

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2022/0597/F	<b>CASE OFFICER</b>	Will Hornbuckle
<b>LOCATION:</b>	DEREHAM Dereham Hockey Club, Greenfields Road	<b>APPNTYPE:</b>	Full
		<b>POLICY:</b>	In Settlemnt Bndry
<b>APPLICANT:</b>	Mr Richard Turner 22 Greenfields Road Dereham	<b>CONS AREA:</b>	N
<b>AGENT:</b>	Mr Richard Turner 22 Greenfields Road Dereham	<b>LB GRADE:</b>	N
<b>PROPOSAL:</b>	Erection of safety fencing at the ends of Pitch 1 (northern pitch) (Retrospective) and replacement fencing at Pitch 2 (southern pitch).		

**REASON FOR COMMITTEE CONSIDERATION**

This application is being referred to Planning Committee given the local interest in the application.

**KEY ISSUES**

Principle of development  
Character and appearance  
Impact on amenity  
Other issues

**DESCRIPTION OF DEVELOPMENT**

This application seeks permission for the erection of safety fencing at the ends of Pitch 1 (northern pitch) (Retrospective) and replacement fencing at Pitch 2 (southern pitch) at Dereham Hockey Club.

**SITE AND LOCATION**

Dereham Hockey Club is set on a spacious plot comprising two astro-turf playing pitches with clubhouse, grassed area and hardcore/shingle parking area. The site is accessed off Honeysuckle Drive to the south east and residential dwellings adjoin the plot in each cardinal direction. Dereham Hockey Club is located within the defined Market Town settlement boundary of Dereham.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

3PL/1991/0280/F                      Permission                      21-05-91

Construction of floodlit synthetic grass hockey pitch

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3PL/2018/1419/H                      Permission                      01-03-19

Outline application for the erection of 4 dwellinghouses with all matters reserved except for access.  
Full planning permission for the extension of the car park to the east to relocate parking spaces lost from the area subject to the outline application

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3PL/2021/1548/D                      Permission                      14-01-22

Reserved matters for the erection of 4 dwellings following outline permission 3PL/2018/1419/H

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- 3/98/1211/F - Erection of new single storey brick and tile generator shed
- 3/98/444/F - Sitting of spectators/players pitch side shelters
- 3/91/280/F - Construction of floodlit synthetic grass hockey pitch
- 3/89/1441 - Re-organisation of existing car park/vehicular access
- 3/86/0147 - Change from agricultural land to hockey pitch and form all-weather pitch, fencing and banking
- 3/79/3965 - Erection of Hockey club pavilion
- 3/78/1006 - Sports centre
- 3/76/2143 - Sports centre and playing fields
- 3/76/1006 - Sports Centre

#### **POLICY CONSIDERATIONS**

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

COM01	Design
COM02	Healthy Lifestyles
COM03	Protection of Amenity
COM04	Community Facilities
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
GEN05	Settlement Boundaries
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

#### **OBLIGATIONS/CIL**

Not Applicable

#### **CONSULTATIONS**

## **DEREHAM T C**

No comments, no objections.

### **REPRESENTATIONS**

Site notice expired 13-07-22

Neighbour consultations expired 25-07-22

Weekly List 26-06-22

Forty one neighbours were consulted, with two letters of representation received raising the following points and concerns:

- Incorrect application description  
(Officer note - this was addressed and corrected to read retrospectively and re-consultations sent)
- Fences erected will not protect residents on Greenfields Road
- The trees/hedges on the boundary with Greenfields Road were previously removed.

### **ASSESSMENT NOTES**

#### **1.0 Principle of development**

1.1 This application seeks permission for the erection of safety fencing at the ends of Pitch 1 (northern pitch) (Retrospective) and replacement fencing at Pitch 2 (southern pitch) at Dereham Hockey Club. Dereham Hockey Club was established some 74 years ago, with the current land purchased in the 1970's. The principle of the proposed fencing is to improve player and spectator safety and welfare whilst in the grounds of Dereham Hockey Club, and seeks to reduce incidences of damage to property, including hockey balls damaging neighbouring properties, and cars parked on site. The principle for the erection of the safety fencing is therefore supported.

1.2 Policy COM 04 of the Breckland Local Plan (adopted 2019) supports the enhancement and expansion of community facilities where this would enhance the existing offer. The fencing would provide an improved facility through the replacement of fencing that is in poor condition, insufficient in height and untidy. The proposed netting will ultimately benefit players, spectators and neighbouring properties safety and experiences. The hockey club is primarily used by local leagues, county level teams and local schools. The proposals are therefore considered to accord with Policy COM 04 of the Breckland Local Plan (adopted 2019).

#### **2.0 Character and appearance**

2.1 Policy GEN 02 of the Breckland Local Plan (adopted 2019) requires high quality design in all development within the district which respects and is sensitive to the character of the surrounding area. Policy COM 01 of the Breckland Local Plan (adopted 2019) requires new development to be designed to the highest possible standards. Section 12 of the NPPF (2021) is also relevant.

2.2 The fencing on the Northern Pitch, which forms the retrospective element of the application measures 33

metres in width (the width of 'D') at each end and 6 metres in height. The fencing is constructed from a steel, weldmesh fencing system, and has been finished in a green powder coat. The Southern Pitch, which forms the prospective element of the application, currently comprises a mixture of steel fencing and flexible mesh netting, supported by scaffold poles. It is proposed for the fencing at each end to also measure 33 metres in width (the width of 'D') and 6 metres in height.

2.3 It is considered the erection of the safety fencing would integrate to a high degree of compatibility with the area given it's existing use, context and location as a hockey club. Moreover, the fencing utilises modern thin-faced post sections and see-through qualities, improving visual amenity. It is therefore considered the proposal has due regard to Policies GEN 02 and COM 01 of the Breckland Local Plan (adopted 2019), as well as Paragraphs 130 and 134 of the NPPF (2021).

### **3.0 Impact on amenity**

3.1 The impact on amenities was considered with regards to Policy COM 03 of the Breckland Local Plan (adopted 2019).

3.2 Local concern has been raised regarding the removal of the mature planted screening along the southern boundary of the site, adjacent to the garden and amenity areas of the residential dwellings on Greenfields Road. In particular, reference was made to the planted screening being a requirement of an antecedent planning permission, specifically ref: 3PL/1991/0280/F. Concerns raised state that the removal of the subject hedging/trees was done so without consultation to neighbouring residents, contravening any historical permissions. Upon reviewing the planning history for the site, no such conditions have been imposed which restrict the removal of these trees. There are conditions requiring them to be protected during construction and additional landscaping, however no conditions were imposed requiring their retention or any subsequent designation, preventing their removal. Whilst comments are noted, the removal of these trees is not a planning matter.

3.3 It is not considered the erection of the safety fencing, given the existing use of the site, would not give rise to any significant amenity issues to the detriment of neighbouring dwellings. As previously mentioned, the rationale for the safety fencing is to prevent and reduce incidences of damage to property, spectators and players. The fencing benefits from thin-faced post sections and excellent see-through qualities and is considered functional for the use of the hockey pitches, an established use.

3.4 The application is therefore considered to accord with Policy COM 03 of the Breckland Local Plan (adopted 2019), whilst also having appropriate regard to Paragraph 93 of the NPPF (2021).

### **4.0 Other issues**

#### **4.1 Nutrient neutrality**

This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended (Habitats Regulations)). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. This site is located within the catchment area of one or more of these sites as identified by Natural England and as such the impact of the of the development must be assessed. The development proposed does not involve the creation of additional overnight accommodation and is such it is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment. This application has been screened, using a precautionary approach, as

unlikely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

## **5.0 Conclusion**

5.1 The proposed development seeks the erection of safety fencing at the ends of Pitch 1 (northern pitch) (Retrospective) and replacement fencing at Pitch 2 (southern pitch) at Dereham Hockey Club. The application is considered acceptable regarding the principle of development, character and appearance, impact on amenity and other matters.

5.2 The proposal accords with relevant policies as set out in the Breckland Local Plan (adopted 2019) and the NPPF (2021). In terms of the overall planning balance of the scheme and in overall planning judgement terms approval of the application is accordingly recommended, subject to conditions.

### **RECOMMENDATION**

On the basis of the above assessment, the application is recommended for APPROVAL subject to conditions.

### **CONDITIONS**

- 1 Full permission 3 year time limit**

The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.

Reason for condition:- To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**

The development shall be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:- To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 3 External materials as approved**

The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.

Reason for condition:- To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM03, GEN02 and COM01 of the Breckland Local Plan (adopted 2019).
- 4 Variation of approved plans**

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform

the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.