

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02015/FP	Siting of cladded shipping container for storage use.	Heath Sports Club Baldock Road Royston Hertfordshire SG8 5BG

Submitted Plan Nos

Proposed Plans and Elevations Location Plan Site Plan Block Plan

1.0 Policies

1.0 **Local and National Policy**

1.1 **National Planning Policy Framework 2024 (NPPF)**

Section 2 – Achieving sustainable development

Section 12 – Achieving well-designed and beautiful places

Section 14 - Meeting the challenges of climate change, flooding and coastal change

1.2 **North Hertfordshire Local Plan 2011-2031 (NHLP)**

Strategic Policies

Policy SP1 – Sustainable Development in North Hertfordshire

Policy SP2 – Settlement Hierarchy and Spatial Distribution

Policy SP5 – Countryside and Green Belt

Policy SP9 – Design and Sustainability

Development Management Policies

Policy CGB1 – Rural Areas beyond the Green Belt

Policy D1 – Sustainable design

Policy D3 – Protecting living conditions

Policy NE2 – landscape

2.0 **Relevant Site History**

14/02641/1 - Erection of metal container on the overflow car park at Therfield Heath (as a variation of planning permission 14/01946/1 granted 24/09/14). Conditional Permission.

14/01946/1 - Replacement storage container in overflow carpark to entrance of Heath Sports club. Conditional Permission.

05/01282/1 - Temporary siting of two equipment storage containers between tennis courts and club house. Conditional Permission.

00/01343/1 - Re-surfacing and alteration to layout of car parking area. Conditional Permission.

3.0 **Representations**

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

- 3.2 **Royston Town Council** – None received.
- 3.3 **Conservators of Therfield Heath & Greens** – Support the application with an Informative regarding common land consent.
- 3.4 **NHC Ecology Officer** – Siting would be on existing hardstanding and will not impact semi-natural habitat or the heath and therefore no objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is part of Heath Sports Club and is located on the south side of Baldock Road and on the west side approach to Royston. The overflow car park lies to the west of the entrance to the club. The land lies outside of the settlement limit for Royston and is within the Rural Area beyond the Green Belt. Therfield Heath, a SSSI lies to the south and west of the club's boundary.

4.2 **Proposal**

- 4.2.1 Siting of cladded shipping container for storage use.

4.3 **Key Issues**

- 4.3.1 The key issues in this case are the principle of the development, the design of the development relative to the street scene, the impact the development has on the reasonable living conditions of neighbouring properties and impact on parking.

Principle of the Development

- 4.3.2 Policy CGB1 provides for development that includes '*d) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.*' In addition, Policy NE2 provides for development that respects the sensitivities of the relevant landscape character area.....' .In this regard, I am satisfied that the development is in accordance with Policy CGB1 and NE2 of the Local Plan.

Design and Appearance:

- 4.3.3 The objectives of the National Planning Policy Framework (NPPF) include those seeking to secure the creation of high quality, beautiful and sustainable buildings and places (Section 12 – Achieving well-designed and beautiful places). Paragraph 131 of the NPPF states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable communities*". In this regard, Policy D1 and D2 of the North Hertfordshire Local Plan are consistent with the objectives set out within the NPPF.
- 4.3.4 The proposed container would be sited to the far west side front section of the existing over-flow car park and would be used as a storage facility for the archery club. The size of the container would be 6.0 metres in length by 2.5 metres in with having a height of 2.6 metres and would be externally clad in timber with a green finish. The siting of the

container would be screened to a large extent by existing mature vegetation along the boundary frontage with Baldock Road. Whilst it is accepted that there will be some visibility of the container during winter months, the design and finish of the container would not be visually harmful to the streetscene or impact on the character and appearance of the Heath.

- 4.3.5 I am satisfied that the development would have a minimum detrimental impact upon the Rural Area beyond the Green Belt and is in accordance with Policy D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.6 The proposed container would be sited in a somewhat isolated location across the road from existing residential properties and therefore I am satisfied that there would be no harm arising to existing residential amenity as a result the siting and operation.

Parking

- 4.3.7 The siting of a container within the over-flow car park would result in the loss of a small parking area, however there is ample parking at the club and I am satisfied that there would be no significant impact to existing vehicle parking arrangements.

Environmental Implications:

- 4.3.8 Section 14 of the NPPF sets out how the planning system should support the transition to a low carbon future. The principles set out in Section 14 are reflected in Policy D1 of the North Herts Local Plan, which sets out that development proposal should take all reasonable opportunities to reduce energy consumption and waste, retain existing vegetation and propose new appropriate planting, and future proof for changes in technology and lifestyle.
- 4.3.9 The proposed development, would mean that the storage of equipment on site would prevent journeys in larger vehicles travelling to and from the site on a regular basis when the archery club is in use and thereby making the club more sustainable and generally in compliance with Section 14 of the NPPF and Policy D1 of the Local Plan.

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and in accordance with Policies SP1, SP2, SP5, SP9, CGB1, D1, D2, NE2 and T2 of the North Hertfordshire Local Plan 2011-2031 and Sections 2, 12 and 14 of the NPPF 2024.

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 approved can only be sited for a temporary period of three years until 30/10/28.

Reason: To assess the appearance of the container over time in accordance with Policy D1 of the North Hertfordshire Local Plan 2011-2031.

2. No external lighting of any kind whatsoever, shall be installed on the storage container hereby approved.

Reason: In order to protect the character and appearance of the area and night-time ecology in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF 2024.

Biodiversity Net Gain

This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

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.

Informative/s:

Where common land consent is required, you are advised to ensure this is obtained in writing prior to the siting of the approved container.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 October 2025	