

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00543/FP	Resurfacing of existing car park	Cokenach Cricket Club Cambridge Road Barkway Hertfordshire SG8 8BS

Submitted Plan Nos

Location Plan DWG-01

1.0 Policies

D1 Sustainable design

D3 Protecting living conditions

CGB1 Rural Areas beyond the Green Belt.

NE4 Biodiversity and geological sites

2.0 **Site History**

2.1 N/A.

3.0 **Representations**

3.1 **Site Notice and Neighbour Consultation** – None received.

3.2 **Barkway Parish Council** – No objection.

3.3 **Hertfordshire Highways** – No objection.

3.4 **North Herts Ecology** – No objection subject to BNG condition.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is Cokenach Cricket Club, which is located on the south-east side of Cambridge Road, Barkway. The site is within the Rural Area beyond the Green Belt.

4.2 **Proposal**

4.2.1 Planning permission is sought for the resurfacing of the existing car park.

4.3 **Key Issues**

4.3.1 The key considerations are:

- ☐ Rural Area beyond the Green Belt
- ☐ Design
- ☐ Impacts of Development on Amenity
- ☐ Drainage Impacts
- ☐ Ecology and Biodiversity

Rural Area beyond the Green Belt

4.3.2 The site is within the Rural Area beyond the Green Belt. Policy CGB1 sets out that:

“In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area*

4.3.3 The application proposes to re-surface an existing car park. The car park is in associated with the existing cricket club which is a form of sport and recreation common in rural areas. Moreover, seeing as this proposal is merely for resurfacing an area of grass with permeable materials to improve its capabilities as a car park, this is very low-level development that would respect the open nature of the areas.

4.3.4 As such, the proposal is deemed in accordance with Policy CGB1 of the Local Plan.

Design

4.3.5 The proposal seeks to re-surface the existing car park, which is an area of grass at present, with approx. 41.32m x 15.8m of material as follows:

“Materials to be used: - White Cloth Geofix permeable membrane Base Material 150-200mm of recycled crushed concrete

Top Layer material 50mm of recycled Road Planings

Process: - Remove approx. 150mm of topsoil material with digger and fill in level the area

Install the membrane - lay crushed concrete and compact with roller to desired level lay Road Planings - level and roll out to finish

The bank will be sown with grasses & shrubs to attract songbirds and assist with our Biodiversity Net Gain target. The banks will also be planted with 5 small trees to the southern end as suggested by the Ecologist”.

4.3.6 It is considered that the proposed development is acceptable in design terms. The proposed materials, which are porous and include additional planting, are reasonable measures for what is a low level, un-intrusive development. This is in line with Policy D1 of the Local Plan.

Impacts of Development on Amenity

4.3.7 The proposal, given the isolated position of the site away from any neighbours and the nature of the scheme, is unlikely to give rise to any material impacts upon neighbouring amenities. This is in line with Policy D3 of the Local Plan.

Drainage Impacts

4.3.8 Whilst the proposed development does look to re-surface an area of grass with hardstanding material to facilitate its use as a car park, the proposed materials are

permeable. Therefore, it is considered that the scheme should not give rise to any significant drainage/flooding impacts.

Ecology and Biodiversity

- 4.3.9 Following consultation with the Council's Ecologist, the proposal is subject to the mandatory BNG condition to ensure the 10% requirement is met. With this condition added, there are no objections in ecological terms in line with Policy NE4.

4.4 **Conclusion**

- 4.4.1 Overall, the proposal is acceptable and is in accordance with Policies CGB1, D1, D3 and NE4 of the Local Plan.

4.5 **Alternative Options**

- 4.5.1 N/A

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The development hereby permitted shall only be finished in the materials as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development is acceptable and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Proactive 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 proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
--	---

Date: 30 April 2025	
----------------------------	--