

DELEGATED ITEM REPORT – REPLACE CLUB HOUSE FOR ARCHERY CLUB AND CHANGE OF USE OF LAND – LYME PARK, LYME HANDLEY

Planning Case Officer: Mark Nuttall

P File No: 2741

Authorised by: JK

NP Number: NP/CEC/0913/0832

Date of Report: 16 December 2013

National Guidance: NPPF

Core Strategy: GSP1, GSP2, GSP3, GSP4, DS1, RT1

Local Plan Codes: LC4, LC5

List of Background Papers (not previously published) Nil

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

Report:

Site and surroundings

Lyme Park is a large estate located south of Disley. The estate is managed by the National Trust and consists of a 16th century mansion house surrounded by formal gardens.

Proposal

To erect a replacement clubhouse for the Bowmen of Lyme archery club, in a different location to the existing clubhouse building.

Key issues

The landscape impact that would result from the design and siting of the building.

Policy

Policy RT1 states that proposals for recreation must, wherever possible, re-use existing traditional buildings of historic or vernacular merit, and should enhance any appropriate existing facilities. Where this is not possible, the policy states that the construction of new buildings may be acceptable.

Policy LC4 of the Local Plan is permissive of development provided that its detailed treatment is of a high standard that respects, conserves and where possible enhances the landscape, built environment and other valued characteristics of the area.

Policy LC5 states that development in conservation areas should assess and clearly demonstrate how the existing appearance of the conservation area will be preserved and, where possible, enhanced.

Comment

This application has been made on behalf of the 'Bowmen of Lyme' archery club. The club is currently in a lease agreement with the National Trust – who manage Lyme Park – that allows them to use an area of the Park for archery, and this application is for the renewal and relocation of the club's existing clubhouse. The current clubhouse is sited a short distance south of the area covered by the archery lease and is in a poor state of repair, requiring replacement. The National Trust have requested that the club relocate the clubhouse to a different nearby location in order that they can re-establish a historic footpath that passes over the site of the existing clubhouse. The new building is proposed a short distance east of the existing.

The club have considered the use of other existing buildings in the vicinity. They have identified one old stable building within 300m of the site, but the National Trust have informed them that this is already in active use and so would not be available. Due to the nature of the activity (access must be easy between the clubhouse and shooting area for disabled members, and also large hay bales must be hand moved to and from the clubhouse each time the archery is taking place) anything further away would not be practical. It is therefore accepted that a replacement building is acceptable in principle in this instance.

The building would be approximately 8m squared and is of a design typical of recreational clubhouses and pavilions. It would not be viewed in the context of any traditional buildings (or other buildings for that matter) against which it might look out of keeping. Due to the short term nature of the lease that the archery club hold with the National Trust, the building can be disassembled and moved to another location in case the lease is not renewed and the archery club have to move elsewhere. This means that the structure has no significant foundations and can be easily removed and the land restored when it is no longer required – something that would not be so easily achieved were a stone building to be constructed. The building would be constructed of timber with a felted pitched roof. It is proposed to finish the building with a dark brown stain. The applicant was asked by Officers to consider using a clear stain to allow the wood to weather to a more natural finish but has responded advising that, whilst they themselves have no issue with this, the National Trust want the dark brown stain to be used. Given the screened setting the building (detailed below) would have and the neutral colour proposed it is not considered that this finish could be reasonably resisted. Given all of the above, the design, materials and finish of the building are considered acceptable.

The existing building is set in a copse of trees, but is visible from footpaths to the south east and south west. It is a dilapidated building that detracts from its setting and its removal would be an enhancement to the appearance of the area. The new building would be located in an area to the east of the existing building on the site of a fallen tree. It is to the southern edge of a copse of sparse woodland, with an open field a short distance to the south. The fallen tree has created a clearing in the area of woodland that can accommodate the building without the need to prune or fell any further trees. To the immediate south of the proposed site vegetation that was cleared when removing the fallen tree around 2 years ago is already starting to re-grow, and it is considered that it would soon provide good screening of the proposed building in views from the south. The building would have very limited visibility in any other views, and its modest size and recessive colour would further mitigate its presence. The landscape impact of the development is therefore considered acceptable.

The area of land is currently not leased to, or in use by, the archery club and so a change of use of the land is also required. The applicant has marked the area that they want to convert to a recreational use in association with the archery activities. This follows tightly around the building, with a footpath access from the area already in use for archery to the west. The extent of the area and low intensity level of the activity involved means that such a change of use would have no significant impact on the area, and is therefore considered acceptable.

The development does not raise any amenity concerns due to its remote setting.

Consultation:

PDNPA – Archaeology – No response at time of writing.
Cheshire East Council – No response at time of writing.
Cheshire County Council – No response at time of writing.
PDNPA – Ecology – No response at time of writing.
Lyme Handley Parish Meeting – No response at time of writing.

Officer recommendation:

That the application be APPROVED subject to the following conditions:

Standard time limit;

Completed in accordance with submitted plans;

Change of use of land to be restricted to area shown by dotted line on 'Club House Location' plan;

Existing clubhouse to be demolished.