
Site Address:	Bidbury Mead Recreation Park, Bidbury Lane, Havant		
Proposal:	Erection of a single storey wooden building to be used as a club room for Bedhampton Mariners Cricket Club.		
Application No:	APP/15/00127	Expiry Date:	01/04/2015
Applicant:	Mr Collins	Team:	Team 1
	Bedhampton Cricket Club		
Agent:		Case Officer:	David Eaves
Ward:	Bedhampton		

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

None relevant.

3 Proposal

Erection of a single storey wooden building to be used as a club room for Bedhampton Mariners Cricket Club. The applicant has 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 2012

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: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist

Site in an area of Archaeological potential.

However, the construction of the proposed wooden building would require the excavation of a trench with a total length of 30 metres and it is unlikely that ground working on such a small scale would encounter meaningful archaeological deposits. Therefore, despite the archaeological potential of the site, I would not raise an archaeological issue in this instance due to the limited nature of the proposed ground working.

Open Space Society

No comments received

Countryside Access Team

No comments received.

Property Services

Proposed building would be sited on land owned by the Council.

The application mentions that drainage of rainwater from the new building will be via a soakaway. There is an existing soak-away adjacent to the proposed development site which is used and designed to accommodate rain water run-off from the existing sports pavilion at Bidbury Mead. It is unclear from the application whether the applicant is proposing to use this existing soak-away as a means of draining run-off from the new building or whether it is proposing to create a new one for this purpose. If the applicant is proposing to use the existing soak-away, it is uncertain whether it would have sufficient capacity to accommodate the additional run-off that would be generated by the new building.

Aside from the above which, requires clarification, I have no further observations in respect of the proposal.

Southern Water

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Environmental Health

If the proposed timber shed is a replacement for the existing container, this office has no adverse comments.

Development Engineer - Highways

The Highway authority has no objection to this application.

Arboriculturalist HBC

In relation to the project, while I do not feel that the relationship between the oak and the proposed building are ideal, the footprint is outside the RPA and specialist ground

protect is going to be employed to protect the rooting area around the new building.

I feel that there is scope on this site for a better proposal that would move the new building away from the tree thus allowing for greater separation, but in principle I can not raise objection to this application as the Arb information submitted is comprehensive and meets the criteria set out in BS 5837.

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: 1

Summary:

Strongly object.

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

7.2 The application site is situated within an urban area and within the Bidbury Mead Recreation Ground. Development within the Recreation Ground is only considered acceptable if it is related to the recreational use of the park. The proposed building is directly related to providing improved facilities for the Bedhampton Mariners Cricket Club which is a long standing club (originally starting life as Stockheath & Bedhampton C.C. in 1872 and moving to Bidbury Mead in the 1930's). It is considered that the improvement of club facilities within the park is acceptable in principle and is supported by policies DM1 and AL8.

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

7.3 The building would be sited adjacent to the existing taller pavilion building. The proposed building would be a fairly utilitarian structure with timber cladding and a

mineral felt pitched roof. Doors and windows would be provided to the front (east facing) elevation. The building would replace the existing white painted metal container.

- 7.4 The building would be viewed from a distance across the recreation ground, whilst the structure is the type of building that may be expected in a park setting it is considered important that the building is dark stained so that it has 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.

(iii) Impact upon residential amenity

- 7.5 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

- 7.6 The proposed building 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 proposal subject to the requirements of the Arboricultural report. Whilst the position of the building has been questioned to see whether it could be moved further off the tree, the siting has been chosen to meet the clubs needs close to the existing pavilion where there are changing facilities and far enough off the pavilion to avoid the roofs of both buildings potentially being jumped between. It is considered that the siting proposed is preferable in terms of the grouping of buildings improving the visual impact and siting the building off residential properties as far as practicable.

(v) Drainage issues

- 7.7 The building is proposed to be drained to a soakaway and it is noted that the existing sports pavilion also drains to a soakaway. Given that the building is 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

- 7.8 The building is 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 Crime Shield security screens. 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

- 8.1 The proposed development is considered acceptable in principle and would have a limited and 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/15/00127

(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 building 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 building 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 Prior to the commencement 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:

Location Plan Ref: p4/28032/38679

Block Plan drawing number KP-0985

Elevations and Floor Plan drawing number 38/66966

Section drawing number 38/66966

Arboricultural Assessment & Method Statement Ref: 0763.bjh.Jan15

Tree Survey & Root Protection Plans BJH 01 & BJH 02

Tree Retention & Protection Plan drawing number BJH 03/04

Reason: - To ensure provision of a satisfactory development.