**DELEGATED FILE NOTE**

**CASE OFFICER:** ...Richard Tiffin.....

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00242/FP | Installation of training track | Royston BMX Track<br>Burns Road<br>Royston<br>Hertfordshire |

**Submitted Plan Nos**

Loc plan Site plan

**1.0 Policies**

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| LP39 | Leisure Uses |

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| SECT8 | Promoting Healthy Communities |
| XSP10 | Healthy Communities |
| XHC1 | Community Facilities |

2.0 **Site History**

2.1 Various applications for infrastructure related to the BMX club

3.0 **Representations**

3.1 **Royston Town Council** – No objection

3.2 **Local residents** – None received

4.0 **Planning Consideration**

4.1 **Site and Surroundings**

4.1.1 The application site comprises the area of dedicated open space between Betjeman Road and Burns Road to the north of the Burns Road Community Centre and Surgery.

4.2 **Proposal**

4.2.1 The application seeks permission for an 80m by 2.6m tarmac training track to be used in conjunction with the established Royston BMX. This is fairly minor work (no more than an 80m footpath) but it was deemed to be an engineering operation requiring planning permission.

4.3 **Key Issues**

4.3.1 In my view the key issue in this case centres on the impact of the training track on the reasonable living conditions of adjacent neighbours. This consideration must be tempered by the fact that the area is already used for BMX. Training however is likely to extend use outside of competition.

4.3.2 The proposed track would be positioned adjacent to the children's play area off of Betjeman Road and close to the flats at St Pancras House but well away form the nearest residential garden at No 24. Given the position of the proposed track and the

overall use of the site for BMX, I can see no substantive grounds for concluding that the proposal would be unneighbourly in any material sense.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions.

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.

**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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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| Signed<br><br>Simon Ellis<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |

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| **Date:** 21 March 2018 | |