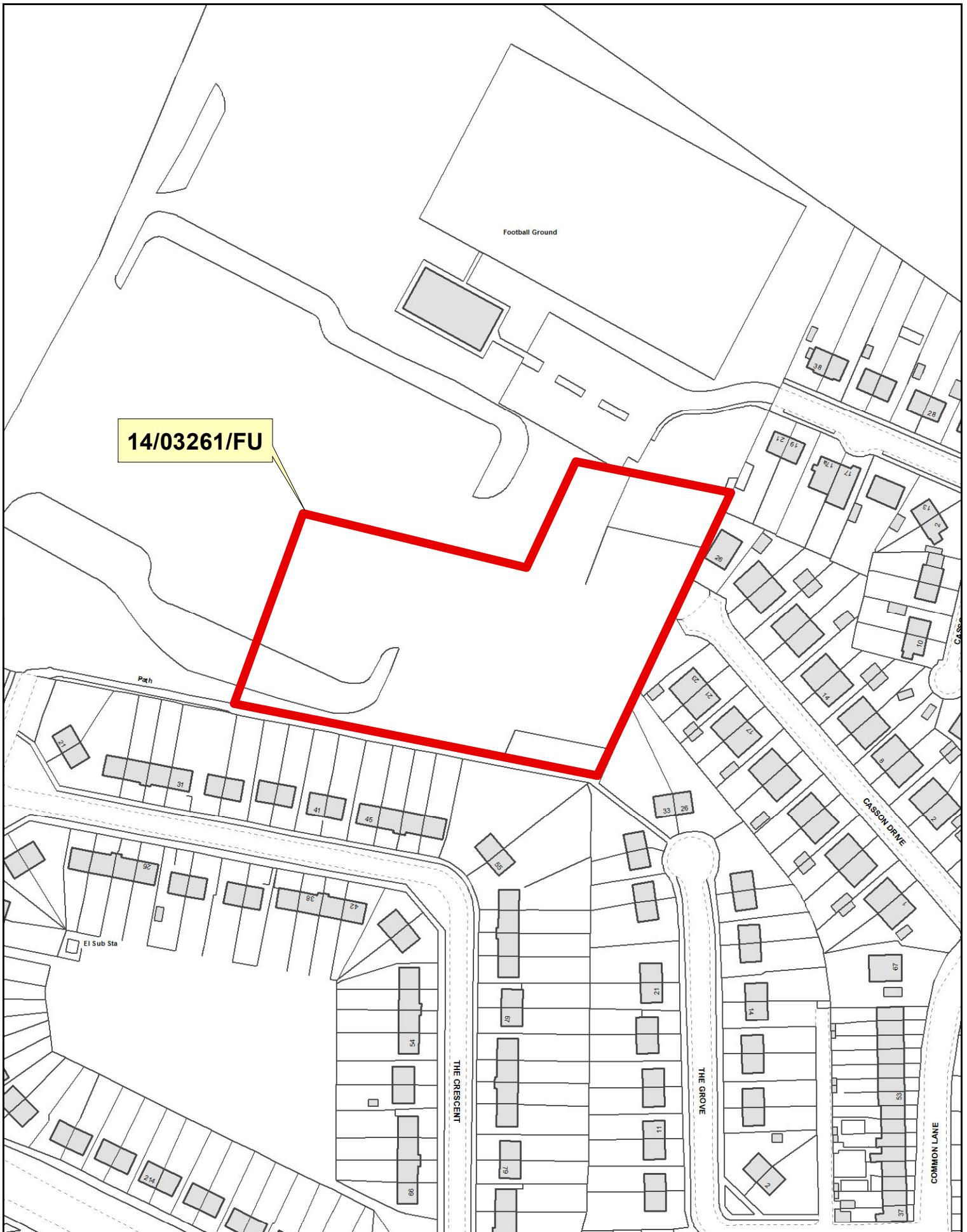
11.1 On balance, it is considered that as discussed above, the application is acceptable. The proposal complies with the relevant provisions of the Development Plan and there are no other material considerations that outweigh this finding.

### **Background Papers:**

Application files 14/03261/FU

### **Certificate of ownership:**

Signed as applicant



# SOUTH AND WEST PLANS PANEL

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