

# DELEGATED DECISION REPORT



## APPLICATION NUMBER N123395/F

Eastnor Cricket Club (Eastnor Castle Estate), Clenders Mill Lane, Eastnor, Nr Ledbury,  
HR8 1RL

CASE OFFICER: Mr N Banning

DATE OF SITE VISIT: ...17/12/12.....

Relevant Development HUDP:- S2, DR1, DR3, RST1, RST2, LA1, LA2, NC1,  
Plan Policies: NC5, NC6, NC7. T11.

Relevant Site History: Pre-Planning Application Advice ref no. N121697/CE

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation	X		X		
Historic Buildings Officer	X		X		
Landscape Officer	X		X		
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice	X	X			
Ecologist	X		X		
Local Member	X		X		

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Existing cricket pitch in countryside. Cricket pitch to north and field to west. Eastnor Castle grounds to east. A few houses, school and "rest home" to south. Existing relatively modern pavilion at north western corner of cricket field. Mostly wooden side cladding with flat roof. Existing small parking area by entrance to road. Additional parking in castle grounds.

The proposal is to demolish the existing pavilion and directly replace it with a longer pavilion with more internal space. The external walls will be painted wooden stack boarding with plain clay tiles on the roof. The building will have changing rooms, w/c, showers, kitchen, bar and multi use room.

The building will be used by Eastnor Cricket Club and also be available for use by the local village community for community uses.

Representations:

None

Pre-application discussion:

N121697/CE

Constraints:

Malvern Hills AONB  
Conservation Area (opposite)  
Historic Parks & Gardens

Appraisal:

The existing cricket pavilion is too small for the current requirements of the cricket club and the new building with its extra changing rooms will satisfy these requirements and also provide a facility that can be used by the local community for community use. The existing building has no historic value. The size and design of the proposed new building is considered to be acceptable, be a visual improvement on the existing building and be in keeping with the character and visual appearance of the surrounding area. The proposal will not adversely affect the character/appearance of the Malvern Hills AONB nor will it adversely affect the nearby Conservation Area and the setting of Eastnor Castle and its gardens. The residential amenities of the occupants of nearby dwellings in the area will not be adversely affected. There are no ecological issues with the existing building with respect to bats or any other protected species.

The propose development is therefore considered to be acceptable and in accordance with planning policies and guidance. In particular Policies S2, DR1, LA1, LA2, RST1 and RST2 of the Herefordshire Unitary Development Plan and Government advice contained in the National Planning Policy Framework (2012).

The Local Members were consulted on the application and had no objections.

**RECOMMENDATION:**    PERMIT ☒    REFUSE ☐

**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**  
*(please note any variations to standard conditions)*

1. C 01.
2. C 06. (drawing nos.1312 -1618 – 03, 04 & 05)

## Reasons for Approval

The existing cricket pavilion is too small for the current requirements of the cricket club and the new building with its extra changing rooms will satisfy these requirements. The existing building has no historic value. The size and design of the proposed new building is considered to be acceptable, be a visual improvement on the existing building and be in keeping with the character and visual appearance of the surrounding area. The proposal will not adversely affect the character/appearance of the Malvern Hills AONB nor will it adversely affect the nearby Conservation Area and the setting of Eastnor Castle and its gardens. The residential amenities of the occupants of nearby dwellings in the area will not be adversely affected.

The propose development is therefore considered to be acceptable and in accordance with planning policies and guidance. In particular Policies S2, DR1, LA1, LA2, RST1 and RST2 of the Herefordshire Unitary Development Plan and Government advice contained in the National Planning Policy Framework (2012).

## Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and other material considerations, including any representations that have been received. Pre-planning application advice was given to the applicants agent who has duly taken the advice on board. The Local Planning Authority has substantially determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signed: .....  ..... Dated: ..... 28/01/13 .....

### TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed: .....  ..... Dated: ..... 28/1/13 .....