

aerial and portable building within car park for use as a Private Hire Office & use of car park, TPP,05/10/1994
 91/50791/008 - Retention of satellite dish on roof., PERM,
 92/50791/009 - Non-illuminated 'welcome' sign board, PERM,
 93/50791/010 - Retention of aerial and Portable Building within car park for use as Private Hire Office and use of car park., PERM,03/08/1993
 06/50791/018 - Proposed covering to east terrace., PERM,01/02/2007
 07/50791/019 - Display of 2No. non-illuminated hoarding signs to north boundary fence fronting Bartons Road., PERM,16/05/2007
 07/50791/020 - Display of 2No. non-illuminated hoarding signs on the south terrace fronting Martin Road., PERM,28/08/2007
 08/50791/021 - Extension and alterations to main stand, new gates, and turnstile entrance. Erection of ancillary office buildings and relocation of food hut., PERM,17/06/2008
 08/50791/022 - Changing room extension incorporating officials changing areas, physiotherapy suite and store areas etc., S106,17/07/2008
 09/50791/023 - Application for written approval that the developments has been carried out in accordance with approved details, WD,26/10/2009
 APP/10/00397 - Form new entrance doors with canopy over, remove existing fire exit door and part brick up with new window installed. New patio area with planting. New 2No. Awnings. Paint frontage., PERM,18/10/2010
 APP/10/00513 - Display of 1No. illuminated fascia sign, 1No. illuminated post swing sign, and 2No. non-illuminated signs., PERM,10/11/2010
 APP/13/00262 - Single storey extension to the north elevation of the existing changing rooms., PERM,02/05/2013
 APP/15/00584 - Change of use of (part) of the site for the operation of a Motorcycle Training School and the siting of 2No. containers as associated ancillary storage., TPP,31/07/2015
 APP/18/01048 - Proposed new changing room facilities., PERM,20/05/2019

3 Proposal

Replacement of Portacabins used as offices and club shop, with new build masonry constructed building to provide Hospitality suite including toilets and catering for match days.

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

CS1	(Health and Wellbeing)
CS16	(High Quality Design)
DM1	(Recreation and Open Space)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie

No comment

Councillor T Hart - Bondfields

No comment

Environmental Health Manager, Community Group

I have read the documentation provided by the applicant and can advise that I have no objection in principle to this application. I would however ask that based on the relatively close proximity of residential receptors that the following informatives be included on any favourable decision notice :

Officer comment : Please see informatives

Crime Prevention

Thank you for your letter of the 24th August 2020 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

The National Planning Policy Framework makes clear the Governments continuing commitment to “create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience”.

National Planning Practice Guidance advises, that planning has a role in preventing crime and malicious threats, it reminds Local Authorities of their obligations under Section 17 of the Crime and Disorder Act 1998 (as amended), specifically “to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder.”

The guidance continues “Planning provides an important opportunity to consider the security of the built environment, those that live and work in it and the services it provides.”, it continues, “Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well and which do not need subsequent work to achieve or improve resilience.” “Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crimes more difficult.”

The ground floor windows are to be protected by security shutters when the building is not in use. The access door which contains a glass panel is not similarly protected.

To provide some security for the access door it should be fitted with a security shutter third party certificated to LPS 1175 SR2. I do note that this is an outwards opening door to provide for security appropriate security fittings for this type of opening should be fitted.

The toilets are shown as being unisex, the proposed layout of these facilities does not provide good natural surveillance of the cubicle doors, which increases the

opportunities for crime. To reduce the opportunities for crime much greater natural surveillance of the cubicle doors should be provided, or separate male and female toilet facilities should be provided.

The first floor is to house the hospitality suite and the stewards and police room. To prevent unauthorised access to this area an access controlled door should be fitted at the bottom of the stairs.

If I can be of any further assistance please do not hesitate to contact me.

The plans have been amended following the consultee comments made above and Hampshire Constabulary have been reconsulted :

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The revised proposal for the toilets does significantly reduce the opportunities for crime. I would recommend that vandal resistant fittings are provided within the toilets, especially the gents.

I note the provision of an internal door fitted with access control to prevent casual access to the first floor of the building.

The ground floor contains five windows all of which are protected by a security shutter when the building is not in use. These shutters should be third party certificated to LPS 1175 SR2 or LPS 1175: Issue 8 B3. To reduce the number of potential entry points the window into the storeroom could be removed.

Both the main access door and the gent’s toilet door should be third party certificated to LPS 1175 SR2 or LPS 1175: Issue 8 B3.

The ground floor windows are to be protected by security shutters when the building is not in use. However, the access door which contains a glass panel is not similarly protected. To provide some security for the access door it should be fitted with a security shutter third party certificated to LPS 1175 SR2 or LPS 1175: Issue 8 B3.

The building is isolated and when the ground is closed there is very little natural surveillance of the building. Given enough time and effort physical security features can be overcome. To provide for a response during these times the building should be fitted with a monitored intruder alarm, fitted with appropriate sensors to detect the early signs of an attack.

If I can be of any further assistance please do not hesitate to contact me.

Hampshire Highways

Thank you for consultation on the above planning application.

The replacement of the existing portacabins with the new build will not impact on the level of vehicular trips to and from the pitch as it will be providing additional facilities to those already visiting the pitch on matchdays.

For this reason, the Highway Authority raise no objection to the proposals.

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: 16

Number of site notices: 1

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) Access , highways and parking
- (v) Crime prevention

- (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.

"The Havant Borough Sports Facility Report (2008) points out the importance of improving the quality and value of existing sports facilities" (Havant Borough Local Plan).

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

This proposal comprises the replacement of the existing portacabins sited in the south west corner of the south terrace with a two storey , flat roof building of brick construction. The existing structure is set at two storey level, with one portacabin placed above the other , both constructed from steel and these form office/storage space and a club shop at ground floor level. There is external access to the upper portacabin via a staircase and this upper storey houses office space with a flat roof area. The total height of the existing portacabin(s) is approximately 5.5 metres with a total width of approximately 11 metres and depth of 3.8 metres, featuring signage to the north and south elevations.

The proposed replacement building would have a flat roof, set at two storey and would have a height of approximately 5.6 metres , width of 11 metres and depth of 6.7 metres. There would be internal access from ground to first floor, with the ground floor creating space for separate male and female toilets, a disabled wc , storage and kitchen area . This would lead up to the second storey where there would be a hospitality suite and stewards area. Although there were previously windows set in the portacabins at ground and first floor level, the proposed building would have additional windows- 3 at first floor to the south elevation , 2 to the east elevation and 3 to the north elevation (pitch facing) . At ground floor level there would be 2 windows to the north elevation, 1 to be obscure glazed as serving w/c and the other forming a serving window for takeaway food from the kitchen and a doorway. To the south elevation would be 3 windows, one to be obscure glazed as serving a w/c , the others serving a storage and kitchen area. There would be security shutters proposed to all ground floor windows. Materials proposed include facing brickwork and cedar soffits and fascia boards.

The proposed hospitality suite building would result in an increase in floor space , with the increased depth of the building stepping back towards the car park to the south, as well as an increase in space at first floor level. The height would remain approximately the same as is existing and although with some modest increase in size and bulk , this is not judged to appear overly dominant in terms of scale within the context of the football ground and surrounding area. The use of brickwork is judged to be in keeping with surrounding buildings to the west and is considered an improvement from the existing portacabins which have more of an industrial and temporary aesthetic. Policy CS1 of the Havant Borough Local Plan - 'Health and Wellbeing' supports the retention and development of sports facilities as well as the refurbishment of community facilities and the improvement of existing cultural assets. It is judged that this proposal falls within the principles outlined within CS1 in improving and supporting local sports and community facilities.

(iii) Impact upon residential amenity _

Towards of the north of the proposed building is the pitch and west seated stand as well as the side of the clubhouse. The additional windows would not overlook any private amenity space , it would have some outlooks over the patio area of the clubhouse which is within the curtilage of the site. The building would be sited forward from the club house and isn't judged to have any notable impact upon this. To the west are the Scottish and Southern energy premises - the hospitality suite would be sited approximately 27 metres from the boundary shared with this site and there would be no additional windows proposed to the west elevation. Towards the south is the car park area which is substantially sized , with no private residential properties within close proximity. The car park runs adjacent to the east to the rear of the south terrace, with residential properties sited on the other side of Martins Road which would not be impacted by the proposal.

(iv) Access, highways and parking .

The proposed use of the space in the hospitality suite may have the potential to result in some minor increase in footfall to the site on match days in terms of additional staff. The actual size of the building is not increasing significantly although would infringe upon 2 parking spaces . These could be accommodated elsewhere on site and this has been depicted on the parking plan supplied with this application where two new spaces have been created.

Access to the site is from Martin Road to the south- there are no alterations proposed to the access as part of this application. A Traffic Management Plan has been provided with this application . Highways have been consulted in relation to this application and raise no objection to the proposals as the facilities would be serving those already visiting the site on match days.

(v) Crime prevention

Hampshire Constabulary have been consulted in regard to this application and have suggested amendments to the proposals in order to increase security of the building. Increased security measures proposed include increased greater protection of the access door, surveillance surrounding the unisex toilets and a door to prevent unauthorised access into the stewards area and hospitality suite. Following these comments the plans have been amended to include a security door to control access upstairs, the unisex toilets have been reconfigured to create separate male and female toilets and the baby change area has been moved into the disabled w/c. Security roller type shutters shall be fitted to all ground floor windows. Further comments have been received following reconsultation by Hampshire Constabulary which suggest vandal resistant fittings to toilets, third party certification of entry points and a monitored intruder alarm. These comments have been relayed to the applicant , although as Hampshire Constabulary have not objected it is judged that, on balance, with the amendments made; the proposal is judged to be acceptable.

8 Conclusion

The proposed building would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site, or visual or neighbouring amenities. The application should therefore be approved.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00554

(A) 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:

18-127 103 P2 Proposed floor and elevations
18-127-101 P2 Amended proposed location and block plan
Design and Access Statement received on the 15.07.2020
Traffic Management Plan received on the 15.07.2020

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.