
Site Address:	Havant and Waterlooville Football Club, Martin Road, Havant, PO9 5TH		
Proposal:	Proposed new changing room facilities.		
Application No:	APP/18/01048	Expiry Date:	20/05/2019
Applicant:	Havant & Waterlooville FC		
Agent:	Mr Chinery The Martin Ralph Group	Case Officer:	Daphney Haywood
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises Westleigh Park, the home ground of Havant and Waterlooville Football Club, located on the north side of Martin Road, opposite its junction with Douglas Gardens. To the west of the site are the extensive former Scottish and Southern Electric premises, including an electricity sub-station, and to the north and east open recreational ground leading towards Bartons Road and St Albans Church and Vicarage. To the south, on the opposite side of Martin Road, there is low to medium density residential development.

As well as spectator stands, floodlighting and playing surface, the football club site comprises a clubhouse with integral changing rooms and showers and an open parking area. The overall site is bounded by a combination of the stands, tall fencing and hedging, with a lower hedge along the southern frontage, where a footpath and wide verge separate the site from Martin Road.

2 Planning History

90/50791/006 - Renewal of temporary Planning Permission for use of part of existing car park for Sunday market 9.00am - 1.00pm only (and some Bank Holidays)., PERM,
90/50791/007 - Retention of two spectator stands to northern boundary., PERM,
01/50791/017 - Retention of porta cabin used as taxi office to south of football ground, WD,09/08/2001
00/50791/016 - Demolition of existing stand on western side and provision of new covered stands to north, south and west., S106,05/02/2001
97/50791/015 - Retention of aerial and portable building within car park for use as private hire office, TPP,13/01/1998
96/50791/014 - Erection of portable building to east of clubhouse, TPP,19/12/1996
95/50791/012 - Construct entrance porch to front of building., PERM,17/07/1995
95/50791/013 - Retention of north extension to existing grandstand and formation of hamburger bar in part of existing spectator stand, PERM,03/11/1995
94/50791/011 - Renewal of temporary consent 93/50791/10 to allow for the retention of 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

3 Proposal

Proposed new changing room facilities.

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)
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

Building Control, Havant Borough Council

Building Regulation consent will be required for this work

No other comment at this time

Environment Agency

No comments received

Environmental Health Manager, Community Group

No comments received

Hampshire Fire & Rescue

No comments received

Portsmouth Water Company

Site Setting

The site is located in Source Protection Zone 1c (SPZ1c) for the Havant and Bedhampton springs- an essential public water supply source. The SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality and our supply at Havant and Bedhampton Springs.

Portsmouth Water's Position

Portsmouth Water have no objection in principle to the proposed development, however due to the sensitivity of the groundwater environment of the proposed site we would wish to see more detail regarding the proposed foundation solution for the site.

The proposed drainage strategy for surface and foul water is to existing main sewers, this is acceptable to Portsmouth Water in relation to groundwater protection. Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage. Portsmouth Water have no further comments on surface and foul water drainage for the site.

Portsmouth Water require details of the proposed foundation solution for the development. Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. Thus, if piling is required it should be demonstrated that any proposed piling will not pose a risk to groundwater.

Officer Note Conditions recommended.

Sport England

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

I note that this application is supported by the Football Foundation and Football Association.

This being the case, Sport England **does not wish to raise an objection** to this application.

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: 74

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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. It is considered that an extension to a building within a sports facility of this size and character, and in this location, would be acceptable in principle

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

The development would be located within a strip of land to the rear of the existing clubhouse and changing rooms and between the western boundary of the site and the rear of the western stand. This land is currently used for storage and the proposal would thus not result in any detriment to the principal use of the site. Indeed, the applicant explains that the extension would provide updated and modern facilities in order to meet the standards of the Football Conference, this being the level at which the football club competed in the recently finished football season.

The proposed extension would be of a relatively modest scale and as such would appear as a subservient and complementary addition to the existing building. The relevant area of the site adjoins a parking area for the adjacent commercial premises and is screened by a mature hedge. It is therefore considered that the proposal would not have any detrimental impact on the character and appearance of the application site, or visual amenities, provided that suitable materials are used in its construction.

(iii) Impact upon residential amenity

The changing rooms are sited away from the nearest residential property.

8 Conclusion

The proposed extension 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/18/01048 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:

Location Plan and site plan Dwg 18.127/001
Existing floorplans and elevations Dwg 18.127/004
Proposed site plan Dwg 18.127/05 Rev B
Proposed floor plans and elevations Dwg 18.127/020

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.

- 4 No floodlighting or other form of external lighting scheme shall be installed on the development hereby approved, unless details of such lighting have been agreed in writing by the Local Planning Authority. Such details shall include the location, height, type and direction of light sources and intensity of illumination. Any such lighting scheme agreed by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 No development shall commence unless and until details of the proposed foundation design have been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against contamination of ground water and having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.