
Site Address: Bidbury Mead Recreation Park, Bidbury Lane, Havant
Proposal: Variation of Condition 6 of Planning Permission APP/15/00127 to vary approved plans (to allow for erection of two single storey wooden buildings in lieu of the single building previously approved to be used as a club room for Bedhampton Mariners Cricket Club).
Application No: APP/15/00550
Applicant: Mr M Collins
Agent:
Ward: Bedhampton

Expiry Date: 13/07/2015
Team: Team 1
Case Officer: David Eaves

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the north of the existing sports pavilion at Bidbury Mead Recreation Park. The site is currently occupied by a large container which is used by the cricket club. The building would be sited between an existing service road and a footpath. It would also be sited 7.5m from an existing significant Red Oak tree.

2 Planning History

APP/15/00127 Erection of a single storey wooden building to be used as a club room for Bedhampton Mariners Cricket Club Permitted April 2015

3 Proposal

Erection of two single storey wooden buildings to be used as a club room for Bedhampton Mariners Cricket Club. The applicant has in relation to the previous permission stated that there would be a bar for the use of members and guests and the building would be used by the cricket club during the cricket season from the beginning of May until the end of August.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS6	(Regeneration of the Borough)
CS8	(Community Safety)
DM1	(Recreation and Open Space)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL8 (Local Green Spaces)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Property Services Manager:

I confirm that the proposal is situated on land owned by Havant Borough Council. Bedhampton Mariners CC have consulted with the Estates Team regarding the proposed development and the Estates Team has no objection to the proposal.

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: 32

Number of site notices: 1

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
- (iv) The impact on adjacent red oak tree
- (v) Drainage issues
- (vi) Security and anti-social behavior

(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. The application seeks to vary the previous consent for a single building club room.

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

The buildings would be sited adjacent to the existing taller pavilion building. The proposed buildings would be fairly utilitarian structures with timber cladding and a mineral felt pitched roof. Doors and windows would be provided to the front (east facing) elevations. There would be doors allowing access between the two buildings. The buildings would replace the existing white painted metal container.

The buildings would be viewed from a distance across the recreation ground, whilst the buildings are of a type that may be expected in a park setting it is considered important that the buildings are dark stained so that they have a relatively recessive appearance in the landscape setting, a condition is therefore recommended with regard to the buildings finish. The existing metal container is visually intrusive and in granting planning permission for the proposed building its function would cease. A planning condition to secure the removal of the container is considered reasonable and necessary, however this should be worded to allow for the retention of the container for the construction period to allow for secure storage.

(iii) Impact upon residential amenity

The closest residential properties are at The Spinney, Edward Gardens (to the west) and 1&2 Bidbury Mead (to the north). There is intended to be a bar area for use on match days from 14.00hours to 22.30 hours during the cricket season. It is understood that this would be a low key facility. No cooking facilities have been indicated, however, it is considered appropriate to restrict the installation of cooking extracts etc without planning permission to prevent potential smell pollution having due regard to policy DM10. It is considered that the development is unlikely to have a unacceptable impact on residential amenities.

(iv) The impact on adjacent red oak tree

The proposed buildings would be sited close to a significant Red Oak tree and an Arboricultural Assessment & Method Statement has been submitted with the application. The Councils Arboriculturalist has considered the proposal and has confirmed that he raises no objection to the original proposal subject to the requirements of the Arboricultural report. The buildings now proposed have the same siting as the original and the impact on the tree can be suitably addressed by the imposition of a planning condition.

(v) Drainage issues

It is understood that the buildings are proposed to be drained to a soakaway and it is noted that the existing sports pavilion also drains to a soakaway. Given that the buildings would be surrounded by open land it is considered that soakaways would serve the drainage of the building adequately. An informative is recommended in relation to the use or otherwise of the existing soakaway.

(vi) Security and anti-social behavior

The buildings would be sited detached from the existing sports pavilion in order to seek to avoid people jumping between the roofs. The windows would also be fitted with

internal security shutters.

Whilst buildings within any park can be vulnerable to crime or antisocial behavior, these matters have been considered by the applicant in the siting and fittings for the building.

8 **Conclusion**

In conclusion, the proposed variation is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area. The use of the building is considered unlikely to have a harmful impact on the residential amenities of nearby residents. The building is positioned such that subject to work taking place in accordance with the arboricultural method statement the development should not harm the adjacent tree. It is considered that acceptable drainage can be provided to the building and the applicant has taken account of potential security issues.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00550

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Within 3 months of the first use of the buildings hereby permitted the walls of the building shall be painted or stained in a colour to be submitted to and approved in writing by the Local Planning Authority. The buildings shall subsequently be maintained in the same colour unless otherwise subsequently agreed in writing by the Local Planning authority.
Reason: To ensure that the building has an acceptable appearance within the Bidbury Mead Recreation Park and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL8 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.
- 3 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in full accordance with the Arboricultural Assessment and Method Statement Ref: 0763.bjh.Jan15 and Tree Survey & Root Protection Plans submitted in relation to this planning application.

Reason: To ensure that the development has an acceptable impact on the Red Oak tree adjacent to the site in the interests of the character and appearance of the area and the long term retention of the tree having due regard to policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Within 1 month of the completion of the development hereby permitted, the existing container on the site shall be removed from Bidbury Mead Recreation Park.

Reason: In the interests of the character and appearance of the park and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and policy AL8 of Havant Borough Local Plan (Allocations) 2014 together with the National Planning Policy Framework 2012.

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

Arboricultural Assessment & Method Statement Ref: 0763.bjh.Jan15
Location Plan Unique Plan Reference p4/28032/38679
Site Plan Unique Plan Reference b90/28032/38682
Block Plan Drawing Number KP-1032
Floor Plan and Elevations Drawing No. 38/67394
Perspective View

Reason: - To ensure provision of a satisfactory development.