

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps

No comments received.

Environmental Health Manager, Community Group

No objections.

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: 2

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1no. objection received.

Comment	Officer Comment
At what point do the alleged 'sustainable' development plans have a permanent and terminal impact on the quality of life of the adjacent residents? Where will the line be drawn and when? Given that the bulk of the land is council owned as disclosed as part of the previous application error please disclose the complete relationship for all to see. Every plan granted seems to increase the need for future development and increases the pressure to continue to accept the plans regardless of the consequences	The Council does not own the application site. The appropriateness of the development is assessed as part of this planning application.

to the residents. The MP refuses to comment regarding this relationship so perhaps the planning committee will make this clear as part of this process?

The club has behaved with impunity with recent works and shows no respect for the residents with unsafe practice, and building deadlines being put before residential needs. Despite building guidelines in place as part of the previous planning consent works have begun as early as 7am continued to as late as 8pm now including Saturday and Sunday works. The club ceased to care very early in the process and the site manager just quotes deadlines that are dictated by the club.

Specific objections are as follows...

1) a 3 year period is far from a temporary plan and when coupled with the club's failure to maintain the existing buildings to even a basic standard, degrades the area leading to continued increases in anti social behaviour that remains unaddressed by club, council and police. As a regular walker in the area I now see weekly drug deals taking place and yet nobody accepts a responsibility to respond to these occurrences. Club users leaving the premises shout and scream as they walk home. The run down exterior of the club subconsciously supports this behaviour and does not show the club to have any ability to manage their aspirations as they can't even accept responsibility for their members behaviour.

2) the side path identified as helping alleviate obstruction to the public footpath is barely 1m wide and does not constitute any form of safe gathering space. When in use for any activity other than movement of equipment to storage the presence of any additional club facilities in this area will only act to further obstruct the public footpath.

This is not a planning consideration as it falls to separate legislation to control where required.

Failure to maintain current buildings is not a planning consideration. Social issues, if any, are not a planning consideration.

This would be a management issue of the club and not a planning consideration.

3) increased noise from any evening activity in this space brings the noise closer to residents. Up to 20 further occasions per year represent the bulk of the summer period and are far from infrequent or limited in any way. To state this is an utter insult. Residents have had this summer destroyed by the club's aspirations and even before these works are complete are expecting to add further insults to residents and the planning process. Plans have been made expecting permission to be granted exactly as per the previous application which leads me to believe that the council and the planning committee have already decided upon acceptance meaning that every word I write is in vain.	The application is not being determined by the Planning Committee as no request to call the application in was received. It is to be determined under delegated powers. Also no -pre application enquiry was made. Environmental health have been consulted and have raised no issues with the potential noise given the context and use of the site as an operating rugby club.
4) increased outside activity during non match based events not only increases noise but brings users into direct conflict with users of the footpath. Increased smoking in this area worsens the carcinogenic fumes already being funneled into nearby properties. Any BBQ or grill activity would only do the same. Why can the club not develop its internal facilities to include a functioning kitchen for such activity?	Any noise and / or fumes complaints would fall to Environmental Health for further investigation if required.
5) should the club truly want to develop in a sustainable manner, the current management and facilities in the existing footprint should evolve to support these plans before expanding.	This is not a planning consideration of this application.
6) statements regarding the health aspect of the club are only true for the select few users of the facility. Current developments act to restrict the use of the land to all but a few privileged players where once residents walked and played. Furthermore the drunken revelry that persists in the evenings does not reflect this statement and revenue associated with these activities seems to drive the club.	This is not a planning consideration.
7) match days and training evenings lead to overflowing bins and litter strewn across the footpath. Paths are frequently covered in broken glass and	This is not a planning consideration.

remain uncleared for days. This will only increase as more junk food is sold. 8) other event locations with residents in close proximity are closely monitored for noise. Perhaps the club would consider the use of such devices to show it has a little respect? Permission should be refused as it only gives the club license to continue to act without integrity and without any commitment to residents. This may not be a tick box on the current planning forms but should not be dismissed as a result. Should the club wish to develop its sporting aspirations on this site then it needs to work in harmony with the residents, not think it has a right to do what it wants just because it had a desire to do so. 40 yrs ago I walked to school across these fields, played the game then supported it. Now I am ashamed of the whole sport because of what I see at this club	This is not a planning consideration. The way in which the club is operated is not a planning consideration.
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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

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 The 4no storage container units would not be highly visible from the view of the streetscenes of Fraser Road or Hooks Lane as they would be positioned to the rear of the changing room block and to the west of Park Lodge. They would be set within the context of the rugby club buildings and overall, would not have a harmful impact on the visual amenity of the area. Furthermore they are for a temporary period only.

7.4 The area to be used for the storage containers was previously garden area owned by Park Lodge however, this has already been subdivided and fenced off from the other part of the garden of Park Lodge.

(iii) Impact upon residential amenity

- 7.5 The closest residential property is Park Lodge which is well used to the activity of the adjacent rugby club having been in situ for a number of years. The use of the containers for storage is unlikely to give rise to additional noise disturbance. The use of the area in front of the containers for BBQ food on match days is also not considered to give rise to unacceptable harm to amenity. The use of the area would be limited to match days only and possible social events of which would be limited to 20 per year. It is noted that no objection has been received from the owners of Park Lodge. Furthermore, Environmental Health have been consulted and have not raised an objections. Also the use would be for a temporary period and if complaints were received during this time, further consideration would be given if an application were to be made for permanent use.

8 Conclusion

The application which is for a temporary period of three years to enable the rugby club to have onsite storage provision and pitch side catering facilities, is considered to be acceptable and therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00877 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 1 November 2021, on or before which date the storage containers shall be permanently removed from the site and the land shall be restored to private garden space unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The buildings are not of a type not considered suitable for permanent retention and having due regard to policies and proposals CS16 of the Havant Borough Local Plan 2011.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - SU7082 686
Site Plan - SU7082 686
Site Layout Plan - SU7082 686
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.