

APP/15/00832 - Conversion/adaptation/extension & flexible use of rugby clubhouse with use part of ground floor as a children's day nursery, alterations to south, west and north elevations, including projecting first floor balcony and staircase with infill over main entrance: alteration of tarmac surface of adjacent ball court to the west to a 4g artificial playing surface and use of land between clubhouse and ballcourt as enclosed ancillary outdoor space to day nursery (approved 02.12.2015). Request to Discharge Conditions 3 and 4 (05.04.2016)., PERM,02/12/2015

APP/17/01327 - Redevelopment of grass rugby pitch to provide World Rugby Compliant Third Generation Artificial Grass Pitch, with new floodlighting, storage container and ancillary works. (Approved 31.05.18). Request to Discharge condition No. 5 (04.07.18).

, PERM,31/05/2018

APP/18/00690 - Per requirement of condition 5, a noise management plan has been prepared and is submitted for review and approval by Havant BC., UNK,03/07/2018

APP/19/00730 - Removal of Condition 3 (quarterly local community liaison panel) of Planning Permission APP/17/01327(Artificial Grass Pitch, with new floodlighting)., PERM,12/09/2019

APP/19/00828 - Variation of Condition 2 relating to elevation and balcony alterations and removal of Condition 3 relating to artificial turf pitch of Planning Permission APP/15/00832., PERM,25/11/2019

APP/20/01019 - Conversion of existing Multi-games play area (MUGA) into a car park, by way of, creating a connection through the existing car park serving the rugby club, and associated footpath and lighting alterations., PERM,30/04/2021

APP/21/01453 - Retention of 12No. wall mounted non illuminated signs (A-F & H-M); display of 1No. additional wall mounted non illuminated sign (G)., PERM,10/03/2022

APP/22/00484 - Change of use of open space land/landscaped amenity strip to enclosed composter/refuse store, PERM,31/08/2022

3 Proposal

Change of use of land to position 1No metal storage container for match day sales of hot food associated with Havant RFC and very occasional social events at Havant RFC (such other events not exceeding 20 in any calendar year).

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Michael Lind

No comments received.

Councillor Phillipa Gray

No comments received.

Countryside Access Team

Thank you for consulting Hampshire Countryside Service (the Service), the Highway Authority for Public Rights of Way (PROW), on this planning application. Havant Footpath 40 (FP40) runs west-east between the rugby ground and rugby club building. Based on the submitted plans and the currently proposed position of the metal container, the route of FP40 would remain unobstructed for continuous public use. As such, the Service raises no objection to this application.

Environmental Health Manager, Community Group

Thank you for consulting the Environmental Protection Team on this application. Please accept these comments as confirmation that we have no objections to make in respect of noise.

Hampshire Highways

Thank you for the consultation on the above application. No highway or transport information has been submitted and the proposals do not alter an access arrangement. Given the intended use to support match day events the Highway Authority raise no objection to the proposals as it would be ancillary to existing use.

Property Services Manager

No comments received.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 49

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on the public footpath

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Whilst the development would be located within an existing sports ground, due to its small scale, it would not result in a loss of open space land that would compromise the use or functionality of the wider facility.

(ii) Impact upon the character and appearance of the area

The proposal is for a single modified shipping container situated permanently to the south of the pitch. The container would be painted navy blue and clad on the front elevation with dark brown stained timber boarding. To allow for flexible use when matches may be held, the applicant seeks to operate the facility in conjunction with the main Clubhouse within the following hours:

Monday - Friday - 18:00 to 22:00 hours

Saturday and Sunday - 09:00 to 21:00 hours

The intention is to retail draft beer, soft drinks and hot pastries to those watching a match or attending occasional events. All unsold food and drink would be removed from the facility and taken back to the Clubhouse at the end of each event, with no money being kept in the facility when shut. A portable dustbin would be kept by the side of the kiosk for waste which would be removed to the Clubhouse when the container is not in use. CCTV will monitor the facility when not in use.

The container would be single storey and slightly raised from ground level so that rainfall can flow through the area without being impeded. It would be 2.6m in height, 2.4m in width and 4.7m in length. There would be a side access door and an opening with shutters at 3m in length for the sale of food and drink. The site is accessible via the public footpath, with level ground providing access for all.

The design is considered acceptable for its position and would not have a negative impact on the character or appearance of the area.

(iii) Impact upon residential amenity

The proposal is located more than 80m from the nearest residential property and is therefore unlikely to have any significant impact on residential amenity in terms of noise, loss of light, outlook or privacy. Environmental Health were consulted on the application and raise no objection to the proposal.

(iv) Impact on the Public Footpath

The Hampshire County Council Countryside Service have confirmed that the footpath would remain unobstructed for continuous public use and therefore raise no objection to the development.

8 Conclusion

The proposal is considered of suitable design and scale for the proposed location and is not considered harmful to the character of the area. It would have a limited and acceptable impact on residential amenity and would not obstruct the public footpath. It is therefore considered acceptable in accordance with policy CS16 of the Havant Borough Council Local Plan (Core Strategy) 2011 and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00412 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements 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 in accordance with the following approved plans:

30 Jul 2024	SRL.024.24	DESIGN & ACCESS
STATEMENT AMENDED		
28 Jul 2024	125B-PL1 REV B	AMENDED PROPOSED
PITCHSIDE CONTAINER		
31 May 2024	125B-PL1	PROPOSED BLOCK PLAN
AND ELEVATIONS		
31 May 2024	125B-PL2	SITE LOCATION PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.