

**4/03673/15/FUL - SMALL METAL STORAGE SHED..  
HEMEL HEMPSTEAD BOWLS CLUB, GADEBRIDGE PARK, LEIGHTON BUZZARD  
ROAD, HEMEL HEMPSTEAD, HP2 5HT.  
APPLICANT: MR J STREETER.**

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[Case Officer - Tineke Rennie]

### **Summary**

The application is recommended for approval. The proposal is for a very small scale storage facility for outdoor sport which is one of the exceptions defined as not being as inappropriate development in the Green Belt. Due to the small scale of the proposal and its position adjacent to a hedge that borders the bowling green the proposal would not impact on the openness of the Green Belt. As such the proposal is consistent with Paragraph 89 of the NPPF and Policy CS5 of the adopted Core Strategy.

### **Site Description**

The application site is the Hemel Hempstead Bowls Club located in the south eastern corner of Gadebridge Park. The club comprises of two bowling greens surrounded by a hedge approximately 1.5m high; the clubhouse is diagonally positioned in proximity to the south-western corner of the bowling greens.

### **Proposal**

The proposal is for the erection of a metal shed for the storage of low value bowls equipment to be used on the green. It will be positioned adjacent to the hedge aligning the bowling greens on the western boundary. Dimensions of the metal shed are 2.4m x 1.8m with a total area of 4.32m<sup>2</sup>. The shed will have a shallow pitched roof with a height of 1990mm. It will be powder coated green or grey.

The shed would greatly assist in the functioning of the club. At present equipment is stored in a room limited in space. This room is positioned adjacent to the entrance lobby and there is a conflict with the removal of the equipment at the time of arrival of members and visitors.

The applicant has further detailed their requirement and the need for the facility as follows:

*This shed facility will provide space for score boards mats and other ancillary related equipment, particular bowls gatherers of which we have only six which is insufficient when we have the maximum of six rinks in use. It is normal to have 2 bowls gatherers per rink i.e. one at each end.*

*The position of the clubhouse is in fact well away from the green/playing area and having this facility will make preparations for our games that much easier and less time consuming as it will be adjacent to the green.*

### **Referral to Committee**

The application is referred to the Development Control Committee as the application site is Council owned land.

## **Planning History**

4/01336/93/4 SINGLE STOREY EXTENSION TO CLUBHOUSE  
Granted  
15/11/1993

## **Policies**

### National Policy Guidance

National Planning Policy Framework (NPPF)  
National Planning Policy Guidance (NPPG)

### Adopted Core Strategy

NP1 - Supporting Development  
CS1 - Distribution of Development  
CS5 - Green Belt  
CS10 - Quality of Settlement Design  
CS12 - Quality of Site Design  
CS13 - Quality of Public Realm  
CS23 - Social Infrastructure  
CS26 - Green Infrastructure  
CS28 - Renewable Energy  
CS29 - Sustainable Design and Construction  
CS31 - Water Management  
CS32 - Air, Water and Soil Quality  
CS35 - Infrastructure and Developer Contributions

### Saved Policies of the Dacorum Borough Local Plan

Policies 99, 107  
Appendix 6

### Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)

## **Summary of Representations**

### Environment Agency:

We have assessed this application and have identified flood risk as the only constraint at this site.

In this case the proposed development is a minor development in Flood Zone 3, so you will need to follow the 'minor extensions' and 'what to check in an assessment' sections to review the flood risk assessment.

## Considerations

### Green Belt and effect on the appearance of the area

The NPPF supports opportunities for outdoor sport and recreation in the Green Belt. Paragraph 81 states that Local Authorities should plan positively to enhance the beneficial use of the Green Belt for these purposes. Furthermore, small scale development of appropriate facilities for outdoor sport is not considered to be inappropriate in the Green Belt (paragraph 89) providing it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Policy CS5 of the adopted Core Strategy supports this policy.

The proposed development would not conflict with the five purposes of the Green Belt which relate to containing development within large built up areas and preventing encroachment of the countryside. The storage shed will be a supporting facility for the use of the Bowling Green and therefore would serve to enhance the use of the Green Belt for outdoor sport and recreation in accordance with paragraph 81 of the NPPF.

The storage shed would only protrude slightly above the hedge surrounding the Green (approximately 500mm) and due to its small scale would have a negligible visual impact on its surroundings.

Due to its positioning close to the hedge it would have a minimal impact on the openness of the immediate area and Green Belt. It is also noted that there are a number of other structures and facilities associated with the recreational use of Gadebridge Park within the vicinity such as the bowls clubrooms, playground and public toilets.

The shed is of simple construction and is visually unobtrusive. As such the proposal would not have a detrimental impact on the character and appearance of the area and accords with Policy CS12.

### Other Considerations

The proposal is for a minor development within Flood Zone 3 and therefore should be considered as a 'minor extension' within the Environment Agency Flood Risk Standing Advice (FRSA). Whilst the shed will sit on a base 50mm high it is unlikely to have a floor level 300mm above the expected flood level. However the purpose of the shed is for storage of low value equipment rather than habitation. Due to the use and very small scale of the shed it is considered that flood resistance and resilience measures would not be necessary in this instance; nor would the proposal contribute to any flood risk impact on the surrounding development.

**RECOMMENDATION** - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning

and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Shed Details Sheet Nos. 1(A); 1(B); 1(C);  
Location Plan Sheet No. 2.**

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 35 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.