
Site Address: Hooks Lane Ground Clubhouse, Fraser Road, Havant,
PO9 3EJ

Proposal: Change of use of open space land/landscaped amenity strip to enclosed
composter/refuse store

Application Type: Full Planning Permission

Application No: APP/22/00484 Expiry Date: 19/08/2022

Applicant: Mr Mangnell (Chairman)
Havant Rugby Football Club

Agent: Mr Lawrence Case Officer: Graham Speller
Achieve - Town Planning and
Urban Design Ltd

Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within a primarily residential area in addition to schools adjacent and is occupied by Hooks Lane Ground Clubhouse and associated grounds. A car parking area is located to the south of the building.

2 Planning History

00/51637/007 - Erect 6 No. 16 metre high floodlighting columns on pitch 2 (revised scheme), TPP,05/06/2000

99/51637/006 - Erection of 6 no. 16m high floodlighting columns (part retrospective)., REF,03/02/2000

98/51637/005 - Erect 4 No 16 metre floodlighting columns, replace 4 existing 8 metre floodlight columns by 4 x 16 metre high and add additional lamp to existing 16 metre columns, PERM,21/05/1998

91/51637/002 - 203 seated stadium stand as an extension to existing club house, PERM,08/08/1991

93/51637/003 - Erect two storey side extension and spectators stand, PERM,01/07/1993

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

3 Proposal

- 3.1 Change of use of open space land/landscaped amenity strip to enclosed composter/refuse store.

4 Policy Considerations

National Planning Policy Framework 2021

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)

DM10 (Pollution)

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

Councillor Anne Fairhurst - Bedhampton

No comments received.

Councillor D Guest

No comments received.

Councillor Mark Inkster

No comments received.

Environmental Health Manager, Community Group

I can advise that whilst this office has no objection in principle to the provision of an enclosed refuse bin area, which also incorporates a composting unit and maturation bins, adjacent to the car park area, I would ask that the following informative be incorporated within any favourable decision notice:

Informative 1:

The applicants need to ensure that the floor of this enclosure area, is kept free of any discarded or dropped foodstuffs, at all times.

Reason: To ensure this enclosure area does not become a food source for rats.

Norse South East, Operations Director

No comments received.

Property Services Manager

The applicant will require landlord's consent from HBC for this proposed change of use to the open space/land owned by HBC.

Waste 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: 10

Number of site notices: At least one site notice exists

Statutory advertisement: Not applicable.

Number of representations received: 1

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 management criteria.

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

7.3 The proposed siting of the refuse containers and composting units associated with the rugby football club would be on a grassed strip adjacent to the car park. It is noted that currently there are free standing refuse containers that are situated at the edge of the car park, which the applicant's agent says causes some congestion at the moment.

7.4 The proposals would enclose a small area with 1.8m high vertical timber close boarded fencing, which is considered will improve the visual appearance compared to the current situation and also increase circulation within the existing car parking area.

- 7.5 It is noted that an informative is recommended by Environmental Health regarding keeping the compound free of any discarded or dropped foodstuffs.

(iii) Impact upon residential amenity

- 7.6 The refuse compound would be sited some distance away from residential properties and it is considered that there would be no adverse impact on residential amenity as a result of the development meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00484 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 and completed strictly in accordance with the submitted plans, namely:

AMENDED LOCATION PLAN

SITE BLOCK PLAN 1-500

BINS AND COMPOSTER INC STATEMENT LAYOUT INC

and specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

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 2021.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

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 2021.