

## Item 01

Application No. IP/24/00918/FUL

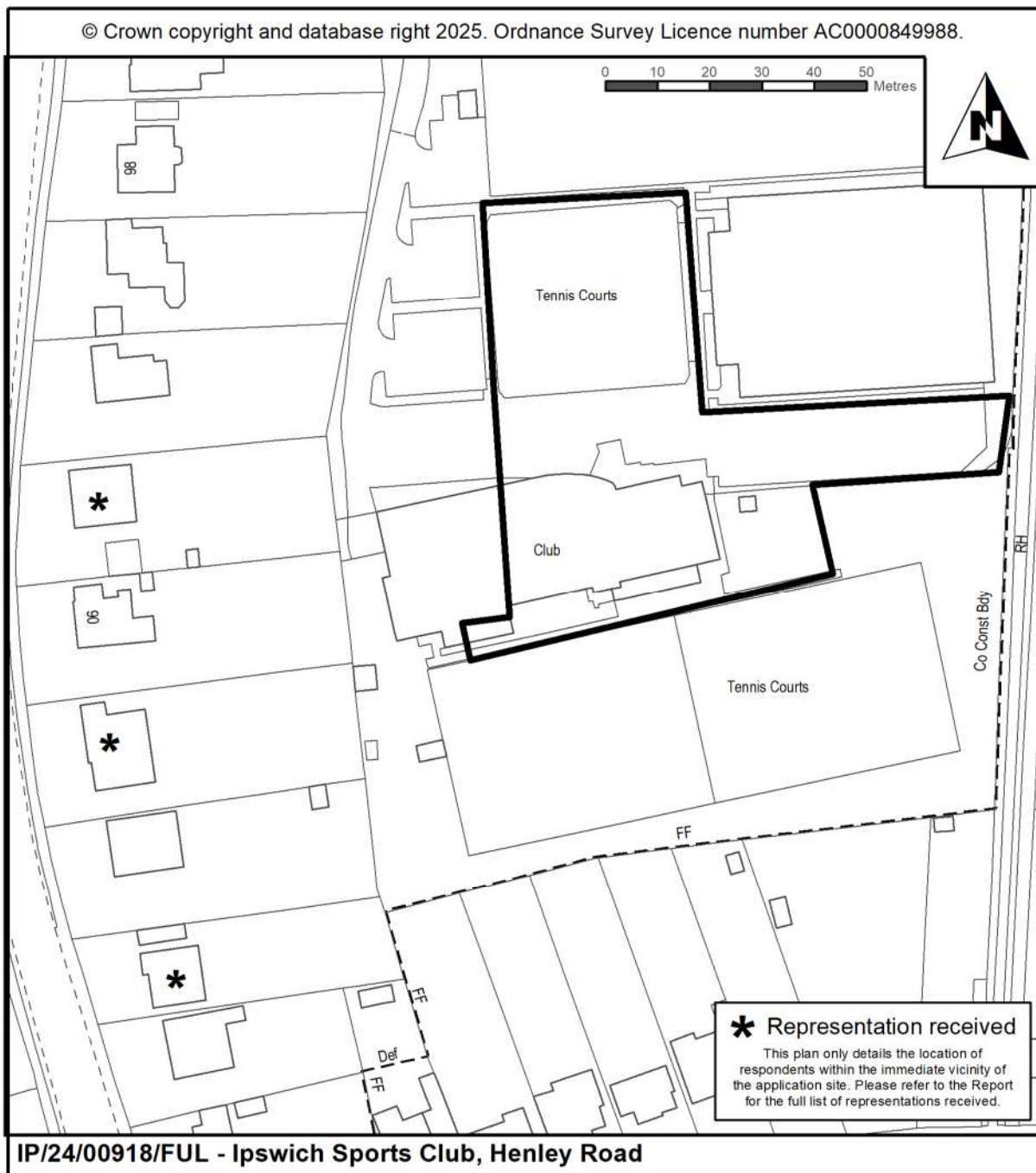
**Ward:** CASTLE HILL

**Proposal:** Erection of roof canopy and glass and fenced enclosure to existing tennis/padel courts, erection of 112sq metre extension to gym studio siting of shipping containers (containers -retrospective consent).

**Address:** Ipswich Sports Club, Henley Road,

**Applicant:** Ipswich Sports Club

**Agent:** Mr Rob Marsh-Feiley



## **Recommendation**

**That planning permission be granted subject to standard conditions relating to time limit and biodiversity gain condition, and subject to the following conditions (briefly): -**

1. Development to be in accordance with approved drawings. For the avoidance of doubt, the permission does not extend to the development shown on existing tennis courts under 'Phases 1 or 2' of the submitted phases plan.
2. Before work on the canopy or extended courts commence, details of materials to be used and lighting to be installed (including details/mitigation to avoid unacceptable light spillage), **together with a scheme of mitigation with regard to the noise generated by the existing and proposed clubhouse, including gym extension, existing west facing windows and proposed north facing windows**, shall be submitted and approved. The development shall only be carried out and brought into use in accordance with the approved details and maintained as such thereafter.
3. The hereby-approved extended courts shall not be in use nor lights switched on outside of the hours of 8am to 8pm.
4. **Before the hereby-approved extended courts or gym extension are first brought into uses a management plan shall be submitted to and approved. The development shall only be operated in accordance with the approved plan.**

**This application was reported to the Planning and Development Committee on the 5 February 2025 and was deferred to enable an acoustic noise report to be submitted and this has now been received. Updates to the report are in bold text, other than the Recommendation and section headings from the previous report.**

### **1. Proposal**

- 1.1 The application site is located within the Castle Hill, Whitehouse and Whitton Character Area of the Urban Character SPD. It comprises land associated with a wider sports club use including a principal building, internal and external courts, former hockey pitch and vehicular areas, with separate access from Henley Road. The application site itself is focused upon the main building, land adjacent to that building, and two external courts. One of these courts is in use as a Padel court with a glass enclosure to its sides, the other is in use as a tennis court.
- 1.2 Surrounding the wider sports club site there are residential properties within Vere Gardens, Valley Close, Valley Road and Henley Road, with Fonnereau Way also to the east, a public footpath and wildlife corridor. There are several protected trees on the eastern boundary and the site is within a green corridor, as identified within the Local Plan.
- 1.3 The hockey pitch within the northern part of the wider site has planning permission for 28 dwellings (refers IP/16/00987/FUL). Work begun involving the widening of the access so therefore the permission is extant and the site is allocated for housing within the Local Plan (refers IP356).
- 1.4 The application relates to the external courts within the application site and seeks the erection of a roof canopy and a glass and fenced enclosure around an extended court surface. These courts are sited approx. 20 metres from the western boundary of the wider Sports Club site with dwellings fronting Henley Road. The proposed plans show 4 padel courts and a single pickle court on the extended surface area, resulting in the loss of a non-native hedge adjacent to the existing court. The existing tennis and padel courts in their current configuration will be removed.
- 1.5 Padel is a game played on an enclosed court slightly smaller than that used in tennis. It has similarities with squash in that external walls of a court are used in play. Pickle ball is played on a smaller court and has similarities to table tennis. Both of these sports use a paddle, as opposed to a traditionally strung tennis or squash racquet.
- 1.6 The roof canopy would be fabric and would rise to a height of 10 metres, comparable to the existing indoor tennis court building directly next door. A small spectator stand is shown on the eastern side of the reconfigured courts. The stand is shown to have 29 seats with space of 4 wheelchairs.

- 1.7 It is also proposed to extend the main building to the south, forming a new studio gym with a floorspace of 110 sq.m. The extension would be constructed using timber cladding and metal roofing.
- 1.8 The application seeks the continued siting of metal shipping containers adjacent to the main building and car parking area. These are for use in connection with an external area next to the main refreshments bar of the sports club within its principal building.
- 1.9 The application is supported by the following documents:-
- Application drawings/forms.
  - Air Quality Assessment
  - Biodiversity Net Gain Metric
  - **Noise Assessment**

## **2. Background**

- 2.1 The site represents a long-established sports and recreation facility. The main clubhouse complex was constructed in the 1980's (refers IP/87/00512/FUL), with the indoor tennis courts constructed in the 1990's (refers IP/93/00062/FUL). **In 1991 permission was granted for extensions to the western side of the clubhouse (refers IP/91/00158/FUL).**
- 2.2 More recently a temporary inflatable dome over 3 external courts for use over winter months was allowed on appeal in 2014 (refer IP/13/00390/FUL) and, as noted above, permission was granted for housing on a redundant hockey pitch.
- 2.3 In 2022, permission was granted for a further car parking area (refer IP/22/00153/FUL). Although that development has not been commenced the car parking area is shown on the drawings submitted as part of this application.
- 2.4 The existing padel court, sited on the location of the proposed courts to be extended and covered with a canopy, does not have a formal planning permission and has been in situ for approx. 3 years. Similarly, the containers the subject of this application are already present on site.

## **3. Consultations**

- 3.1 Public and statutory consultation was undertaken between 12.12.2024 and 14.01.2025. 33 properties were notified of the application, in addition to a press notification and a site notice. The application was advertised on the Council's website in accordance with the Ipswich Statement of Community Involvement 2024.
- 3.2 Comments that were received are summarised below.

IBC Environmental Health – No objection regarding Air Quality, Contaminated Land, noise or light.

Suffolk County Council Highways – No objection. Conditions recommended requiring provision of cycle parking before first occupation.

Ipswich Conservation and Design Panel – No objection. It was explained to the Panel that padel is a form of tennis with elements of squash, ie its played on a court, within an enclosure that has glazed rebound surfaces as well as a central net. There is noise created by the surface contact with the ball, and the proximity to housing was pointed out.

Panel members assessed this and other issues such as the bulkiness of the structures, their visibility from Fonnereau Way and possible light spillage from the illuminated courts at nighttime. Generally, it was felt the established sports location, some distance away from housing, will help manage most of these issues. However, a number of mitigation measures are recommended.

Recommendation Approval, but the noise and light disturbance issues should be assessed, and mitigations put in place if necessary. It was also suggested there could be additional screen planting to the east of the containers, in order to improve screening from Fonnereau Way (it was noted the containers can be seen from the popular footway).

## Representations:

### 3.3 The following representation has been received with no objection:-

1. Ms J Summers, 22 Vere Gardens, IP1 4NZ received 17.12.24

#### Issues raised:-

- No objection but that restrictive conditions should be imposed with regard to hours of use.

### 3.4 The following representations have been received against the proposal:-

1. Mr S Brown, received ~~19.1.24~~ **19.12.24**
2. Miss H Bhatt, 84 Henley Road, IP1 4NQ received 06.01.25
3. Mr G Wood, 92 Henley Road, IP1 4NQ received 13.01.25

#### Issues raised:-

- No noise mitigation or assessment for padel courts or gym/studio extension
- Suggested that detailed Air Quality Assessment should be required given traffic volumes on Henley Road. Not possible to provide representation without accurate information.
- Lack of reference to existing padel courts.
- Proposal would increase noise, air and light pollution. Suggested opening times being restricted to between 8am and 9.30pm.
- **Concern regarding noise impact and lack of detailed noise mitigation/assessment.**
- **Suggested that a detailed air quality assessment was required together with consideration of highway safety concerns of the junction.**

A further late representation was received from Mr S Brown on 03.02.2025 which reiterated concerns with regard to noise impact.

**IBC Conservation and Urban Design** comments were also received and an update was providing at the meeting as follows:- The proposals were located within an established sports facility some distance from the housing on Henley Road. Although generally acceptable in this setting, there were some concerns about possible impacts: - noise spillage from the padel courts as the gameplay involved hard rebound from the glass enclosure of the courts; - light spillage – it was not clear if the padel court fabric canopy was opaque, i.e. whether it would be suffused with the internal floodlighting after dark and therefore conspicuous or would contain the court light spillage; - the visual impact on nearby Fonnereau Way of the containers, which were the least acceptable addition in design terms being messy and opportunistic. Additional screen planting to the east of the container area, between it and the pathway, could reduce any impacts.

### 3.5 Following the applications deferral at the 5 February 2025 meeting a Noise Assessment was submitted by the applicant and reconsultation was undertaken between 25.03.2025 and 15.04.2025.

### 3.6 Comments that were received are summarised below:-

**IBC Environmental Health** –Officer visited the site during the last consultation and witnessed a game being played on the existing court and found that noise would not be an issue in a well-managed facility. The submitted assessment confirms my opinion.

## Representations:

### 3.7 The following representations have been received objecting to the proposal:-

1. Mr G Wood, 92 Henley Road, IP1 4NQ received 07.04.25
2. Mr S Brown, 88 Henley Road, received 08.04.25

#### Issues raised:-

- Noise Assessment does not address the issues raised and is not fit for purpose. It does not

deal with intensity and frequency of noise, only decibel level. The report makes assumptions suggesting limited occupation in the evening but it appears that the applicant aims to operate in the evening, therefore increasing impact. The report does not take into account impact upon gardens, focussing upon dwellings themselves.

- Concerns are not necessarily noise, but also from anti social behaviour including foul and abusive language.
- Noise complaint have been made to Ipswich Borough Council.
- The applicant has not consulted with neighbours.
- Concerns raised regarding application process.
- Applicant has history of ignoring planning process. Reference to open windows, removal of trees and unauthorised structures.

#### **4. Policy**

##### National Planning Policy

National Planning Policy Framework (2024)

National Planning Practice Guidance

##### Local Planning Policy

Ipswich Local Plan, incorporating the Core Strategy and Policies Development Plan Document (DPD) Review, and the Site Allocations and Policies (Incorporating IP-One Area Action Plan (AAP)) DPD Review (2022)

Policies DM3 'Air Quality', DM4 'Development and Flood Risk', DM5 'Protection of Open Spaces, Sports and Recreation Facilities', DM8 'The Natural Environment', DM9 'Protection of Trees and Hedgerows', DM10 'Green and Blue Corridor', DM12 'Design and Character', DM18 'Amenity', DM21 'Transport and Access in New Developments', DM22 'Car and Cycle Parking in New Development'.

##### Other Planning Guidance

Reptile Strategy (2021)

Ipswich Urban Character SPD - Castle Hill, Whitehouse and Whitton Character Area

Cycling Strategy (2016)

Low Emissions SPD (2021)

Suffolk Guidance for Parking (2023)

#### **5. Planning Assessment**

##### Proposal in relation to open space, sport and recreation policy

- 5.1. Policy DM5 seeks to protect open space, sport and recreation facilities. Development involving the loss of open space, sports or recreation facilities will only be permitted if a) the site or facility is surplus in terms of all the functions an open space can perform, and is of low value, poor quality and there is no longer a local demand for this type of open space or facility, as shown by the Ipswich Open Space, Sport and Recreation Facilities Study 2009 (as updated in 2017) and subsequent update; or b) alternative and improved provision would be made in a location well related to the users of the existing facility; or c) the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss.
- 5.2. The site is not actually identified as being protected within the Local Plan however the enhancement of an existing sports facility would clearly be in accordance with policy DM5.

##### Biodiversity

- 5.3. Policy DM8 states all development must incorporate measures to provide net gains for biodiversity. Proposals which would result in significant harm or net loss to biodiversity, having appropriate regard to the 'mitigation hierarchy', will not normally be permitted. Furthermore within the buffer zones around core areas and corridors, development will be required to enhance the ecological network, through measures such as wildlife beneficial landscaping.

- 5.4. Policy DM9 states applications for development should retain existing trees and hedgerows of amenity or biodiversity value where possible, with requirements for reports and appropriate protection or replacement planting. Design in new development should have proper regard to the setting of protected trees. Landscaping and tree planting should be integrated into new development, including car parking areas.
- 5.5. The recent Environment Act 2021 and associated enabling legislation set out a hierarchy of habitat, depending upon its *distinctiveness*, ranging from 'very high distinctiveness' such as wetlands likely to be the subject of extensive protection and seen as irreplaceable, to 'very low distinctiveness', such as features common within an urban area, i.e. introduced shrubs or even allotments used by residents.
- 5.6. Under the Act, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain. Achieving 10% net gain means fully compensating for losses of habitat on a development site, but then going further so that overall, there is a gain in habitat of at least 10% as a result of the development process. This is secured through a condition and is mandatory with regard to this application.
- 5.7. There are no irreplaceable habitats affected by the proposal. The proposal seeks the removal of non-native hedge adjacent to the existing court to be extended. The non-native hedge is approx. 30 metres x 1 metre and would be classified as 'very low distinctiveness', equating to 0.0300 'hedgerow units' based upon the applicant's submitted biodiversity metric. The applicant's proposal is to plant a new native hedge to achieve an 11.58% gain. This is indicated to be on the eastern boundary adjacent to a wildlife corridor associated with Fonnereau Way.
- 5.8. The existing hedge is of little amenity value, being located well within the site and not readily visible from public vantage points. It's main benefits are the screening of the existing courts when viewed from the western boundary with private rear gardens, and from the car parking areas and access road within the application site associated with the use.
- 5.9. The proposed gym extension would impact upon an existing hard surfaced area only. The containers are sited on an area of the site that was an area of modified grass and seating used in connection with the adjacent bar area within the building. There was a row of conifers that were removed between 2022 and 2023, and there are special provisions for the calculation of the pre-development biodiversity value of onsite habitat when loss or impact to habitats (or 'degradation') has occurred prior to the submission of a planning application.
- 5.10. No details have been provided as to the biodiversity value of the conifers, however from the available information Officers can conclude that these would have been classified as 'very low distinctiveness'. They are clearly non-native species so therefore, although the applicant has overlooked their removal from the submitted metric, it will still be possible to achieve the necessary 10% gain on site. In this regard, there are extensive areas available to the applicant to provide the necessary gains in addition to the new native hedge already indicated.
- 5.11. A representation received suggest work to trees prior to the submission of the application on the western boundary. These works sit outside the scope of operational development works relating to the proposal and it is not considered reasonable to include any such tree works as 'degradation'. No protected trees were affected, and the works took place close to the boundary where cutting back or removal is expected from time to time.
- 5.12. From the submitted details and those generally available, Officers are satisfied that the requirements of the biodiversity net gain condition can be met on site and that the proposal would be acceptable having regard to policies DM8 and DM9.
- 5.13. Policy DM10 states development within the green and blue corridors will be expected to maintain, and where possible enhance, the corridor's amenity, recreational and green transport functions. The Council will seek to establish attractive green links and to provide for public access wherever safe and practicable. The amenity function of the corridor would be maintained by the proposal and the provision of native hedgerow planting closer to the nearest public vantage point, together with further in site enhancements, would be beneficial having regard to policy DM10.

#### Design and Character

- 5.14. Policy DM12 sets out the requirement for new development to be well-designed and sustainable. In the plan area this will mean layouts and designs that provide a safe, and attractive public realm capable of being used by all.
- 5.15. Furthermore the policy states that proposals should also respect and promote the special character and local distinctiveness of Ipswich by criteria that includes protecting and enhancing significant views with design that should help to reinforce the attractive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene; and ensuring good architectural design that responds to and reflects its setting, is sustainable, accessible and designed for long life by being capable of adaptation to changing needs and uses over time and demonstrate the principles of dementia friendly design.
- 5.16. The policy sets out that designs that do not adequately meet or address the set criteria of the policy will be refused. In this regard, the Ipswich Conservation and Design Panel have commented and note the scale of the canopy. However as this would be sited away from boundaries it was not felt that harm would occur and the main concerns are light and noise, discussed below.
- 5.17. The canopy would be comparable to the existing indoor tennis courts in terms of its height and whilst it would be a visible addition, Officers consider that the proposal sits comfortably on the site and would be acceptable having regard to policy DM12.
- 5.18. The extension and containers have limited visual impact, although as noted by Panel it is possible to see the containers from the adjacent path. As stated already further planting is proposed adjacent to Fonnereau Way as part of the applicant's proposed biodiversity net gain and further biodiversity gains will be required in addition to this in order to fully meet biodiversity net gain requirements. Such planting would soften the impact of development although the containers and extension are seen in the context of existing buildings, courts and vehicular areas associated with the use. The development would be acceptable having regard to policy DM12.

#### Amenity

- 5.19. With regard to amenity, policy DM18 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not result in an unacceptable loss of amenity. Exceptions will only be made where satisfactory mitigation measures can be secured.
- 5.20. The Council will consider overbearing impact and sense of enclosure, sunlight, daylight, overshadowing and artificial light levels, noise and vibration levels, odour, fumes, dust and ventilation, contamination, visual privacy and overlooking.
- 5.21. The representations set out that the development would increase impact with regard to artificial light and noise in particular. At present there is a single informal padel court on an existing tennis court within the area to be redeveloped – as already noted this has no formal planning permission but neighbours state that they have noticed an increase in noise when it is used, particularly early morning and evening.
- 5.22. The area is already floodlit (approved in 2009, refers IP/09/00671/FUL) and the proposed canopy would include new internal lights underneath the canopy. This would alter the nature and character of the lighting, from the current arrangement with external lights directed down to the courts, to an illuminated fabric canopy.
- 5.23. No reports have been submitted with regard to the precise noise or light pollution impact of the proposal, however no objections have been received from IBC Environmental Health with regard to noise or light pollution and the distance between the canopy and neighbours will mitigate against its impact.
- 5.24. The surrounding area is predominantly residential, although background noise from nearby roads and noise associated with the existing facility, a large and well used sports facility, is clearly a factor. However such noise would be lesser during early morning or late evenings and its at these times when neighbours notice the greatest impact from the existing court, as well as the other floodlit tennis courts also in use.
- 5.25. Although the representations received suggest that the existing court is causing an issue, no formal complaints have been received citing this as a statutory nuisance under Environmental Health

legislation. Furthermore, the previous arrangement of two floodlit tennis courts is lawful, subject to a restrictive condition that the lights be turned off between 10pm and 8am. It is also notable that the tennis dome to the south of the site is also not open to patrons outside of the same hours, ie 8am to 10pm. However extensive use of the facility by patrons is permitted up until 10pm, including outdoor tennis, and this is likely to cause a degree of noise and disturbance from time to time.

- 5.26. The noise and disturbance associated with the proposed padel and pickle courts, which include external walls of which the ball will rebound, is likely to be greater and more intrusive than the traditional noise associated with tennis. Therefore, in the absence of detailed assessments and following the representations received, it is recommended that further restrictions be imposed upon the hours of use – allowing use up until 8pm only.
- 5.27. Furthermore, it is also recommended that further details of the lights to be installed are provided before the canopy is erected. This condition, together with restrictions on hours of use, seek to ensure that no demonstrable harm or unacceptable loss of amenity occurs as to be contrary to policy DM18.
- 5.28. **Following the applications deferral the applicant submitted a noise assessment, produced by Sound Acoustics. The assessment states that the likely noise level associated with a single padel court and a tennis court is LAeq,T 36.2 dB measured at the ground floor of the nearest houses. For the proposed 4 padel courts and a pickleball court the likely noise level would be LAeq,T 40.3 dB, experienced at the same point.**
- 5.29. **The ambient background noise level has been considered. For example at 6.45pm, the ambient noise is measured at LAeq,5mins 47dB. Including the proposal, the predicted noise is LAeq,T 47.8 dB. This amounts to a marginal increase in noise over an above the background noise within the area.**
- 5.30. **There are no objections from IBC Environmental Health. However, the representations received raise concern in relation to the Assessment, in that it primarily focusses upon decibels and impact upon facades of houses, as opposed to gardens that are closer and would be subject to greater impact. Whilst this is correct for the summary and conclusion of the report, there is reference to impact upon gardens within the report itself. The assessment predicts the proposed courts to generate a noise level of LAeq 42.7 dB within garden areas.**
- 5.31. **The Assessment inevitably focusses upon decibels as its measurement and this does not cover other factors that may lead to annoyance, such as shouting and anti-social behaviour, including swearing and abusive language. The existing situation is also unauthorised so should not be relied upon as the starting point for consideration – a better reference point would be the ambient background noise put forward. In this regard the site is within an urban area with the expected background noise and also relates to a long established sports and leisure use with a range on internal and external courts with extensive car parking and access facilities, the latter directly on the boundary of the neighbours most impacted by the proposal. The applicant's position is that the proposal would not exceed Sport England guidance with regard to noise.**
- 5.32. **Given the matters raised within the representations and following consideration of the Assessment, Officers recommend a further condition in the form of a management plan, to be submitted and approved prior to first use of the proposed courts. This would address a range of matters other than the noise generated by the game itself and provide neighbours with a point of contact with the applicant with regard to any issues with regard to the proposal.**
- 5.33. **Reference is made to the other aspects of the sports club use not subject to this application. Consent is not required for tree felling unless the tree is protected by a preservation order although this may have a bearing upon biodiversity net gain requirements as set out elsewhere in this report. There are restrictive conditions imposed on an earlier extension granted in 1991 for extension to the west of the clubhouse, requiring windows on the west elevation to be 'fixed non-opening type and opaque glazed'.**
- 5.34. **There is a limited period of time in which a local planning authority can enforce conditions and the use permitted in 1991 has been operating for some time. However, noise from any open windows on the west elevation will add to the background noise and overall impact experienced by neighbours. This will exacerbate the impact of the proposed development and therefore it is**



**recommended a scheme of mitigation be required with regard to the noise generated by the clubhouse, including proposed gym extension, any existing west facing windows within the main building and proposed north facing windows.**

- 5.35. Officers are further satisfied, with the receipt of this additional information, that subject to conditions, together with restrictions on hours of use, no demonstrable harm or unacceptable loss of amenity occurs as to be contrary to policy DM18.**

#### Parking and Highway Impact

- 5.36. Policy DM21 sets out criteria for the promotion of sustainable growth in Ipswich and reducing the impact of traffic congestion. Criteria includes that new development shall not result in a severe impact on the highway network or unacceptable impacts on highway safety, either individually or cumulatively, allow for deliveries and servicing and mitigate any significant impacts.
- 5.37. Policy DM22 states that the Council will require all new development to have regard to adopted car and cycle parking guidance, and will expect parking to be fully integrated into the design of the scheme to provide secure and convenient facilities and create a safe and attractive environment. Car parking must be designed so as not to dominate the development or street scene or to result in the inefficient use of land.
- 5.38. The guidance states that the proposed gym, taken by itself, would require 5 car parking spaces. Outdoor courts are considered on their merits with no set standards, and the guidance also advises that destination uses such as a sports club are advised figures and that a lower provision of vehicle parking may be appropriate in urban areas where there is good access to alternative forms of transport and existing car parking facilities.
- 5.39. No additional car parking is proposed, however the existing 113 car parking spaces within the application site would be acceptable provision for the extended building having regard to the marginal increase in size and trip generation. Furthermore it is not considered that it would be reasonable to require additional car parking spaces for the reconfigured and marginally extended courts. There is already provision for electric vehicle charging and cycle parking as part of the existing use and there are no objections from SCC Highways.
- 5.40. The proposal would therefore be acceptable in terms of parking provision and overall highway impact having regard to policies DM21 and DM22.

#### Other considerations

- 5.41. Policy DM3 states that the Council will ensure that the impact of development on air quality is mitigated and ensure that proposals do not negatively impact on existing air quality levels in the Borough. The site is located away from heavily trafficked roads – these are set out within the Low Emission SPD and do not include either Henley Road or Valley Road nearest to the application site. The proposal would not give rise to any harm or unacceptable impacts having regard to policy DM3.
- 5.42. Policy DM4 relates to flood risk and sets out criteria that must be satisfied. However whilst the policy relates to all development the site is at low risk of flooding from rivers or the sea and the proposal only marginally increases hard surfaces. Officers can conclude that the proposal will not increase flood risk and would be acceptable having regard to policy DM4.
- 5.43. The submission includes a phasing plan that sets out the current arrangement of a single padel court sited on a tennis court as ‘Phase 1’. There is also a ‘Phase 2’ arrangement that shows two padel courts with a retained tennis court with only part of the proposed extension carried out. However, no alterations to the flood lights or new canopy are shown as part of this second phase.
- 5.44. It is important that the extent of the application and any subsequent permission is clear and in this case the applicant is suggesting a further phase in between the current situation (which has no formal planning permission) and the development the subject of this application. A condition is recommended making it clear that the permission does not extend to either the retention of the existing arrangement or the development of Phase 2. Either the application is constructed and maintained on this basis, or the padel court is removed and returned to use as a floodlit tennis court.

## **6. Planning Balance**

- 6.1. Decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. In this regard, the provision of additional facilities associated with a well-established and used sport facility is acceptable in principle and this offers substantial benefit to the local area.
- 6.2. There are impacts of the extended and altered development as set out in the report. Biodiversity Net Gain would be subject to a condition and is a mandatory requirement that the applicant must comply with. Officers can conclude that it will be possible to comply with the condition and there are no grounds to refuse planning permission.
- 6.3. There are impacts in terms of amenity impact, specifically light and noise pollution. However, there are mitigating factors and conditions are recommended by way of further control and Officers can conclude that no unacceptable impact would occur to justify refusal.

## **7. Conclusion**

- 7.1. Officers conclude that the proposal, subject to conditions, is acceptable in terms of the principle of an extended sport facility, air quality, flood risk, biodiversity net gain, amenity impact, design and character, highway impact and parking provision.
- 7.2. On this basis the proposal would be acceptable having regard to policies DM3, DM4, DM5, DM8, DM9, DM10, DM12, DM18, DM21 and DM22.