PLANNING APPLICATION REPORT

REF NO: **FN/57/10/**

LOCATION: Findon Cricket Club
Long Furlong
Findon

PROPOSAL: Replace two outdoor cricket nets with three outdoor cricket nets

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The outdoor cricket nets would measure approximately 29.5m in length x 10.9m in width x 4m in height.
SITE AREA	Approximately 1040 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site on hillside, pavilion and existing cricket nets stepped up from pitch.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Hedging and mature trees to north and west boundaries. Varying hedging and post and wire fencing enclosing the site to the south and east.
SITE CHARACTERISTICS	Cricket ground, pitch centrally located with Pavilion to the west, 2 practice nets to the North. Informal parking area to north of the pitch.
CHARACTER OF LOCALITY	South Downs National Park, within a rural area. Residential properties and kennel to east of the site. Long Furlong to north boundary (Class A Road).

RELEVANT SITE HISTORY

FN/79/03/	Extensions to clubhouse.	Approve Cond 05-01-2004
FN/54/05/	Extension to club house incorporating new kitchen, disabled toilets and umpires room	Approve Cond 12-09-2005
FN/14/06/	Extension to club house incorporating new kitchen and disabled toilets (Resubmission following FN/54/05)	Approve Cond 24-04-2006
FN/21/07/	Sound and safety bund.	Refused 19-06-2007

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

West Sussex County Council:
No comment

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
South Downs National Park
Class A Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

PLANNING
The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING
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

The proposed application seeks permission for 3 outdoor crickets nets to replace the 2 existing on site. The proposed nets would be sited in a similar location to that of the existing nets, however they would be orientated away from the cricket pitch to face south-west.

The proposed nets would be constructed from steel tubing and netting, similar to the design and appearance of the existing nets albeit of an increased height, depth and width. Although the existing structure has an elevated position within the site, given the mature tree screening along the northern boundary it does not impact upon the character and appearance of the South Downs National Park. Therefore the introduction of the 3 proposed nets given the screening along the northern boundary and its corner location within the site is considered to be minimal and would not impact upon the appearance of the surrounding area.

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

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 This permission relates to the following approved plans;

1:150 Plan; and Drawing 1 Location and Block Plan.

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

3 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS5, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.