
Site Address: Purbrook Cricket Club, Purbrook Heath Road, Purbrook,
Waterlooville, PO7 5RU
Proposal: Proposed equipment store with new vehicular access to the rear of
Purbrook Heath Bowls Club onto public highway.
Application No: APP/20/00885 Expiry Date: 07/07/2021
Applicant: Mr Mengham
Agent: Mr Harding Case Officer: Selina Donophy
 BH Architecture Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The proposal site is Purbrook Heath which is a recreation ground located to the South of Purbrook Heath Road. The site comprises a car parking area to the North, as well as a cricket pavilion and tennis courts. There is a bowling green located to the East of the site and various tree growth along the Southern boundary. A private access road runs to the West of the site, with various residential properties located to the West of this. Part of the western route is also a public right of way. The equipment store is proposed in the south east corner of the site, north of a brook which runs towards the south of the site and towards the south west of the bowling club building.

2 Planning History

00/51201/003 - Single storey extension to create area for short mat bowls and improved changing facilities, PERM,24/02/2000

APP/15/00329 - Single storey extension to existing Bowls clubhouse.,
PERM,20/05/2015

APP/19/00853 - Proposed equipment store with new vehicular access off Purbrook Heath, REF,14/02/2020

3 Proposal

Proposed equipment store with new vehicular access to the rear of Purbrook Heath Bowls Club onto public highway.

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)

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)
CS8 (Community Safety)

Havant Borough Local Plan (Allocations) July 2014

AL8 (Local Green Spaces)
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

I would prefer to see the unit pulled forward so as to move it out of the RPA of the trees - BS 5837 would suggest that incursion into tree RPA is only acceptable if there are no other options for the project. As this proposed development is within an open space would it be possible to move the structure?

Case Officer comment : The structure subsequently was moved further out of the RPA .

The revision to the scheme following my initial comments is an improvement and the attached Arb AMS and TPP is acceptable if permission is given for this new built structure.

My only concern is that within the report it states that there may be a need for overhead electricity cables to supply power to the store, but details are unavailable at this time.

For me to withdraw my objection I would need sight of any cable proposals to ensure that they do not cause detriment to the trees.

Case Officer comment : Plan received showing route of electric cables out of tree canopy

I have no objection based on the re-routing of the electricity supply.

Case Officer comment : It is to be noted that overhead electrical cable supply has now been removed from the proposal.

Councillor Gary Hughes

Comment: I welcome the revised proposed plans. Notwithstanding the exact location of the equipment, which I suspect is borne out of pragmatism (unless some of the existing containers are temporarily relocated during the construction phase and removed on completion) I believe there is an excellent opportunity to achieve additional mutual benefits in respect of the bowls club parking area, that is subject to flooding, particularly in the winter months. If any consideration is given to upgrading the

vehicular access from the highway to the equipment store, then CIL funds to improve the car parking at that location would represent a net gain.

Councillor Husky Patel

No comment received

Councillor Ms C Howard - Purbrook Ward

No comment received

Crime Prevention -Minor Apps

Thank you for your letter of the 13th May 2021 and the opportunity to comment upon the application. Having considered the application I note that several of the recommendations contained within my letter of the 28th May 2020 (GEN/20/00307, an extract from which is attached) have been incorporated into this proposal. However, the security standards referenced within that letter are still relevant to this application.

Extract from my letter of 28th May 2020:

“To provide for the security of the building the cladding system and external doors to the following (minimum) standards should be fitted:

- The cladding system should be third party certificated to LPS 1175 SR1
- The pedestrian access door should be third party certificated to LPS 1175 SR2.
- Both roller shutter doors should be third party certificated to LPS 1175 SR2.

Consideration will have to be given as to how these doors are to be secured in the closed position, as any exposed locking system can be attacked.”

Engineering/Drainage

Land drainage: no observations.

NB: Reminder that a permit from the Environment Agency for works within 8m of the main river will be required, and the outfall design approved by them.

Environment Agency

We have reviewed the additional information that has been submitted and have no further comments to make. Our previous response dated 14 December 2020 (our ref; HA/2020/122759/01) still stands, and this is copied below for ease of reference:

“Environment Agency position

*We have **no objection** to the proposal as submitted. **Advice to LPA***

There is no Flood Risk Assessment (FRA), aside from Paragraph 4 of the Design and Access Statement, but the plan shows works are outside flood zones 2 and 3 when cross-referenced with our flood maps. Due to the lack of development within the flood zones, we find the development acceptable. Should this change, we ask that we be consulted again and a site specific FRA may be required.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- ☐ *on or within 8 metres of a main river (16 metres if tidal)*
- ☐ *on or within 8 metres of a flood defence structure or culverted main river (16*

metres if tidal)

☐ *on or within 16 metres of a sea defence*

☐ *involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*

☐ *in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission*

For further guidance please visit

[https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-](https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits)

permits or contact our National Customer Contact Centre on 03708 506

506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity."

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Case Officer comment : This will also be added as an informative to the applicant

Hampshire Highways

The applicant is proposing to provide a new equipment store to the rear of the existing bowling green, with access taken from an access road to the east of the green. The access road connects to the public highway via a dropped kerb onto Purbrook Heath Road.

The existing access junction benefits from good visibility along Purbrook Heath Road. It is noted that, outside of the adopted public highway, the access road surfacing is poor and looks to be wearing away in places. Whilst the Highway Authority raise no objection to the intensified use of the access, the applicant should consider resurfacing the degrading access road to accommodate the additional vehicular use.

Landscape Team

From a landscape perspective we have the following comments:

- We require details on the proposed colours of the façade of the equipment store to understand the impact to the landscape character of Purbrook Heath. We would support a palette of muted natural tones to ensure the building is not too conspicuous.
- We require clarity on the power supply to the equipment store. The site plans do not allude to any requirement for power supply, however the arb report suggests an overhead electricity supply.

Given the location of the equipment store overhead electricity is not deemed appropriate.

Case Officer comment : The overhead electricity cable has now been removed from the proposal.

Mr S Hasted, Leisure Officer

Supportive of the proposed facility.

The building will allow the cricket club to securely store ground maintenance machinery required in the upkeep of the cricket square at Purbrook Heath, for which they are

responsible. This allows for the improvement in quality of a Havant Borough Council sports pitch playing surface.

The proposed location, although removing an area of open space, does not impede or result in the loss of designated sports pitches. Specifically, it does not infringe on the cricket pitch boundary or football pitches.

Property Services Manager, Corporate Group

Estates Team would support the building of this however the siting is not in the agreed area. The applicant would need Landlord permission for this building to take place as the land is owned by Havant Borough Council .

Case Officer comment : Further comments following correspondence with the Estates Team :

I've had a meeting with our team leader who is agreement with me that Formal Landlord Permission would only be given following negotiation of a new lease with the tenant.

Case Officer comment : Further comments following correspondence

As far as position we are ok with that but access would have to be a sperate agreement under any new lease and I believe not a planning issue. As far as Council policy is, no vehicles are allowed on open space land apart from grounds contractor and we enforce this across the Borough. However we may allow some access under licence at different times of the year.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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) Impact upon sports facilities and public open space
- (v) Access
- (vi) Land ownership issues
- (vii) Security and antisocial behaviour
- (viii) Drainage issues
- (ix) Trees

(i) Principle of development

7.2 The application site is situated within the non-urban area where further development restricted to development appropriate to a countryside location. In this case the proposal is linked to an existing sports use and is considered acceptable in this location in principle.

7.3 A previous application was refused planning permission on this site for a cricket store located towards the western side of Purbrook Heath. This was refused for reasons including impact on the sports facilities due to encroachment on the sports pitches, safety concerns due to the isolated location and unsuitability of the access road which serves the cottages on the western side of the heath alongside Estates concerns. The proposed siting has been changed as part of this current application.

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

7.4 This proposal comprises the erection of a cricket equipment store building located towards the south east corner of Purbrook Heath. The building would have dimensions of approximately 10 metres width, 3.4 metres height to ridge level and 4.5 metres depth. The building would have a shallow pitched roof and would have a roller shutter door and steel pedestrian access door to the west elevation and elevations would be formed from galvanised steel cladding to the walls and roof. The store building would be used for the storage of cricket training related items. The proposal would also include a hardstanding located on the western side of the store which would have a length of 4 metres and width spanning the width of the proposed building and this would include a ramp to allow for improved access to the building.

7.5 In terms of the impact on the character and appearance of the area, the proposed equipment store would be located in a corner location of the heath. Whilst the dimensions of the store would be reasonable in scale, the building is not judged to appear particularly prominent or harmful, noting the existing shipping containers are not dissimilar in length. The building, as detailed above, would comprise of galvanised steel cladding in a dark green shade which is judged to adhere with the request for a natural colour palette by Havant's Landscapes Architect. This is judged to allow for an appearance more blended with its surroundings which comprises tree canopies to the east and south.

7.6 The existing shipping containers would be conditioned as part of this application, with one to be removed initially and the other to be relocated whilst construction of the

building is undertaken and then removed from the site.

(iii) Impact upon residential amenity

- 7.7 This proposal would be sited away from the cottages which are located on the western side of Purbrook Heath - the separation distance would be approximately 180 metres between the store and the closest property. The store is not deemed to result in any harm to neighbour amenity.

(iv) Impact upon sports facilities and public open space

- 7.8 The proposed siting of the storage building would be located outside of the cricket and football pitch areas. Havant's Leisure Officer has been consulted in regard to the scheme and has upheld no objection to the proposal, stating that the building will allow for improved upkeep of the cricket pitch.

(v) Access

- 7.9 Access to the store would be facilitated via access to the south of the bowling club which links up with vehicular access to the east of the bowling green which leads up to Purbrook Heath Road to the north. It is noted that the Estates Officer has raised that a separate license would need to be agreed with the Estates Team in order to have vehicles access the heath. The applicant has confirmed that regular vehicular use would not be necessary, however, an informative has been added in relation to HBC landlord requirements. The limited additional use of the access route is not considered to justify an upgrade to the existing bowling club access route. This would not preclude possible future works to the Bowls Club parking area or the access route.

(vi) Land ownership issues

- 7.10 Havant Borough Council are the freehold owners of Purbrook Heath and the land that is subject to this planning application. Purbrook Cricket Club have leasehold interests with HBC namely the pavilion. Landlord permission would be needed which would be granted by the Estates Team however this issue is not a planning consideration and is dealt with under separate legislation.

(vii) Security and antisocial behaviour

- 7.11 The site is fairly isolated with very little natural surveillance and this was a reason for concern for the previous application siting on the opposite side of the sports pitches. Measures have been undertaken to increase security for the building including the provision of a steel security door, ground anchors for equipment for this reason, the Crime Prevention Officer has been consulted in regard to this application. The Officer has upheld no objection although the applicant is directed towards providing the entrances and cladding system with increased safety certification.

(viii) Drainage issues

- 7.12 The site is within Flood Zone 1. The wider site has been impacted by drainage issues historically and the site location would be located on a lower land level than the surrounding area. To the south of the site is a brook and any surface water would drain into the brook from the roof of the storage building. The Environment Agency have been consulted in regards to this scheme and have stated no objection, however

have also referred the applicant to the need to acquire an Environmental Permit. This will need to be undertaken separately from any Planning Permission by the applicant. Havant Council's Drainage Engineer has been consulted and has also directed the applicant towards the need for the Environmental Permit due to the proximity of the brook.

(ix) Trees

- 7.13 There are several trees to the south and east of the proposal site within close proximity to the proposed siting of the store building. Following concerns raised by Havant's Arboricultural Officer due to the close proximity of the store to the root protection area of the trees, the store has since been repositioned, and now is predominantly sited out of the root protection area. Tree Protection Plans have been provided by the applicant and the Arboricultural Officer now upholds no objection to the proposal.

8 Conclusion

- 8.1 The proposed equipment store building is judged to be in an acceptable position on Purbrook Heath, the scale, siting and general appearance is deemed to be in keeping with the surroundings and offers a secure area to allow for use and maintenance of the cricket pitch.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00885

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:

Cladding colour document uploaded on the 10.06.2021

2 REV H Amended site layout plan

4 REV E Amended proposed block plan

5 REV D Amended location plan

Appendix 1 Amended - Appendix 1 Tree Quality Assessment

Appendix 2 Amended Appendix 2 Root Protection Area

Appendix 3 Amended Tree Protection Plan

APRIL 202 REV I Amended Arboricultural Report

1 REV B Proposed elevations

3 REV B Proposed roof plan and section

Reason: - To ensure provision of a satisfactory development.

- 3 In accordance with the submitted site layout plan Drawing No. 2 REV H Amended site layout plan, prior to commencement, the southern most sited container shall be permanently removed from the site and the container sited to the north of this would be relocated to the siting as specified in Drawing No. 2 REV H Amended site layout plan. Within 3 months of the first use of the equipment store hereby permitted the remaining shipping container shall be permanently removed from the land and any damage caused to the ground by the containers shall be repaired.

Reason: In the interests of the character and 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 In addition no underground services shall be provided within the Root Protection Area of retained trees unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention of important trees in the interest of the character and appearance of the area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.