



Report to Planning Committee 4 December 2025

Business Manager Lead: Oliver Scott – Planning Development

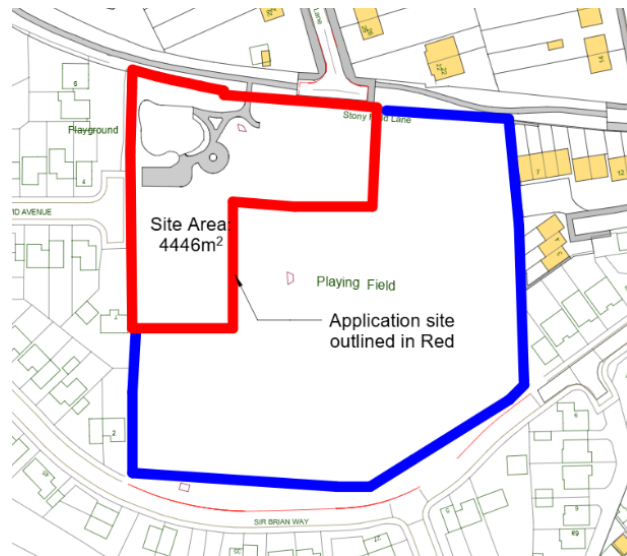
Lead Officer: Kirsty Catlow – Planning Development Officer

Report Summary			
Application No.	25/00409/FUL		
Proposal	Construction of a new Parish Hall, new multi-use games area outdoor court, new phased playground, bin and bicycle store and new car park.		
Location	Playing Field, Crompton Road, Bilsthorpe, NG22 8PS		
Applicant	Bilsthorpe Parish Council - Mrs Vikki Arkell	Agent	LK2 Architects Ltd - Mrs N Battye
Web Link	25/00409/FUL Construction of a new Parish Hall, new multi use games area outdoor court, new phased play ground, bin and bicycle store and new car park. Playing Field Crompton Road Bilsthorpe		
Registered	10.03.2025	Target Date	05.05.2025
		Extension of Time	19.12.2025
Recommendation	That Planning Permission is <u>APPROVED</u> subject to the conditions detailed at Section 10.0, and the signing of a Unilateral Undertaking to secure a fee for the monitoring of on-site BNG.		

This application is being referred to the Planning Committee for determination as in the opinion of the Authorised Officer, it would be prudent to refer the application to Planning Committee for decision.

The Site

- 1.1 The application site comprises of an 'L' shaped piece of land measuring approx. 0.5 hectares in area. The land currently which forms part of the northwestern corner of an existing playing field, accessed off Crompton Road to the southern edge of the built-up settlement boundary of Bilsthorpe. A Public Right of Way (PROW) runs in an east/west direction to the immediate north of the site along Stony Field Lane.



- 1.2 The application site is currently laid to grass and contains several pieces of children's play equipment. To the immediate south of the application site, within the wider playing field, is a skate park and a basketball court, to the east is an area with fixed exercise equipment, with the remainder of the playing fields comprising of open grassland, with an informal football pitch to the south.



- 1.3 The wider playing field site is surrounded by residential properties, mainly comprising of two storey dwellings, with Oldbridge Way wrapping around the southern boundary of the site. The northern boundary of the site, adjacent to the PROW, is enclosed by green mesh fencing, whilst the western boundary of the site, adjacent to residential properties on David Avenue, comprises of close boarded timber fence.



- 1.4 In terms of site constraints, the site is located within Flood Zone 1 and in an area at a low mining risk and within the 5km buffer area for the Natural England ppSPA for nightjar and woodlark.

2.0 Relevant Planning History

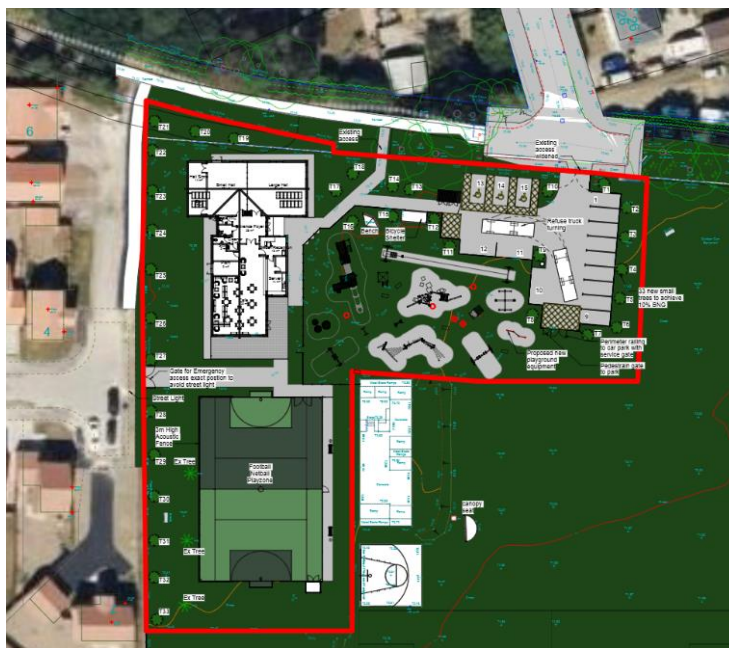
- 2.1. 06/00744/FUL – Erect new community centre and change of use of land to public open space – Application Permitted 18.09.2006.
- 2.2. 05/02305/FUL – Erection of community centre and change of use of agricultural land to public open space – Application Permitted 05.04.2006.
- 2.3. 05/01743/FUL – Installation of new play area including new equipment, fencing, youth shelter, hard and soft landscaping – Application Permitted 20.09.2005.
- 2.4. 05/01542/FUL – Construction of single storey resource centre with associated external works (Revised Application) – Application Withdrawn.
- 2.5. 05/01082/RMA – Erection of single storey resource centre and associated external works – Application Withdrawn.
- 2.6. 04/02689/OUT – Erection of Resource / Community centre and public open space – Application Permitted 08.02.2005.
- 2.7. 01/01036/FUL – Proposed Community Centre – Application Withdrawn.

3.0 The Proposal

- 3.1 The application seeks permission for the construction of a new Parish Hall, multi-use games area, new phased playground, bin and cycle store and new car park.
- 3.2 The proposed Parish Hall would comprise of a single storey building with a 'T' shaped footprint, measuring 28.6m in length and 19.7m in width, located towards the northwestern corner of the site. The Parish Hall would accommodate, an entrance foyer with toilets and stores off, an office, a large seating area/cafe with kitchen/serving area, and a large flexible hall space with bar and store off. The

applicants have advised that the site would be owned and operated by the Parish Council themselves, who will be the key holders, responsible for taking bookings and managing the site. No decision has yet been made on who will operate the proposed café area, this may be individuals employed by the Parish Council, or a separate business operator.

- 3.3 To the south of the new Parish Hall, and to the west of the retained skate park and basketball court, a new multi-use games area (MUGA) is proposed. This would measure 30m by 20m, with 4 x 6m high floodlights (one in each corner), and be surrounded by a 3-4m high fencing. To the east of the new Parish Hall would be a range of new playground equipment including a zip line, climbing frames and swings.



- 3.4 Vehicular access to the site would be from the north off Crompton Road, over Stony Field Lane, which would lead to a car parking area providing 12 standard car parking spaces and 3 disabled spaces, together with a bicycle shelter and bin store. The car park would be bounded by perimeter railings with a service gate to allow access onto the wider playing field. An emergency vehicular access is also proposed along the western boundary of the site off David Avenue.
- 3.5 As part of the proposals, a small number of existing trees would be retained, and 33 new trees would be planted.
- 3.6 Documents assessed in this appraisal:
- Site Location Plan 1339-A-(08)100_Rev A00
 - Existing Site Plan 1399-A-(08)101_Rev A00
 - Proposed Site Plan 1399-A-(08)102_Rev A06
 - Proposed Play zone Plans & Elevations 1339-A-(08)103_Rev A00
 - Proposed Ground Floor and Roof Plans 1339-A-(08)104 Rev A01
 - Proposed Elevations and Sections 1399-A-(08)105 Rev A01
 - Concept CGI Images 1339-A-(08)106_Rev A00
 - Phased Playground 1339-A-(08)107_Rev A00

- Proposed Demolition 1399-A-(08)108_Rev A00
- Proposed Bike and Bin Store 1399-A-(08)109_Rev A00
- Topographical Survey 0001
- Proposed Flood Lighting HLS9570
- Bilsthorpe Village Hall Community Survey
- Coal Mining Report dated 21st January 2025
- Design and Access Statement
- Ecological Impact Assessment and BNG Metric dated 4th February 2025
- Exterior Lighting Installation dated 25th November 2024
- Noise Impact Assessment dated 6th March 2025
- Statutory Bio-diversity Metric
- Sustainability Statement dated 24th February 2025
- Transport Statement dated February 2025
- Tree Survey and Arboricultural Impact Assessment

Received by the Local Planning Authority on 7th March 2025

4.0 Departure/Public Advertisement Procedure

- 4.1 Occupiers of 45 properties have been individually notified by letter. A site notice has also been displayed near to the site.
- 4.2 Site visit undertaken on 25.03.2025

5.0 Planning Policy Framework

5.1. Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 1 – Settlement Hierarchy
 Spatial Policy 2 – Spatial Distribution of Growth
 Spatial Policy 3 – Rural Areas
 Spatial Policy 7 – Sustainable Transport
 Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities
 Core Policy 9 – Sustainable Design
 Core Policy 10 – Climate Change
 Core Policy 12 – Biodiversity and Green Infrastructure
 Core Policy 13 – Landscape Character

5.2. Allocations & Development Management DPD (2013)

DM5 – Design
 DM7 – Biodiversity and Green Infrastructure
 DM8 – Development in the Open Countryside
 DM10 – Pollution and Hazardous Substances
 DM12 – Presumption in Favour of Sustainable Development

- 5.3. The Draft Amended Allocations & Development Management DPD was submitted to the Secretary of State on the 18th January 2024. Following the close of the hearing sessions as part of the Examination in Public the Inspector has agreed a schedule of 'main modifications' to the submission DPD. The purpose of these main modifications

is to resolve soundness and legal compliance issues which the Inspector has identified. Alongside this the Council has separately identified a range of minor modifications and points of clarification it wishes to make to the submission DPD. Consultation on the main modifications and minor modifications / points of clarification took place between Tuesday 16 September and Tuesday 28 October 2025. The Inspector will now consider the representations and finalise his examination report and the final schedule of recommended main modifications.

- 5.4. Tests outlined through paragraph 49 of the NPPF determine the weight which can be afforded to emerging planning policy. The stage of examination which the Amended Allocations & Development Management DPD has reached represents an advanced stage of preparation. Turning to the other two tests, in agreeing these main modifications the Inspector has considered objections to the submission DPD and the degree of consistency with national planning policy. Therefore, where content in the Submission DPD is either not subject to a proposed main modification or the modifications/clarifications identified are very minor in nature then this emerging content, as modified where applicable, can now start to be given substantial weight as part of the decision-making process.

5.5. **Other Material Planning Considerations**

National Planning Policy Framework 2024

Planning Practice Guidance (online resource)

Landscape Character Assessment SPD 2013

Residential Cycle and Car Parking Standards & Design Guide SPD 2021

Nottinghamshire Highway Design Guide 2021

Sport England Playing Fields Policy and Guidance 2018 updated 2021

6.0 Consultations and Representations

Please Note: Comments below are provided in summary - for comments in full please see the online planning file.

Statutory Consultations

- 6.1. **Nottinghamshire County Council (Highways)** – Do no object. However, the Highways Authority originally advised that the application should not be determined until the applicant had submitted details to satisfactorily address the following:-

- The Transport Statement provides insufficient information to demonstrate if the amount of on-site parking provision is adequate, to determine whether the proposed development would give rise to additional off-site parking, or to determine the impacts of such parking.
- The site access proposals lacks detail to show how safe, pedestrian access would be provided to the site.
- The dimensions of car parking spaces fall below the minimum set out in the Highways Design Guide.

Following the submission of additional information: -

The Highways Authority advised as follows:-

- The absence of adequate on-site car parking is likely to only be an amenity issue rather than a highway safety one, provided that double yellow lines can be secured around the turning head.
- Whilst it is acknowledged that the proposal would be for community use, evening events could attract people from further afield.
- In accordance with Paragraph 117 of the NPPF it is important to provide a distinct and segregated route for pedestrians, and this should be secured by way of a Grampian condition.

6.2. **Sport England – No objections.** The proposed development results in a minor encroachment onto the playing field. However, having considered the nature of the playing field, and its ability to accommodate pitches, it is not considered that the development would reduce the sporting capability of the site. The proposal is considered to accord with exception 3 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

6.3. **The Coal Authority – No objections.** The site falls within the Development Low Risk Area.

Town/Parish Council

6.4. **Bilthorpe Parish Council – No response received.** Bilthorpe Parish Council are the applicants.

Representations/Non-Statutory Consultation

6.5. **NSDC Environmental Health (Public Protection) – No objections.** The noise report is based on operating hours for the community centre of 08:00- 22:00 Sun- Thurs and 08:00- 23:30 Fri and sat, with music to cease by 23:00. The MUGA is stated to be in use 08:00- 22:00. These hours should be conditioned on any permission granted.

Sources of noise at the community centre have been identified as plant noise and entertainment noise. Current plant details are not known, however the report recommends a Condition limiting the rating level of plant at receptors to no higher than existing background levels (Section 4.2). I would suggest such a condition be attached to any permission granted.

Music breakout is calculated to be within acceptable levels, subject to all external doors and windows being kept closed when entertainment is taking place.

Noise from the MUGA is predicted to comply with relevant standards, subject to an appropriate acoustic barrier being installed, in line with Section 4.4 and figure 4.2 of the report. This barrier should be installed prior to use of the MUGA commencing. Anti-vibration washers should also be fitted as per Section 4.2 to reduce ball impact noise.

Lighting calculations have been provided for both the community centre/ play area and the MUGA. These show that the proposed lighting complies with guidance and levels at nearby receptors will be acceptable. Lighting should therefore be installed in accordance with the submitted plans.

- 6.6. **NSDC Ecology** - I can confirm that the proposal would not have any impacts on designated sites, priority habitats, protected or priority species. This, combined with delivery of a mandatory minimum 10% measurable biodiversity net and the provision of an integrated bat or bird boxes within the new buildings would, in my opinion, represent compliance with relevant national and local planning policy concerning biodiversity.

As it is the local planning authority's obligation to ensure that proposed enhancements are achieved and maintained, there will be a need for the authority to monitor this. Consequently, a proportionate monitoring fee will be required, and should be secured by a separate, simple, Unilateral Undertaking, should the application be granted approval.

The most appropriate mechanism for securing precautionary working methods would be via a Construction Environmental Management Plan (CEMP).

Lighting during construction work should be positioned to ensure the adjacent off-site trees, particularly to the north, remain unlit and I recommend that a low level lighting scheme for the operational period is secured through a condition.

Details for the bat and bird boxes should be secured by condition.

- 6.7. **NSDC Sport and Communities Officer** – No comments received.

- 6.8. Comments have been received from 20 local residents, 6 in support and 14 opposed to the proposals, which can be summarised as follows:

- 6.9. Grounds of Support

- A much-needed modern community facility within a growing village, which should not be prevented based on the loss of the heritage museum
- Proposed facilities would be for multi-purpose and multi-generational use
- The existing village hall is in a state of disrepair
- Provide opportunities for exercise / socialising / improve mental health
- Job creation / Economic benefits
- Sport England do not object to the proposals

- 6.10. Grounds of Objection

- Highway Safety – increase in traffic near a primary school and homes, particularly during construction

- Narrow site access and insufficient on-site car parking would lead to an increase in on street car parking
- Site not easily accessible by bus
- Loss of existing green space and trees
- Safety of play areas during construction
- Noise / Light Pollution / Litter / Anti-social behaviour / Target for Arson
- Loss of existing Heritage Centre / New Community Centre should be built on existing site
- Costs associated with the construction and running of the facility

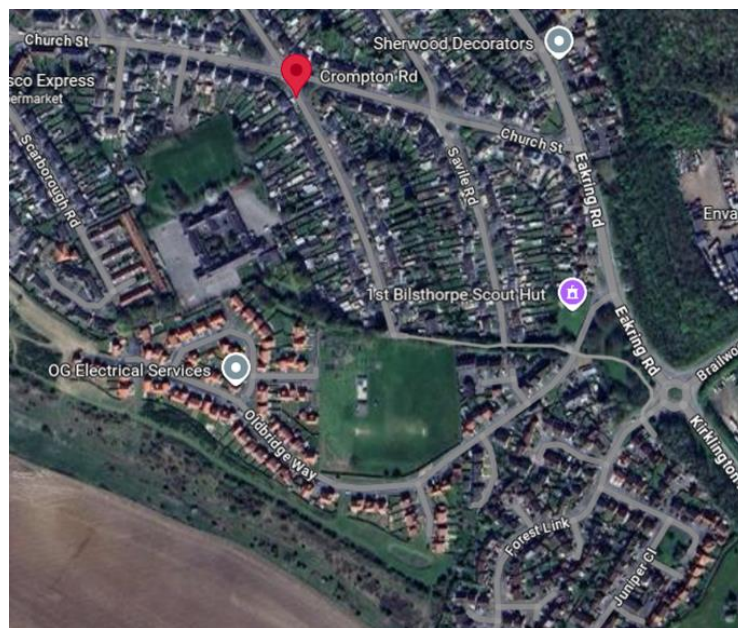
7.0 Appraisal

Principle of Development

- 7.1. The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 'Presumption in Favour of Sustainable Development' of the Allocations and Development Management DPD.
- 7.2. The adopted Core Strategy details the settlement hierarchy that will help deliver sustainable growth and development in the District. The intentions of this hierarchy are to direct new development to the Sub-regional Centre, Service Centres and Principal Villages, which are well served in terms of infrastructure and services. Bilsthorpe is identified as a Principal Village, which has a good range of day-to-day facilities.
- 7.3. On the adopted Local Plan, the site lies outside of the village envelope, as defined by the Allocations & Development Management DPD, and as such is deemed to fall within the open countryside on the edge of Bilsthorpe.



- 7.4. However, it is noted that since the village envelope was drawn, there has been significant residential development to the east, south and west of the site, resulting in the site being surrounded on all four sides by housing, and being encompassed into the main built-up part of the settlement.



- 7.5. As detailed above, the Newark and Sherwood Amended Allocations & Development Management DPD has been submitted to the Secretary of State and is at advanced stage of preparation. Under the amended DPD the application site would be located within the village boundary of Bilsthorpe.



- 7.6. However, as there is an outstanding objection to this revision from a third party, the weight that the emerging DPD can carry is currently limited and the assessment should be made against the existing DPD and any other material planning consideration. Spatial Policy 3 'Rural Areas' of the Newark and Sherwood Amended Core Strategy DPD states *"Development not in villages or settlements, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. Policies to deal with such applications are set out in the Allocations & Development Management DPD"*. As a result, Officers are of the view that the application should still be assessed against Policy DM8 (Development in the Open Countryside). If Members conclude that the site is located within the village boundary, the proposals will still need to comply with the policy requirements of Policy SP8 (Protecting and Promoting Leisure and Community Facilities) due to the proposal seeking to provide new community provision.
- 7.7. Policy DM8 (Development in the Open Countryside) of the A&DM(DPD) reaffirms that development in the open countryside will be strictly controlled and limited to the certain types of development. The use of land for community and recreational uses requiring land in the countryside is supported on sites **in close proximity to settlements**. Spatial Policy 8 supports new provision of new and enhanced community and leisure facilities, particularly where they address a deficiency in current provision and where they meet an identified needs of communities and in particular any deficiencies in current provision. It goes on to state that in the case of existing open space, including playing fields, where development is proposed for alternative sports and recreational provision, then demonstration will be required that the need for development clearly outweighs the impact of the loss.
- 7.8. Policy SP8 goes on to state that;

'The loss of existing community and leisure facilities through new development requiring planning permission will not be permitted, particularly where it would reduce the

community's ability to meet its day-to-day needs, unless it can be clearly demonstrated that:

- Its continued use as a community facility or service is no longer feasible, having had regard to appropriate marketing (over an appropriate period of time and at a price which reflects its use, condition and local market values), the demand for the use of the site or premises, its usability and the identification of a potential future occupier; or*
- There is sufficient provision of such facilities in the area; or*
- That sufficient alternative provision has been, or will be, made elsewhere which is equally accessible and of the same quality or better as the facility being lost.'*

In the case of existing open space, sports and recreational buildings and land, including playing fields, where development is proposed for alternative sports and recreational provision, then demonstration will be required that the need for development clearly outweighs the impact of the loss. Small-scale development that is ancillary to existing open space and recreational land and which would result in a small loss of space will be supported, providing that it contributes toward the improvement and better use of the remainder.'

- 7.9. The NPPF supports access to open space and opportunities for sport and physical activity as it is important for the health and well-being of communities. Paragraph 104 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 7.10. Sport England's Playing Fields Policy and Guidance 2018 updated 2021, states that *"The proposed development affects only land incapable of forming part of a playing pitch and does not:*
- reduce the size of any playing pitch;*
 - result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
 - reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
 - result in the loss of other sporting provision or ancillary facilities on the site; or*
 - prejudice the use of any remaining areas of playing field on the site.'*
- 7.11. The application site comprises of an existing playing field containing a range of play equipment. The application proposes the creation of a new Parish Hall building, to provide a community hub containing 3 functions rooms served by bars / kitchens, together with toilet facilities, which would allow the flexible space to be used for a wide

range of community uses. Externally a new MUGA is proposed adjacent to the existing skate park and basketball court, together with a range of new play equipment to replace that being lost to the new Parish Hall building. The proposal would result in the loss of some existing play equipment, and some encroachment onto the existing playing field. The existing outdoor gym equipment, skate park, half basketball court and informal play pitch would remain.

- 7.12. Having regard to DM8, the application site is located on the edge of the built-up settlement of Bilsthorpe and is now surrounded on all four sides by residential development. As a result, Officers are of the view that the site is in close proximity to the settlement of Bilsthorpe to enable the use to be well connected to an existing sustainable population.
- 7.13. As detailed above, Policies DM8 and SP8 support new and enhanced community and leisure facilities, particularly where they address a deficiency in current provision, and where they meet the identified needs of communities.
- 7.14. In terms of deficiency in current provision and the need for the proposed Parish Hall building, the proposed development would replace the existing Parish Hall building located on Cross Street, which, due to its poor state and condition, it is no longer financially viable for it to be repaired and restored. It has not been utilised for community use since Covid times.



- 7.15. At present the Parish Council and other community organisations, which previously utilised the former Parish Hall, are having to find alternative venues, or are in obeyance. The Parish Council currently hold their meetings at Burton Court Community Centre, Bilsthorpe, however these facilities are very limited as to what they can offer the wider community due to their small size. It is also noted that another community venue within the village, on the former St Johns Ambulance site, has been sold and is currently being developed for housing, further reducing the community facilities within Bilsthorpe. Furthermore, there has been significant housing growth within Bilsthorpe in recent years, largely comprising of family homes. As such, it is considered that there is a genuine need for a purpose-built Parish Hall within the settlement. In addition to the

Parish Hall building, the existing play equipment, which would be lost as a result of the proposals, would be replaced with a wide range of modern play equipment, the quality and quantity of which would be over and above what is currently in situ, thereby improving the existing facilities. Furthermore, the proposed MUGA would provide a versatile sports facility for uses such as football, tennis and netball, which would complement the existing skate park and basketball court.

- 7.16. The proposal would result in some encroachment into the existing playing field. Sport England have advised that such encroachment would be minor, and having considered the nature of the playing field, and its lack of any formal playing pitches, it is not considered that the development would reduce the sporting capability of the site. The proposal is therefore considered to accord with exception 3 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.
- 7.17. As such, it is considered that there is a genuine need for the multi-functional community facilities proposed close to the settlement of Bilsthorpe, and that any losses would be outweighed by the benefits. The proposal would therefore accord with the aforementioned policies.
- 7.18. Many local residents have expressed a strong preference for the site of the Parish Hall building on Cross Street, which is also owned by the Paish Council and houses the Bilsthorpe Heritage Museum, to be utilised for new community facilities, as opposed to this site. There are also concerns that the site on Cross Street will be developed for housing in the future. However, the District Council has a duty to consider the acceptability of all planning applications submitted, which, in this case, is for a new community facility to be provided on the playing fields site off Crompton Road. Any future development on the Cross Street site would be subject to a separate planning application.

Impact upon Character of the Area

- 7.19. Core Policy 9 states that the Council will expect a high standard of sustainable design that contributes to and sustains the rich local distinctiveness of the District. This is reflected in Policy DM5 which states that the character of the District's built form should be reflected in the scale, form, mass, layout, design, and materials of new development. Policy CP13 states that new development should positively conserve and enhance the landscape.
- 7.20. The proposed Parish Hall building would comprise of a single storey building with a pitched roof, to be finished externally in timber cladding with a standing seam roof in slate grey, and window and door frames in dark grey.



7.21. Whilst the building would have a large footprint, given the size of the existing playing field, and its proposed siting away the site boundaries, the building would not appear too large or cramped in relation to its surroundings. The single storey nature of the building would also ensure that it would not appear out of scale with the nearby two storey residential properties or visually intrusive when viewed from the PROW to the north. Whilst the materials palette of the area comprises of a mix of white render (Crompton Road) and red brick (Oldbridge Way) this relates to the existing housing stock surrounding the site. Given the different type of community building proposed here, it is not deemed necessary to duplicate such materials here. The site is not located within a Conservation Area nor within the setting of any listed buildings, and despite the concerns raised by local residents, the use of timber cladding and a standing seam roof would respect the overall design concept of this modern community building, and would not result in harm to the overall visual amenities of the area.

7.22. In terms of the play equipment, this visuals provided indicate that this would be constructed of timber which would not appear visually harmful.



7.23. The proposed MUGA would be surrounded by 3m high fencing, however the ball stop mesh fencing would be a dark green, and the acoustic fencing would be timber, which are typical for such facilities. Furthermore, as part of the proposals, 33 new trees would to be planted around the peripheries of the site which would provide some soft landscape screening and help assimilate the building and play equipment into their surroundings.

- 7.24. As such, the scale, design and appearance of the proposals would meet the aforementioned policies.

Impact upon Residential Amenity

- 7.25. Policy DM5 of the DPD states that the layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. The NPPF also seeks to ensure a high standard of amenity for all existing and future occupants of land and buildings.
- 7.26. The proposals would be sited towards the west of the site, beyond which is a relatively new housing development of two storey detached dwellings accessed off David Avenue. These dwellings are set off the shared boundary, behind a private driveway, and separated by an existing 2m high close boarded timber fence.



- 7.27. In terms of the Parish Hall buildings, this would be sited approx. 8m away from the western boundary with David Avenue. Given these separation distances, the existing screening, and the single storey nature of the building, it is not considered that the proposed building would result in harm through loss of light, privacy or by appearing overbearing.
- 7.28. Similarly, the proposed MUGA would be located towards the west of the site, but again, it would be set off the boundary by approx. 10m. It would be sited further south, opposite the vehicular turning head at the end of David Avenue, but it would be within approx. 12m of the side elevation of 7 David Avenue. The MUGA would be surrounded by 3-4m high fencing, however given the separation distance, the intervening highway and the existing boundary treatment, it is not considered that it would appear visually intrusive or overbearing when viewed from no.10.
- 7.29. In terms of noise, a Noise Impact Assessment has been submitted in support of the application. This identifies that the three potential sources of noise from the proposal would be from external plant fixed to the proposed building, music breakout from the hall, and the use of the MUGA.

- 7.30. In terms of fixed external plant, there are currently no details of the plant at this stage, however given the residential nature of the immediate area, it is considered reasonable and necessary to limit the noise levels from such installations so as not to exceed the current background noise levels. This could be controlled by a suitably worded condition.
- 7.31. The application advises that the proposed opening hours of the Parish Hall building would be 08:00-22:00 Sundays to Thursday and 08:00-23:30 on Fridays and Saturday, with music ceasing at 23:00. In order to protect the residential amenities of neighbouring properties, it is considered reasonable and necessary to condition these opening hours. In terms of music breakout from the proposed Parish Hall building, following consultation with the Council's Environmental Health Team, they advise that music breakout is calculated to be within acceptable levels, subject to all external doors and windows being kept closed when entertainment is taking place. Again, this could be controlled by a suitably worded condition.
- 7.32. With regards to the use of the MUGA, this is predicted to be within acceptable noise levels, subject to an appropriate acoustic barrier being fitted. The scheme includes the provision of a 3m high acoustic timber fence to the MUGA, and a condition will be attached to any approval requiring the acoustic fencing (and the green ball stop mesh fencing) to be installed before the MUGA is brought into use, and retained as such thereafter.
- 7.33. With regards to the proposed lighting of the MUGA, this would comprise of 4 flood lights, one in each corner, facing into the MUGA. Lighting calculations have been submitted in support of the proposals, and the Environmental Health Team have confirmed that the proposed lighting complies with guidance, and that the levels at nearby receptors (i.e. David Avenue) would be acceptable. A condition is proposed which would require the lighting to be installed in accordance with the submitted flood lighting plan.
- 7.34. Subject to the conditions as detailed above, it is not considered that the proposal would result in harm to the living conditions of neighbouring residents, and would therefore accord with the aforementioned policies.

Impact upon Highway Safety

- 7.35. Spatial Policy 7 of the Core Strategy seeks to ensure that vehicular traffic generated does not create parking or traffic problems. Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision.
- 7.36. Paragraph 116 of the NPPF provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.37. In this instance, the main highways safety considerations relate to the acceptability of the proposed new access arrangements, the safety of pedestrians and car parking levels.
- 7.38. In terms of vehicular access, the existing vehicular access to the site, at the end of

Crompton Road, would be utilised as the main vehicular access to the site (there is also an emergency gated access proposed to the west of the site, via David Avenue). It is proposed to widen the existing access off Crompton Road to allow two-way traffic. The submitted proposed site plan demonstrates that the internal circulation area would be large enough to accommodate a turning area for refuse vehicles, allowing them to enter and exit the site in a forward gear.



- 7.39. Following consultation with the Local Highways Authority, they raise no objections in principle to the use of this access to serve the proposed development, however they did raise concerns that insufficient information has been provided to demonstrate that a safe pedestrian route from Crompton Road would be provided to the site. It is noted that a separate existing pedestrian access to the site, located off the existing PROW along Stony Field Lane, would be retained. However, a condition is proposed requiring a footway, linking the application site to the existing footway to the north of the site on Crompton Road, to be provided before the new Parish Hall building is brought into use. Subject to such a condition, it is considered that the proposed access would be safe.
- 7.40. With regards to car parking levels, the submitted site plan proposes a total of 15 car parking spaces, 12 standard spaces and 3 disabled spaces. The LHA originally raised concerns that the submitted Transport Statement did not provide sufficient information to demonstrate that the amount of on-site parking proposed would be adequate to serve the proposal. This could potentially give rise to additional off-site parking, the levels of which could not be quantified.
- 7.41. The existing playing field does not currently have any dedicated off-street car parking. The proposed MUGA is an additional play facility to complement the existing play facilities on site, and to serve the local community. As a result, it is anticipated that users of the MUGA would travel there by foot, scooter or bike. As such it is only

considered to be reasonable to expect parking to be provided for the additional Parish Hall building and the MUGA.

- 7.42. Based upon the guidance contained within the Nottinghamshire County Council's Highways Design Guide, leisure centres and assembly halls are required to provide one space per 50m² for visitors, plus 1 space per 5 employees. Based upon the proposed new floor space of 359m², this would equate to 8 visitor spaces and 1-2 employee spaces, which the proposed development would provide. However, it is acceptable that the Parish Hall building proposes to include a café, and could also accommodate events such as weddings within the large hall. Therefore, in order to address the concerns of the LHA, the applicants subsequently undertook car parking surveys on Crompton Road. The surveys carried out on weekday evenings and weekend days concluded that there was limited on street parking occurring along Crompton Road, therefore any overspill parking from the proposals could be accommodated on street. No surveys were carried out during weekend evenings.
- 7.43. Based on the above evaluation, Officers are satisfied that the number of car parking spaces proposed would be adequate to serve the proposed development the vast majority of the time, without causing excessive over spill on-street car parking, which would be detrimental to the free and safe flow of traffic along Crompton Road.
- 7.44. However, it is possible that the Parish Hall building may occasionally host events (e.g. a wedding reception or party) where a larger number of guests may arrive by car, generating additional car parking demand, over and above what could reasonably be accommodated either on-site or on-street. A condition is therefore proposed which requires the submission of a traffic management plan, setting out the measures which will be adopted to meet such an increase in demand for car parking at the site. For example, it is noted that the applicants own additional land to the south of the dedicated car parking area, which is accessible by cars through a gated access, and which could be utilised for occasional 'event parking' managed by martials.
- 7.45. In order to maintain a clear and safe entrance to the site, a condition is also proposed which would require measures (double yellow lining) to prevent car parking within the turning head to the north of the site on Crompton Road is also proposed.
- 7.46. The proposed site plan also includes covered cycle storage to encourage the use of alternative sustainable modes of transport.
- 7.47. Subject to the conditions as set out above, it is not considered that the proposed development would result in unacceptable impacts upon highway safety, nor would the residual cumulative impacts on the road network be severe, as set out in Paragraph 116 of the NPPF.

Flood Risk and Drainage

- 7.48. The site lies within Flood Zone 1 according to the Environment Agency's flood maps and is at a very low risk from surface water flooding. The sequential test as set out in DM5 and the NPPF is therefore not applicable. Developments are however required to proactively manage surface water run off (CP10 and DM5).

- 7.49. The applicant has indicated that both foul water and surface water will drain to the existing public sewers. However, the proposed car park area is proposed to have a permeable surface and base construction sections, to provide an underground surface water attenuation crate system, to ensure that surface water for the new building and car park area will not increase surface water run-off. Attenuated water will drain to an existing public surface water drain via a slow-release discharge, to ensure that no surge flow is generated during events of high intensity rainfall.
- 7.50. This matter falls outside the technical expertise of the Council, and the drainage plan has not been reviewed by either the Lead Local Flood Authority or the relevant Water body as the site does not fall within a critical drainage area or area of flood risk and does warrant a statutory consultation to the LLFA. As such, the applicant would need to seek technical approval of this drainage strategy with the relevant drainage body and would need to obtain the relevant consent to discharge into a mains sewer.

Impact on Trees, Ecology and Biodiversity

- 7.51. Core Policy 12 of the Amended Core Strategy DPD seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM5 of the Allocations & Development Management DPD states that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Policy DM7 states that new development should protect, promote and enhance green infrastructure to deliver multi-functional benefits and contribute to the ecological network.

Trees

- 7.52. With regards to trees, there are a number of trees located within the application site and the wider playing field site. The application has been supported by a Tree Survey and Arboricultural Assessment, which concludes that all of the trees along the northern boundary of the site, adjacent to the PROW, are to be retained and are outside the influence of the construction works. There is one mature tree on the application site which would be removed as part of the proposals. This comprises of a semi-mature ash located within the picnic area which is in a good condition and has no signs of defects or disease.



- 7.53. The loss of this one tree would be mitigated by the proposed new tree planting proposed on the site which would be secured through the standard BNG condition, and whose condition would be monitored for the next 30 years. To the south of the site are five young trees comprising of wild cherry, white beam and oak, which are also proposed to be removed. The stem of one of these trees has been snapped and is to be replaced, the remaining four trees are capable of being transplanted to other locations within the recreation ground, and again this would be secured through the BNG condition.

Ecology

- 7.54. The site is void of any existing buildings, however as detailed above, there are a number of mature trees immediately adjacent to the site which may provide opportunities for roosting bats. The site also lies within the RSPB's Important Bird Area's boundary of the Sherwood Forest ppSPA (possible potential Special Protection Area) for nightjar and woodlark. The submitted Tree Survey and Arboricultural Report includes an assessment of potential wildlife on the site. It concludes that the potential for bats to be present within the trees on site is negligible. In terms of birds, all trees and scrub on the site has the potential to support nesting birds, and an informative will be attached to any approval advising the contractor to avoid any works to trees during the bird breeding season.

BNG

- 7.55. Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. In England, BNG became mandatory (under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)) for 'minor sites' on 2 April 2024. This legislation sets out that developers must deliver a minimum BNG of 10% - this means a development will result in more, or better quality, natural habitat than there was before development.

- 7.56. The application has been supported by the statutory Biodiversity Metric which concludes that the proposed development would result in a gain of 0.09 Habitat Units, which would be equivalent to a 11.30% uplift. The majority of this uplift would be from the translocation of existing young trees and new small tree planting, largely along the western boundary and around the proposed building. As a result, the proposal would deliver a minimum BNG of 10%.
- 7.57. The Council's Ecology Team have confirmed that they do not object to the proposal subject to conditions to secure on site bio-diversity net gain, and a Unilateral Undertaking to secure BNG monitoring fees for the next 30 years.

Other Matters

- 7.58. **Community Infrastructure Levy (CIL)** – The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

8.0 Implications

- 8.1. In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Legal Implications – LEG2526/1150

- 8.2. Planning Committee is the appropriate body to consider the context of this report. A Legal Advisor will be present at the meeting to assist on any legal points which may arise during consideration of the application.

9.0 Conclusion

- 9.1. It is considered that there is a demonstrable need for new and enhanced community facilities in this edge of settlement location, and that the benefits of the proposals would outweigh the limited encroachment into the existing playing field, which does not contain any formal playing pitches. Subject to suitably worded conditions, the proposed development would not result in harm to the character or appearance of the area, residential amenity, highway safety, protected species, or trees. Nor would it increase the chances of flooding elsewhere. The proposed development would also provide the requisite 10% bio-diversity net gain on site.
- 9.2. It is therefore recommended that Planning Permission is approved subject to the conditions set out below, and the signing of a Unilateral Undertaking to secure a fee for the monitoring of on-site BNG.

10.0 Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

- Site Location Plan 1339-A-(08)100_Rev A00
- Proposed Site Plan 1399-A-(08)102_Rev A06
- Proposed Play Zone Plans & Elevations 1339-A-(08)103_Rev A00
- Proposed Ground Floor and Roof Plans 1339-A-(08)104 Rev A01
- Proposed Elevations and Sections 1399-A-(08)105 Rev A01
- Phased Playground 1339-A-(08)107_Rev A00
- Proposed Demolition 1399-A-(08)108_Rev A00
- Proposed Bike and Bin Store 1399-A-(08)109_Rev A00

Received by the Local Planning Authority on 7th March 2025

Reason: So as to define this permission.

Pre-commencement Conditions

03

A. The Biodiversity Gain Plan shall be prepared in accordance with the principles set out in the 'Ecological Impact Assessment and Biodiversity Gain Assessment Report' dated 4 February 2025 prepared by Paul Hickling Associates Ltd.

B. The development shall not commence until a Habitat Management Plan (the HMP), in the form of a detailed annotated plan, prepared in accordance with the approved Biodiversity Gain Plan and including:

- (i) The location and summary description of the features to be maintained and/or enhanced, or created to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (ii) The proposed actions to enhance or create the features, in accordance with the approved Biodiversity Gain Plan and the timing of those actions;

(iii) The management measures to maintain habitats in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(iv) The roles and responsibilities of the people or organisation(s) delivering the HMP. has been submitted to, and approved in writing by the local planning authority.

C. Notice in writing shall be given to the local planning authority:

(i) Confirming that the HMP has been implemented. This shall be submitted within 1 month of the date of implementation.

(ii) Confirming that the habitat creation and enhancement works as set out in the HMP have been completed. This shall be via a completion report, evidencing that the habitat creation and/or enhancement works as set out in the HMP have been completed. This shall be submitted to, and be approved in writing by the local planning authority within 6 months of completion of the development.

D. The created and/or enhanced habitat specified in the approved HMP shall be managed and maintained in accordance with the approved HMP.

Reason: To ensure that the development delivers a measurable biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act and therefore maximises opportunities to conserve, enhance and restore biodiversity in accordance with NSDC's Amended Core Strategy Policy 12.

04

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.

b) Identification of "biodiversity protection zones".

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

i) Details of any lighting to be used during the construction phase to ensure this is sensitive to any foraging bats.

j) An annotated plan providing a summary of the elements covered by items b), c), d), e) h) and i).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard protected biodiversity as required by the National Planning Policy Framework, ADMDPD Policy DM5 and Core Strategy Policy 12.

Pre-Installation/Pre-Occupation Conditions

05

No part of the development hereby permitted shall be brought into first use until full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority These details shall include:

- a) Full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting). The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species;
- b) means of enclosure, including details of acoustic fencing;
- c) car parking layouts and materials;
- d) hard surfacing materials.

Reason: In the interests of visual amenity, sustainable travel and biodiversity.

06

The new Parish Hall building hereby approved shall not be brought into first use until the approved hard landscaping scheme has been completed. The approved soft landscaping shall be completed during the first planting season following the first use of the new Parish Hall building hereby permitted, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the work is carried out within a reasonable time period and thereafter properly maintained, in the interests of visual and residential amenity.

07

The new Parish Hall building hereby approved shall not be brought into first use until the proposed bin and cycle store has been provided on site, in accordance with the details shown

on the Proposed Bike and Bin Store plan ref: 1399-A-(08)109_Rev A00 received by the Local Planning Authority on 7th March 2025. The bin and cycle stores shall thereafter be retained and maintained as such.

Reason: In the interest of highway safety and promoting sustainable modes of transport.

08

The new Parish Hall building hereby approved shall not be brought into first use until details of litter bins upon the application site, including siting, dimensions and design, have been submitted to and approved in writing by the local planning authority. The litter bins shall be installed prior to the new Parish Hall building hereby approved being brought into first use, and shall be retained as such thereafter.

Reason: To ensure that appropriate provision is secured for litter disposal.

09

The new Parish Hall building hereby approved shall not be brought into first use until details of a bat box and a bird box have been submitted to, and approved in writing by the Local Planning Authority. The submitted details shall include the type and location of the proposed boxes, and details for fixing them into place. The approved bat and bird boxes shall be installed prior to the new Parish Hall building hereby approved being brought into first use, and photographic evidence of the installed boxes shall be submitted to the Local Planning Authority in order to fully discharge this condition.

Reason: To provide a measurable gain for biodiversity as required by the NPPF, and maximise opportunities to enhance biodiversity as required by Core Strategy Policy 12.

10

The new Parish Hall building hereby approved shall not be brought into first use until the widened access, car parking, circulation and turning areas, as shown on Proposed Site Plan 1399-A-(08)102_Rev A06 received by the Local Planning Authority on 7th March 2025, have been provided in bound but permeable material, with measures to prevent surface water run-off onto adopted highway. The widened access, car parking, circulation and turning areas shall be retained and maintained as such thereafter.

Reason: In the interests of highway safety.

11

The new Parish Hall building hereby approved shall not be brought into first use until measures to prevent car parking within the turning head to the north of the site on Crompton Road have been provided, in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian and highway safety.

12

The new Parish Hall building hereby approved shall not be brought into first use until a footway linking the application site to the existing footway to the north of the site on Crompton Road has been provided, in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian and highway safety.

13

The new Parish Hall building hereby approved shall not be brought into first use until a Traffic Management Plan, setting out the measures proposed to meet any additional demand for off-street car parking at the site, over and above what could be accommodated within the proposed dedicated car parking area, has been submitted to and approved in writing. The approved Traffic Management Plan shall operate throughout the life of the development.

Reason: In the interests of highway safety.

14

The MUGA hereby approved shall not be brought into first use until the acoustic fencing and the green ball stop mesh fencing have been installed in accordance with the Proposed Playzone Plans and Elevations plan ref: 1399-A-(08)103_Rev A00, received by the Local Planning Authority on 7th March 2025, and section 4.4 of the Noise Impact Assessment Report by Environmental Noise Solutions Limited dated 6th March 2025.

Reason: In the interests of residential amenity.

Compliance Conditions

15

The development hereby permitted shall be constructed entirely of the materials details submitted as part of the planning application.

Reason: In the interests of visual amenity.

16

The use of the new Parish Hall building hereby approved shall only take place during the following hours:-

08:00 - 22:00 Sundays to Thursdays

08:00 - 23:30 Fridays and Saturdays

The use of the MUGA hereby approved shall only take place during the following hours:-

08:00 - 22:00 on any day.

Reason: In the interests of residential amenity.

17

There shall be no amplified music played in the new Parish Hall building outside the following times 12.00 (midday) – 23.00 on any day.

Reason: In the interests of residential amenity.

18

All external doors and windows contained within the new Parish Hall building hereby approved shall be kept closed (except for access and egress) during times when amplified music is being played within the building.

Reason: In the interests of residential amenity.

19

Should any fixed external plant be installed upon the site, it shall be installed so as not to emit noise levels any higher than the existing background noise levels, when measured from the nearest noise sensitive receptor, in accordance with section 4.2 of the Noise Impact Assessment Report by Environmental Noise Solutions Limited dated 6th March 2025.

Reason: In the interests of residential amenity.

20

The MUGA hereby approved shall only be floodlit in accordance with the lighting details as shown on the Proposed Floodlighting plan ref: HLS9570 received by the Local Planning Authority on 7th March 2025.

Reason: In the interests of visual and residential amenity.

Informatives

01

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

03

The development granted by this notice **must not begin unless**:

- a) A Biodiversity Gain Plan has been submitted to the planning authority, and
- b) The planning authority has approved the plan.

Details about how to comply with the statutory condition are set out below.

Biodiversity Net Gain

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the condition "the biodiversity gain condition" that **development may not begin unless**:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan;

OR

- c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission is Newark and Sherwood District Council (NSDC).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Details of these exemptions and associated legislation are set out in the planning practice guidance on biodiversity net gain (Biodiversity net gain - GOV.UK (www.gov.uk)). However in this case the Council consider that this development is not exempt and mandatory Biodiversity Net Gain does apply here.

04

For purposes of Part C(ii) of condition 03, the first occupation of the new Parish Hall building hereby approved, would represent completion of the development.

05

Sport England seek to ensure that new facilities are fit for purpose and well designed. Sport England sought the views of the Football Foundation and England Netball on the design of the Play Zone, who advise as follows:-

England Netball:

- There needs to be a metre gap between the fence and the goal line of the netball court. Currently the designs are showing the line markings right next to the fence. The thirds should all remain equal in size. A sand dressed surface is suitable for this type of facility.
- This proposal is not known as a Play Zone with the Football Foundation. Would like to discuss with the applicant any support required for activation.

Football Foundation:

- The Play Zone designs would adhere to relevant design guidance. The Play Zone is not a project that has received FF or Nottinghamshire FA support and were not engaged as part of the Nottinghamshire portfolio of Play Zones. The FF and Nottinghamshire FA would reach out to the site operator to see if there is an opportunity to connect and support with the usage

and operation of the Play Zone facility.

06

Nesting birds are protected by the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly kill, injure or take any wild bird; take, damage or destroy its nest whilst in use or being built; and/or take or destroy its eggs. Normally it is good practice to avoid work potentially affecting nesting birds during the period 1st March to 31st August in any year, although birds can nest either side of this period.

07

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act.

BACKGROUND PAPERS

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

