

Application Number:	2025/0360	Application Type:	Full Application
Proposal:	Erection of mesh security fence and coded gate around existing tennis clubhouse.	Location:	Parkwood Lawn Tennis Club, Haslingden Sports Centre, Helmshore Road, Haslingden, BB4 4DN
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	03/03/2026
Applicant:	Ms Valerie Bertenshaw	Determination Expiry Date:	24/10/2025 (Extension of time agreed until 06/03/2026)
Agent:	None		

Contact Officer:	Harry Turner
Email:	harryturner@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	No
Other (please state):	Application on Council owned land.

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

Grant planning permission subject to conditions.

2. **SITE**

The application relates to the site of Parkwood Lawn Tennis club, located to the northwest of Haslingden Sports Centre, directly east of its car park on a patch of grassland adjacent to tennis courts. The site can be accessed primarily from Helmshore Road as part of the wider Haslingden Sports Centre site, or off Mayfield Avenue to the north. The site lies within the urban boundary.

3. **RELEVANT PLANNING HISTORY**

2011/0078 – Erection of new Tennis Club Building. (Approved).

4. **PROPOSAL**

The proposal is for the erection of security fencing and a coded gate around the existing tennis clubhouse. It would surround the clubhouse following the dimensions below:

Frontage: 22.27m length

Eastern boundary: 12.8m length 2m wide integrated coded gate

Northern boundary: 10.51m length

Western boundary: angled configuration with 4.77m length adjacent to straight section of road and 12.7m length section angling away further to meet the frontage 22.27m length section of fencing.

The fencing would be 2.6m in height.

The fencing would be made out of green chain link mesh, with a solid green mesh metal gate. These materials would match those of the existing fencing surrounding the courts.

5. **POLICY CONTEXT**

National

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 12 Achieving well-designed places

Development Plan Policies

Rossendale Local Plan 2019 to 2036

Policy SS: Spatial Strategy

Policy SD1: Presumption in Favour of Sustainable Development

Other Material Planning Considerations

National Planning Practice Guidance

CONSULTATION RESPONSES

Consultee	Summary of Comments received
Rossendale Leisure Trust	No comments received.

6. REPRESENTATIONS

The application was advertised in this instance by sending individual letters to the surrounding properties. These were sent on 15/10/2025 giving them 21 days to comment. The publicity period has now expired but no representations have subsequently been received.

A site notice was also posted on 05/11/2025 with 21 days to comment. No representations have been received.

7. ASSESSMENT

Principle

The site lies within the Urban Boundary of Haslingden and is therefore acceptable in principle, subject to compliance with the relevant planning policies.

Visual Amenity

The fencing is designed to appear matching to the existing fencing already used around the tennis courts adjacent to the site. The height of 2.6m would fit with the rest of the club rather than appearing as a separate feature. The green colour and mesh design would help blend in with the surrounding grassland. As the mesh would be see-through, no views would be blocked across the site, limiting any sense of enclosure.

The development would therefore not appear unduly dominant or out of keeping with its context. The development would therefore not result in unacceptable harm to the visual amenity of the area and is considered acceptable in this regard.

Neighbour Amenity

The proposed fencing would not unduly impact local residents or users of the surrounding area. Because the fencing uses an open mesh design rather than solid panels, it allows light and air to pass through freely. This ensures that there is no loss of light to any

neighbouring properties or nearby public spaces. The 2.6m height is sufficient for security but remains low enough that it does not appear overbearing. The footprint of the fenced area would be modest and remain close to the clubhouse. The space enclosed is only what is considered necessary to allow safe movement and access around the building while maintaining a secure perimeter. Since the design would match the existing tennis court fencing, it would not contribute to a significant change the overall appearance of the site for neighbours.

Overall, the proposed fencing is considered a functional addition that provides security without impacting on the privacy or openness currently afforded to the site.

No objections have been received.

Rossendale Leisure Trust

Rossendale Leisure Trust were consulted on this application but have provided no comments. However, it is understood that the applicant provided amendments to the scheme after talks with Rossendale Leisure Trust, to facilitate the access road for the approved 2024/0391 application to create a Synthetic Turf Pitch adjacent to this applications site.

Conclusion

The proposed development is considered acceptable in principle, given its location within the Urban Boundary and its compliance with the relevant policies of Rossendale Local Plan and National Planning Policy Framework. The design, scale, and materials of the proposed fencing are considered appropriate to the character of the site and surrounding area, and the scheme would not result in any undue harm to visual or neighbour amenity. Accordingly, the development is considered to accord with Policies SD1, SD2 and ENV1 of the Rossendale Local Plan and Sections 2, 4 and 12 of the National Planning Policy Framework.

8. RECOMMENDATION

Grant planning permission subject to the following conditions.

9. CONDITIONS

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

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following documents, unless otherwise required by the conditions below:

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Document / Plan / Drawing Title	Document / Plan / Drawing Reference	Date / Latest Revision Date Recorded or Date Received
Application Form	N/A	29/08/2025
Location Plan	PP-14290836v4	01/12/2025
Proposed Fencing Site Plan	24-0259(G-210036) 09	01/12/2025
Existing Fencing (Photograph)	N/A	29/08/2025
Existing Gate (Photograph)	N/A	29/08/2025
Email - Confirmation of Height and Appearance	N/A	12/01/2026

Reason: To define the permission and in the interests of the proper development of the site.

3. Construction works shall not take place outside the following hours:

Monday to Friday 08:00 to 18:00
Saturday 08:00 to 13:00

Construction works shall not take place on Sundays, or Bank / Public Holidays.

Access and egress for construction delivery vehicles shall be restricted to the working hours indicated above.

Reason: To ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.

10. INFORMATIVES

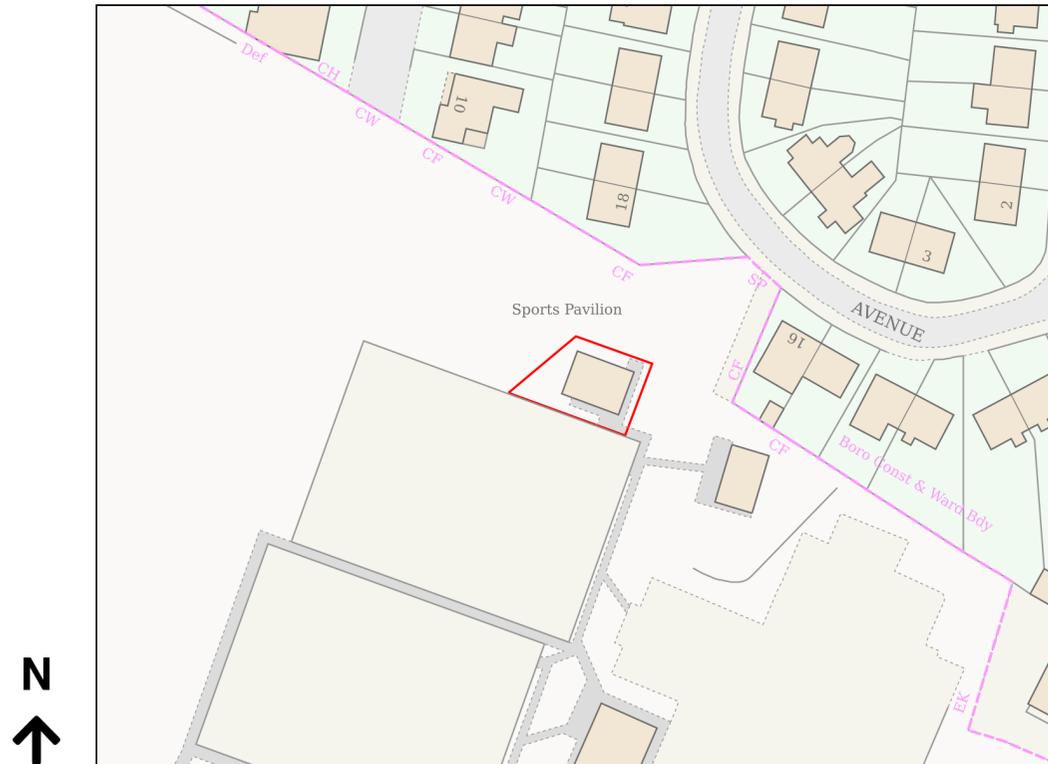
1. The proposals comply with the development plan and would improve the economic, social and environmental conditions of the area. They therefore comprise sustainable development and the Local Planning Authority has worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement as set out in Paragraph 38 of the National Planning Policy Framework.

Location Plan

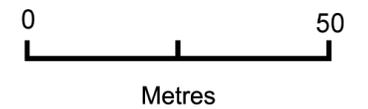
Site Address: Parkwood Lawn Tennis Club, Haslingden Sports Centre, Helmsore Road, Haslingden, Rossendale, BB4 4DN

Date Produced: 01-Dec-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-14290836v4

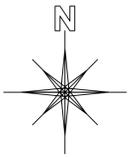


TENNIS FENCE

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Sports Pavilion



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AUTHOR

CLIENT FOOTBALL FOUNDATION
 PROJECT ARTIFICIAL GRASS PITCH (AGP) DEVELOPMENT

ADRENALINE CENTRE TENNIS FENCE

DESIGN	pk	02
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