

Report to: PLANNING COMMITTEE **Date of Meeting:** 6th February 2019

Subject: [DC/2018/02114](#)
[The Marine Travel Arena, Rossett Park College Road, Crosby](#)
[L23 3AS](#)

Proposal: Erection of a single storey building within the car park to be used as a table tennis centre (Use Class D2).

Applicant: Mr Graham Turner **Agent:** W V O'Hara
Chartered Architect

Ward: Victoria Ward

Summary

The proposal is for the erection of a detached single storey building in the north-west corner of the car park to be used as a table tennis centre which is to be displaced as a result of the main clubhouse being redeveloped.

The proposal would ensure a valuable sport and community use is retained on site. This benefit outweighs the loss of a limited number of private and informal (i.e. unmarked) parking spaces and the proposal is unlikely to generate additional vehicular traffic.

The proposal complies with adopted local and national policy and is therefore recommended for approval.

Recommendation: Approve with Conditions

Case Officer Mr Steven Healey

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Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PILN2FNW00100>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 28/01/2019
Scale: Scale: 1:1250
Created by: Initials

The Site

The application site comprises the car park serving Marine A.F.C.'s Rossett Park (The Marine Travel Arena) at College Road, Crosby.

History

Various historic applications associated with club related buildings and structures on site. Most recently planning permission was granted in February 2018 (reference DC/2017/02269) for the erection of a new single storey amenity block and turnstile at the grounds following demolition of an existing block behind the main stand.

Planning permission was refused in April 2014 (DC/2014/00188) for the erection of a convenience store within the car park alongside a new single storey block for Marine A.F.C. following demolition of an existing block (same as above). An appeal was subsequently dismissed due to the deemed likelihood of significant adverse impact on the safe and free flow of traffic along College Road as well as 'interplay' between the operations of the club and convenience store.

Consultations

Environmental Health Manager

No objection.

Highways Manager

No objection as there are no highway safety implications. It is proposed to remove six car parking spaces to accommodate the table tennis facility. Parking restrictions are already in place along this section of College Road with junction protection in place at its junctions with side roads. As such, the loss of these car parking spaces is considered to be unlikely to cause any issues in respect to highway safety in the local area.

Local Planning Manager

The scheme is in an area of land designated as being 'Open Space' therefore Local Plan policy NH5 applies. This policy allows for proposals consisting of 'alternative' sports which it is considered in this instance outweighs the loss of a limited number of parking spaces.

Neighbour Representations

The application has been called before Planning Committee by Councillor Byrom who has stated that the parking in the area around is at a premium and the loss of off street parking would exacerbate the problems and should be resisted, unless a 'comprehensive parking plan' can be agreed for the operation of the grounds.

Policy Context

The application site lies within an area designated as Open Space in the Sefton Local Plan which was adopted by the Council in April 2017.

Assessment of the Proposal

The proposal is for the erection of a single storey building within the north-west corner of the car park to be used as a table tennis centre. The building is needed due to the loss of a room used by 'Bath Street Marine Table Tennis Club' within an existing building on the site due to be demolished in order to facilitate the redevelopment of the main clubhouse. Until summer 2016 a similar sized building was located where the proposed building is planned.

The main issues to consider are the principle of development, matters relating to transportation, access and highway safety, design and impacts on neighbours.

Principle of Development

The application site and wider Rossett Park complex is designated as Open Space in the Local Plan. Under policy NH5 development of built facilities necessary for the use of the site (principally football) are considered acceptable in principle.

Other forms of development are considered acceptable where open space or outdoor sports facilities are surplus to requirements; the loss would be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

This above is reinforced within paragraph 97 of the National Planning Policy Framework (NPPF) which applies the same exceptions to development of 'open space, sports and recreational buildings and land'. In this respect the proposal for 'alternative sports provision' is acceptable in principle where the loss of land is justified due to a surplus, suitable off-site replacement provision is available or the benefits associated with the table tennis centre clearly outweigh this loss. The land in question is hardstanding. It was previously host to a building but is now used as parking.

For the purpose of the definition of main town centre uses in NPPF Annex 2 a small-scale tennis centre is not considered to constitute an 'intensive sports or recreation use' requiring a Sequential Test to be carried out.

Transportation, Access and Highway Safety

The car park at Rossett Park is under private ownership and the control of Marine A.F.C. who use it during match days. Apart from this, and in fact during most of the week, the car park is used as a pay and display car park. The loss of six spaces could occur regardless should the owners wish to limit access to this part of the car park which was host to a building until summer 2016 and has not been formally marked out for parking. The

applicant has also pointed out that the opening of Marine AFC's private car park, approximately 3 years ago, as a public pay and display car park, has helped to reduce the congestion on College Road. This has been well received by local businesses and shopkeepers.

The Highways Manager has raised no objection to the application and given that the proposal involves the relocation of an existing use on site there is unlikely to be additional demand for parking or increased comings and goings. The applicant has advised that the current table tennis centre is primarily used in the daytime and primarily by the older generation many of which travel on foot or by public transport. In this respect it is not considered that the development would exacerbate existing issues.

While a local Ward Councillor has suggested that a Parking Plan be provided it is not considered reasonable to require this of the current planning application. The principal motive for this would be to resolve various existing issues and not the impacts of this specific proposal which are unlikely to lead to increased demand for parking.

The previous refusal on site for a convenience store is not considered to be of direct relevance to the current application. This was not refused due to loss of parking spaces but due to increased traffic movements in and out of Rossett Park and likely conflicts with visitors to the different uses on site.

Design and Character

The 12.2m x 7.3m building would be finished with metal sheet cladding and a fibreglass roof. The basic and functional design is consistent with other buildings on site and the building previously positioned here. It would be set back from College Road, restricted to a single storey in height and appear no more visually dominant than any neighbouring buildings. It is therefore acceptable from a design perspective.

Impacts on Neighbours

The building would be close to the boundaries of residential properties. However, given its height and boundary treatments within the site, it would not have an unacceptable impact in terms of loss of outlook or light. The Environmental Health Manager has raised no objection and it is not considered that the proposal would lead to an unacceptable level of noise above what is taking place elsewhere on within the site internally or externally.

It is considered unlikely that the small-scale building could support any intensive Class D2 uses (e.g. cinemas, bingo halls and other leisure uses) which may have different impacts on neighbours.

Conclusion

Taking all of the above into account the proposal is considered acceptable. The benefits in ensuring the ongoing presence of an important alternative sports use at Rossett Park are considered to outweigh the loss of hardstanding used for informal parking which itself has only been freed up following demolition of a building around 3 years ago. The proposal is unlikely to generate significantly greater comings and goings given it involves the relocation of an existing use and there are no highway safety implications. The proposal therefore complies with adopted local and national policy and is recommended for approval.

Recommendation - Approve with Conditions

Approve with Conditions

Conditions

This application has been recommended for approval. The following conditions and associated reasons apply:

- 1) The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

- 2) The development hereby granted must be carried out strictly in accordance with the following details and plans:- Site Plan, Location Plan (Drawing Number BS.03), Proposed Layout (BS.01) and Proposed Elevations (BS.02).

Reason: To ensure a satisfactory development.