

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 9 January, 2018

Application 3

Application Number:	17/02334/FUL	Application Expiry Date:	14th November 2017
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Application Type:	Full Application
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Proposal Description:	Increase in the height of the butt stop walls to 6.1 metres
At:	Rifle Range Hoyle Croft Lane Braithwell Rotherham

For:	Rotherham Chantry Rifle Club
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Third Party Reps:	The proposal received objections from 13 persons.	Parish:	Braithwell / Micklebring Parish Council
		Ward:	Tickhill And Wadworth

Author of Report	Tim Goodall
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 This application is being presented again to Members following its deferral from the previous Planning Committee meeting on 12th December 2017.

1.2 The application was deferred to allow a late objection to be considered by officers. The consultation responses to the late objection will be included in pre-committee amendments.

2.0 Proposal and Background

2.1 Planning permission is sought for increase in the height of the butt stop walls to 6.1 metres from 2.8 metres at the outdoor range of the Rotherham Chantry Rifle Club. The application site is the rifle club, a former quarry south of Ashton Lane and west of Hoyle Croft Lane. The site lies approximately 1 kilometre to the west of the village of Braithwell. The application site lies within the green belt.

2.2. To the west of the site is the existing Pawson's employment site. To the north is an existing residential dwelling. There is agricultural land to the south and east. The application site is roughly rectangular and as a former quarry it is 8 to 9 metres below the surrounding ground level.

2.3 The existing butt walls are for safety purposes and these require extension following a recent inspection by the NSRA (National Small Bore Rifle Association). The standing butts will be constructed of 3mm rubber covered 4 mm sheet steel mounted on scaffold frames behind the existing standing butts.

3.0 Relevant Planning History

3.1 06/02255/FUL - Installation of foul drainage system - Permitted 30.10.2006

4.0 Representations

4.1 This application has been advertised in accordance with Article 15 of the Town & Country Planning (Development Management Procedure) Order 2015. This was by neighbour notification and Public Access.

4.2 The proposal received objections from 13 persons. The issues raised in the objections are set out below.

- Concern over the purpose of the application in that it may allow an increase in the calibre of firearms used.
- Concern over disruption during construction process
- Impact on local wildlife
- Noise pollution
- Impair the use of the rural location for those wishing to enjoy the countryside, in particular Hoyle Croft Lane for walking, cycling and horse riding.
- Impact on the green belt
- Visual impact of the development
- Accuracy of the plans - the depth of the quarry may be less than measured.

4.3 The officer responses to the objections are set out in the report below.

5.0 Parish Council

Parish Council - Objected due to the impact on the green lane, concern that the application would allow the use of larger calibres. The Parish Council also noted the NRSA report was not with the application, however this report has now been published on the Doncaster Council Public Access.

6.0 Relevant Consultations

6.1 Environmental Health Officer - No objection.

6.2 Public Right of Way Officer - Verbal confirmation of the status of Hoyle Croft Lane as a greenway.

6.3 South Yorkshire Police - No objection

6.4 Rotherham Metropolitan Borough Council - No objection

7.0 Relevant Policy and Strategic Context

Doncaster Core Strategy
Policy CS1 Quality of Life
Policy CS3 Countryside
Policy CS14 Design and Sustainable Construction
Policy CS16 Valuing our Natural Environment
Policy CS17 Providing Green Infrastructure

Doncaster Unitary Development Plan (UDP) saved policies 1998
Policy ENV1 Doncaster Green Belt
Policy ENV3 Development in the Green Belt
Policy ENV7 Recreation and Leisure Developments

Development Guidance and Requirements SPD

National Planning Policy Framework

8.0 Planning Issues and Discussion

Residential Amenity

8.1 Policy CS1 of the Core Strategy supports development proposals that protect local amenity. Policy CS14 states that new development should also have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment.

8.2 The application has been considered for the impact on noise disturbance by the Council's Environmental Health Officer who has no objection to the proposal. As the applicant has stated, the proposed increase to the butts is for safety reasons for the current firearms. The South Yorkshire Police Firearms Officer confirmed verbally that he was aware of the site and their proposal to increase the butt stop walls to adhere to guidelines. He also confirmed that an increase in calibre would require regulation via a body such as the NSRA and that the operators would need to contact South Yorkshire Police. The formal response from the South Yorkshire Police Designing Out Crime Officer was that as the calibre was not being increased there was no further comments to be made.

8.3 The applicant also confirmed via email to the case officer "that there are no plans to increase the calibre of firearms currently discharged on the outside Range - and would also point out that the increase in height (to 6.1 metres) would in any case be insufficient to do so."

8.4 One particular objection made reference to disruption during the construction process, however temporary disruption during development is not a valid reason to refuse planning permission.

Development in Green Belt

8.4 Paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

8.5 Policy CS3 of the Core Strategy states that Doncaster's countryside will be protected and enhanced, having regard to the principles set out below. Key considerations for land within the Green Belt are that national policy will be applied, including a presumption against inappropriate development other than in very special circumstances. Saved Policy ENV1 states that the purposes of including land in the Doncaster green belt are:

- o to regulate the size and shape of urban areas in order to prevent unrestricted sprawl;
- o to prevent the coalescence of existing settlements;
- o to assist in safeguarding the countryside from encroachment; and
- o to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

8.6 Saved Policy ENV3 goes onto to set out acceptable development within the green belt. This includes outdoor sport and outdoor recreation including essential facilities for such development subject to the limitations included in Policy ENV7. Development proposals will only be acceptable in principle where they would not be visually detrimental by reason of their siting, materials or design, and would not give rise to unacceptable highway or amenity problems and would not conflict with other policies of the UDP. Saved Policy ENV7 considers recreation and leisure proposals in the greenbelt. Essential facilities including small ancillary buildings, unobtrusive spectator accommodation and other essential facilities, will be permitted provided the development is genuinely required and the development preserves the openness of the green belt. The policy goes onto to state that such development as is permitted should be located and designed to ensure harmony with the surrounding countryside and in particular so as to not have an adverse impact on the landscape, agriculture, the form and character of existing settlements, the built heritage or wildlife.

8.7 As the application site lies within the existing green belt, the above policy considerations are applicable. The use of the site as a rifle range is already established by dint of the timescale and as such the impact on the green belt is restricted to the consideration of the impact of the extensions to the standing butts. The proposed development will be in the form of two upward extensions to the existing structures. The proposed development is for the increase in height of the existing standing butts within the rifle range. The applicant has explained that the reason for the increase is to meet current NSRA guidelines following a recent inspection. Due to the drop in land levels at the site because of its former use as a quarry, the increased height of the butts will still be well below the land levels of the surrounding land such as Hoyle Croft Lane. The proposed elevations show the height of the butts increasing from 2.8 metres to 6.1 metres. However, the elevations also show that the ground level inside the quarry is 9.2 metres below the neighbouring ground level. As such, the butts would remain 3.1 metres below the neighbouring ground level. Furthermore, the boundary between Hoyle Croft Lane and the application site contained a hedgerow approximately 1.0 metre in height at the time of a site visit. The boundary to the south also has additional screening in the form of trees and planting. As such, it is not considered the proposed development will have an unacceptable impact on the openness of the Green Belt.

Design

8.8 In accordance with Policy CS14, all development proposals must be of a high quality design that contributes to local distinctiveness. Saved Policy ENV54 of the UDP states that alterations and extensions to existing buildings should be sympathetic in scale, materials, layout and general design to the existing building. Features which contribute to the character of the building or surrounding area should be retained.

8.9 The site as existing contains standing butts with some single storey buildings including an indoor range. There is also a gravelled car park. The proposed development is to increase the height of the existing stop butts to 6.1 metres. However, the increased height would still be 2 to 3 metres below the surrounding ground level. The butts will be constructed of 3mm rubber covered 4 mm sheet steel mounted on scaffold frames. Given the significant changes in ground levels surrounding the site and the nature of the built environment within the site and also the industrial nature of the Pawson's site to the west, the proposed extensions are considered to comply with policy in design terms.

Highways and Parking

8.10 Policy CS14 of the Core Strategy states that the design of new development should make a positive contribution towards quality, stability, safety and security of private property, public areas and the highway. Core Strategy Policy CS17 states proposals will be supported which make an overall contribution to the green infrastructure network by avoiding damage to green infrastructure assets or, where loss is unavoidable and the benefits of the development outweigh the loss, including appropriate compensation measures.

The proposed development will not result in any changes to the access or parking arrangements for the site. There is a public right of way to the east of the site that according to objections is used by local residents for walking, cycling and horse riding. Concerns have been raised by objectors that an increase in the calibre of the fire arms would be a safety issue. However, the applicant has stated the purpose of the application is to adhere to existing guidelines and not for increasing the calibre. As such, there would be no damage to the existing public right of way to the east. The proposal is therefore considered to comply with Core Strategy policies CS14 and CS17.

Impact on Wildlife

8.11 Policy CS16 of the Core Strategy states that protected habitats and species will be given the highest levels of protection in accordance with the relevant legislation and policy. The proposed development is for the increase in heights to existing safety butts that would remain below the surrounding ground level. No change of use is proposed as the site is an existing rifle range. As such, the proposed development is not considered to have a materially adverse impact on local wildlife.

9.0 Summary and Conclusion

9.1 The proposed extension to the butt stop walls is considered to comply with national and local planning policies and is recommended for approval subject to the following conditions.

10.0 Recommendation

GRANT Planning permission subject to the conditions below;

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

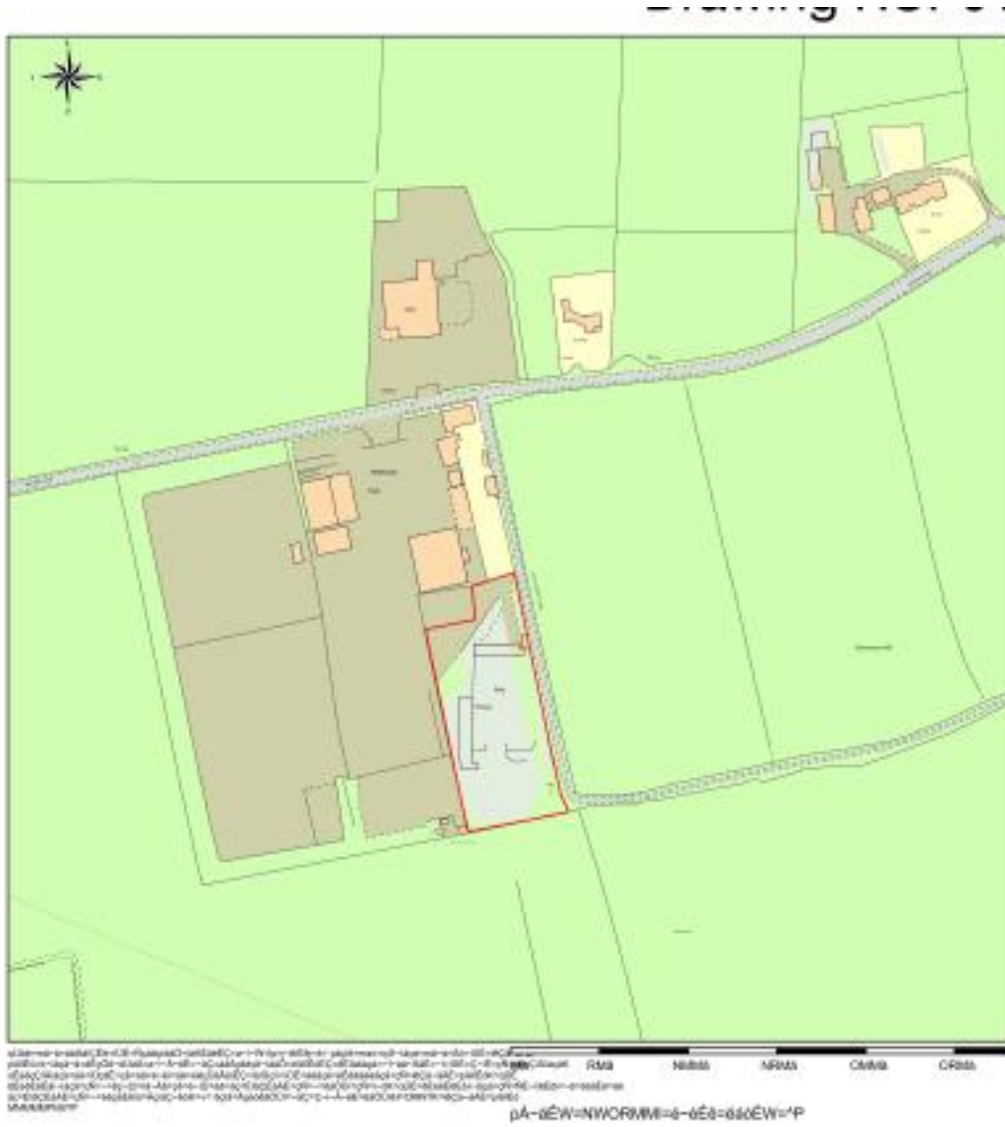
02. ACC1

The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.

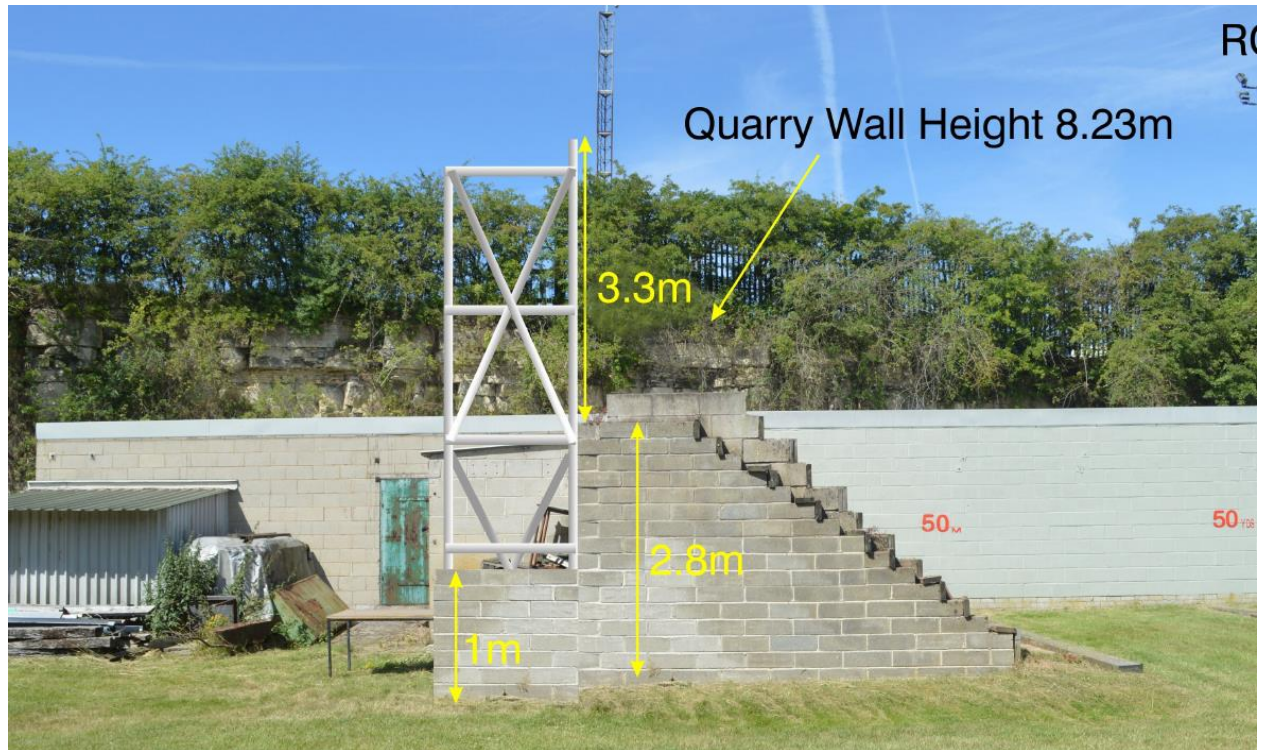
REASON

To ensure that the development is carried out in accordance with the application as approved.

Appendix 1 - Location Plan



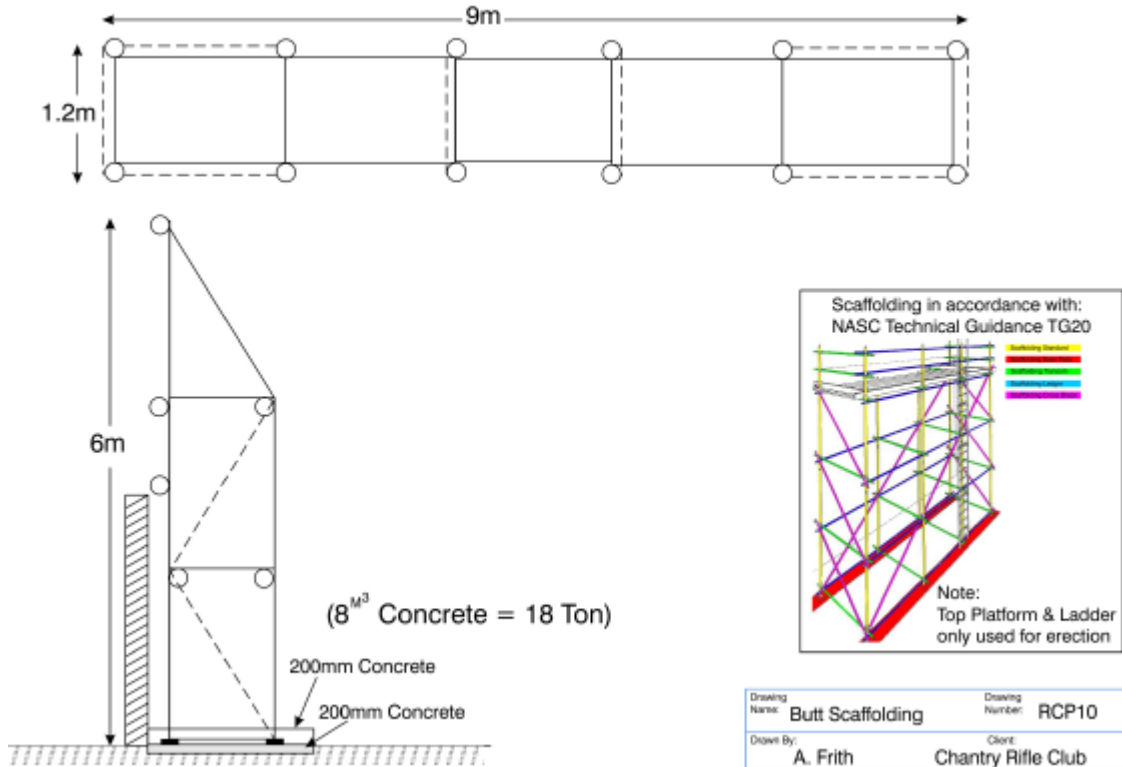
Appendix 2 – Existing Standing Butts showing frame



Appendix 3 - Existing Standing Butts



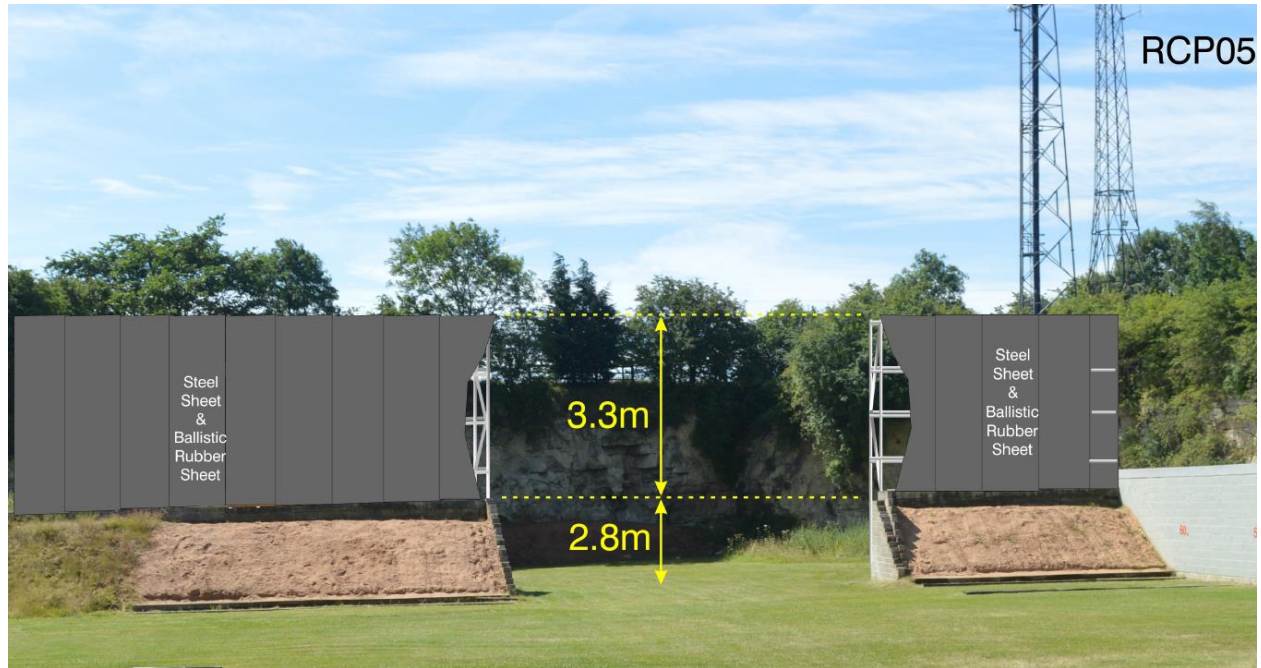
Appendix 4 – Proposed Scaffolding



Drawing Name:	Butt Scaffolding	Drawing Number:	RCP10
Drawn By:	A. Frith	Client:	Chantry Rifle Club
Scale:	Date: 19/08/2017	Sheet:	1 off 1

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A4

Appendix 5 –Proposed Sheets



Appendix 6 – Proposed Butts

