
Site Address:	Front Lawn Recreation Ground, Somborne Drive, Havant		
Proposal:	Siting of storage container for storage of football club equipment.		
Application No:	APP/17/00483	Expiry Date:	05/07/2017
Applicant:	Mrs Barnes		
Agent:		Case Officer:	Lewis Oliver
Ward:	Battins		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The application site is an existing basketball court, which is set within the wider Front Lawn Recreation Ground. As part of applications APP/15/01162 and APP/17/00070, the wider recreation ground is being upgraded and improved to provide an extension and alterations to pavilion at Front Lawn Recreational Ground, construction of new full size Artificial Turf Pitch, extension and improvements to existing parking area, refurbishment and alterations to existing hard surfaced area to create M.U.G.A (multi use games area) and installation of floodlights. As part of this the current basketball court is to be relocated to the M.U.G.A, and therefore the current basketball would become redundant.

There are a variety of treatments that form the site boundaries; most prevalent are the close boarded fences that mark the rear boundaries of the dwellings that surround the site along with mature vegetation and trees.

2 Planning History

APP/13/00254 - Erection of replacement changing rooms., PERM,30/04/2013

APP/15/01162 - Extension and alterations to pavilion at Front Lawn Recreational Ground, construction of new full size Artificial Turf Pitch, extension and improvements to existing parking area, refurbishment and alterations to existing hard surfaced area to create M.U.G.A (multi use games area) and installation of floodlights., PERM,18/12/2015

APP/17/00070 - Variation of Condition 7 of Planning Permission APP/15/01162 relating to car parking provision., Permission,17/03/2017

APP/17/00494 - Non-material amendment to Planning Permission APP/15/01162 relating to change of roof material, fenestration amendments and change of materials of windows from brown powder coated aluminium to grey powder coated UPVC., PERM,26/06/2017

APP/17/00496 - Extension to existing club house. Re-positioning existing changing rooms. Re-positioning existing green keepers store., DEL,

3 Proposal

The proposal is for the siting of storage container for storage of football club equipment on a temporary basis. The need has arisen due to the upgrading of the

facilities on the site, which has resulted in the existing storage area being replaced by the M.U.G.A. Havant and Waterlooville Youth Football Club require the provision of on site storage to support the delivery of their football programmes for local young people, the storage will be used for items associated with the day to day running of the football club.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Property Services Manager

I have no specific comments on the application but can confirm that the land in question is in the ownership of Havant Borough Council (HBC) and therefore in addition to any statutory consents or approvals the applicant will require from your department it will also be necessary to enter into an agreement with the Estates Team to locate the container on HBC land.

I will liaise with the applicant and internally with a Community Leisure and Sports Officer to make both aware of this requirement.

Sport England

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England' (see link):

www.sportengland.org/playingfieldspolicy .

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply. Having assessed the application for a permanent storage unit for Waterlooville and Havant FC, Sport England considers that the proposed location for the storage unit in

the south east corner of the playing field is in an area partially enclosed by trees and vegetation and is incapable of forming a playing pitch or part of a playing pitch. Sport England is therefore satisfied that the proposed development meets the following Sport England Policy exception:

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

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: 14

Number of site notices: 1.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
When the plans for this facility were first drawn up, why was storage not included in the submission. Was this an oversight? As the site address states, this area is a recreation ground, not an industrial Park! I believe the siting of a large metal storage container is not in keeping with the ambience and aesthetics of this much loved and very much used open space. The development is out of keeping with the character and appearance of the area	Addressed in section 7

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. Government policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in Sport England's policy apply.

Having assessed the application for a permanent storage unit for Waterlooville and Havant FC, it is considered that the proposed location for the storage unit in the south east corner of the playing field is in an area partially enclosed by trees and vegetation and is incapable of forming a playing pitch or part of a playing pitch. It is therefore considered that the proposed development meets the following Sport England Policy exception:

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use. In addition Sport England to not object to this application.

Furthermore the basketball court is being replaced by improved facilities in the M.U.G.A, which is currently being built on the western part of the recreation ground.

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

The structure would be visible from users of the park as a footpath going around the park, is located in close proximity to the basketball court. The container would be set against the backdrop of the mature trees and hedging on the boundaries, along with glimpses of the two storey residential dwellings beyond. Whilst the design, size and scale of the building are not ideal, and as such would not be acceptable as a permanent solution to the need for storage for the football club, the impact of the container would not appear overly dominant in the recreation ground and is to an extent mitigated by the backdrop of the mature trees and hedging. Furthermore the recreation ground is currently a building site as the works permitted under applications APP/15/01162 and APP/17/00070 are underway, therefore the context of the area at the moment has changed.

It is therefore considered that given the above, and provided that any approval is for a strictly limited (max. 2 year) temporary period, it is not considered that the development would have such a significant adverse impact on the character and appearance of the area to justify a refusal for this application on this issue alone, given the benefits that will be derived from continued footballing programmes for young people on the site. Furthermore conditions are proposed to ensure that colour is appropriate to the context of the area, and that the structure is for a 2 year period only, which would allow the applicant in partnership with the Leisure Services team, to find a permanent and acceptable solution to the need for storage for the football club within the recreation ground.

(iii) Impact upon residential amenity

Given the proposed layout, relationship and degree of separation from neighbouring properties it is not considered that the development would have a significant adverse impact on the amenities of neighbouring properties with regard to loss of

sunlight/daylight, overlooking or overbearing impact.

8 **Conclusion**

The proposed development would not be suitable as a permanent structure, given its size, scale, massing, design and location in the recreation park. It is considered that the need for storage for the football club allows for this to be a temporary solution, whilst discussions take place to provide a permanent base for the needs of the football club.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/17/00483 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
Elevations of container
ACCESS ROUTE AROUND RECREATION GROUND
ACCESS TO SITE

Reason: - To ensure provision of a satisfactory development.
- 3 This permission shall be for a limited period expiring on 5th July 2019, on or before which date the container hereby permitted shall be permanently removed from the site and the land shall be restored to its previous condition unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The containers are of a type not considered suitable for permanent retention and having due regard to policies CS11, CS12, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding any description of materials in the application, the colour of the container shall be RAL 6000 - RAL 6015 (inclusive)- dark green, unless otherwise agreed in writing by the Local Planning Authority. Only the materials approved shall be used, in accordance with the details approved in writing by the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.