

Recommendation Report for Planning Permission

REF NO: EP/17/18/PL

LOCATION: Sports Pavilion
Lashmar Road
East Preston
BN16 1EZ

PROPOSAL: Erection of combined toilet block & storage room, separate store & additional kiosk & turnstyle.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The application proposes to remove existing Marley garage store and replace it with a new purpose built combined toilet and storage area along with a separate store to the Southern end of the site. Also it is proposed that another new kiosk with turnstile is to be placed alongside previously approved kiosk under EP/3/14/ to Eastern boundary. This is to allow for both home and away fans to enter via different points, a necessity for their proposed promotion.

The toilet block will provide an additional wheelchair assessable WC along with 2 x female toilets and 1x male toilet with 2 urinals. The proposed floor area is 31.8m².

The separate machinery store has a proposed floor area of 6.75m² and an additional 5m² hard standing is proposed for access into the store.

The additional kiosk has a proposed floor area of 2m² and an additional 3m² of hard standing is required to fit both kiosks and their respective turnstiles in.

The total additional area of floor space being created is approximately 40.55m²

SITE AREA

Approx. 11,000 sq metres

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Mature trees approx. 4m high to north, south and eastern boundaries together with fencing and hoardings to approx. 2 m high

SITE CHARACTERISTICS

The site is occupied by a sports and social club. There is a group of single-storey buildings in the south-eastern corner of the site which provide changing and social facilities for users of the club. To the west of these buildings, and extending to the north, is a grass surfaced sports field marked out as a football pitch. There is a small, all-seater four tier grandstand located on the eastern side of the field.

CHARACTER OF LOCALITY

The site is located within the built-up area. It borders an area of open green space to the east and a school to the south and the northern boundary flanks Roundstone Road. The western edge of the site runs alongside the rear gardens of residential dwellings on Clarence Drive. East Preston Primary school to South

RELEVANT SITE HISTORY

EP/3/14/	Provision of covered areas for standing spectators and kitchen service area. 2 no. turn stiles and ticket kiosks. Extension of concrete pathway. New external doorways to new W/Cs.	ApproveConditionally 09-04-14
EP/120/13/	Additional 50 seat covered stand located beside existing stand on football ground	ApproveConditionally 15-01-14
EP/193/07/	Smoking area for sports club members & visitors	ApproveConditionally 20-02-08

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council
No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
Estates Manager
Environmental Health

CONSULTATION RESPONSES RECEIVED:

- None

COMMENTS ON CONSULTATION RESPONSES:

- None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN7 The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

East Preston Village Design Statement

D DM1 Aspects of Form and Quality

D SP1 Design

HWB SP1 Health & Wellbeing

[East Preston Neighbourhood Plan 2014 Policy 4](#) Design in Character Area Three

East Preston Neighbourhood Plan 2014 Policy 6 Open Spaces

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

EPDS East Preston Village Design Statement

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to

an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Policies 5 and 6 of East Preston Neighbourhood Plan are considered relevant to determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The site is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within Arun District Local Plan Policy GEN7, which seeks to prevent development that would have an adverse impact upon visual and residential amenities.

VISUAL AMENITY:

The proposed structures have a modest height and are screened by surrounding landscaping and sited away from boundaries adjoining residential properties and neighbouring streets and have a low impact upon the overall character and appearance of the surrounding area. The moderate nature of the proposed storage block, toilet block and kiosk and turnstyle, particularly when taken in context with the overall size of the site, will ensure that they will not compromise the general open and spacious character of the sports club.

The development is designed to complement the existing grandstand and will therefore appear as an integrated feature that will not look awkward or out of place.

The proposal does not conflict with any of the criteria outlined in policy 5: Design in Character Area Four of East Preston Neighbourhood Plan. Policy 6 states that development will be resisted on the football ground open space unless the development is ancillary to that use. This proposal is compliant in that the building is ancillary and replaces an existing garage building of no architectural merit.

CONTRIBUTION TO COMMUNITY:

The area subject of this application is specific to the Football Field and facilities. This application is for works which form part of a programme of improvements required by the club to attain promotion to step 4 in the football pyramid. While the Club expect to earn promotion through their match play, in order to receive the promotion the Football Association require that the facilities at the Club meet certain standards. The works subject of this application will allow the Club to meet these standards.

The proposed additions will improve facilities for spectators attending football matches and therefore have a positive impact upon the vitality of this important asset to the community, enabling higher attendances. Para. 70 of the National Planning Policy Framework (NPPF) states that planning decisions should plan positively for the provision and use of shared space, community facilities (such as sports venues) and that they should ensure that established facilities are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community. It is considered that the proposal represents an example of sustainable modernisation of an established facility whose value to the community is recognised within the East Preston Village Design Statement (EPDS).

RESIDENTIAL AMENITY:

The development will be positioned well away from residential properties and will only be in use when sporting events are taking place on the field. It is therefore considered that it will not result in any unacceptable adverse impact upon the amenities of nearby residents by way of appearing overbearing, causing undue overlooking or overshadowing or generating disturbing levels of noise.

SUMMARY:

It is considered that the proposed development can be accommodated without causing unacceptable harm towards visual or residential amenities and would support an established community facility, as encouraged in para. 70 of the NPPF.

It is therefore recommended that the application is approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership,

pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
Proposed Block and Location 17002/03R3, Proposed Floor Plans, Elevations, Roof Plan for Toilet/Store Block and Store 17002/02R1 and Proposed Block Extracts and North Elevation of the Toilet/Store and Store.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.