

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for Planning Permission****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Long Lane District Park, Pavilion
Address Line 1	Long Lane
Address Line 2	
Address Line 3	Hampshire
Town/city	Bursledon
Postcode	SO31 8DA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
448594	110155

Description

Applicant Details

Name/Company

Title

Mr

First name

Roland

Surname

Potter

Company Name

Bursledon Parish Council

Address

Address line 1

Bursledon Parish Council

Address line 2

The Lowford Centre

Address line 3

Portsmouth Road, Bursledon

Town/City

Southampton

County

Hampshire

Country

United Kingdom

Postcode

SO31 8ES

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

2.99

Unit

Hectares

Description of the Proposal

Please note in regard to:

- Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Demolition and Replacement of 2-changing room sports pavilion and groundsman facilities.
No change of use proposed

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

Bursledon Recreation Ground is approximately 3 hectares and consists of playing fields and public open space, including:

- A 2-changing room pavilion, with toilets, kitchenette and officials changing facilities.

- Groundsman shed

- 1nr 11v11 full size football pitch

- 1nr artificial cricket wicket

- Children's Play Park

- 2nr Tennis Courts

- Hardstanding gravel area providing informal car parking for approximately 12-15 cars (available for pitch hirers only)

The recreation ground holds village green status and resides within the Old Bursledon Conservation Area.

The sports pitches and changing facilities are hired by community sports clubs, with the tennis courts and play area used by local residents on an ad hoc basis.

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

White Rendered Walls Timber Cladding

Proposed materials and finishes:

Composite Timber effect cladding White Rendered Walls Brick Plinth Signage (Design TBC)

Type:

Roof

Existing materials and finishes:

Tile effect insulated roof covering (Clay)

Proposed materials and finishes:

Tile effect insulated roof covering (Graphite Gray) PV Provision

Type:

Doors

Existing materials and finishes:

Metal Doors x 1 (Grey) Metal Shutter Doors x 1 (Graphite Grey)

Proposed materials and finishes:

Doors x 1 (Graphite Grey) Metal Shutter Doors x 2 (Graphite Grey)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

N/A

Proposed materials and finishes:

Timber Clad fencing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see the documents referenced below for details of the proposed materials and finishes:

1. 5021481-RDG-XX-XX-D-B-0010_B Proposed Elevations
2. 'Design and Access Statement_Long Lane Pavilion'

Thanks

Harry

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

15

Total proposed (including spaces retained):

15

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

4

Total proposed (including spaces retained):

4

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see the following document for details of foul and surface water arrangements:

'5023642 - Long Lane - Outline Drainage Strategy'

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Use Class: Other (Please specify) Other (Please specify): F2(c) Existing gross internal floorspace (square metres) (a): 130 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 166 Net additional gross internal floorspace following development (square metres) (d = c - a): 36
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Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	130	0	166	36

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☐ Yes
- ☒ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Q_23_95559

Date (must be pre-application submission)

13/09/2023

Details of the pre-application advice received

Policy & Principle:

The Design and Access Statement addresses all the main policies, except DM12 which relates to heritage assets. Relevant given the recreation ground falls within the Old Bursledon Conservation Area.

In principle replacement of the existing pavilion and groundsman's workshop is acceptable, with any final planning approval being based upon the design and impact of that proposed. The main impacts would be the character and appearance of the conservation area, impact upon sports provision, trees, ecology and the residential amenity of the adjacent neighbouring properties.

Conservation Area:

Given that proposed is only marginally larger in footprint and height than the existing pavilion building and will be in approximately the same location, there should be no significant impact upon the character of the conservation area. However, this would also be dependent on the design of that proposed and materials used.

Sports Provision:

As set out in the supporting statement, whilst of a larger footprint which theoretically results in more of the recreation ground being built upon, none of the existing pitches would be impacted. As such, this would be acceptable, particularly given that proposed is intended to provide improved facilities for users.

Design:

Of the two options submitted, option 2.0a is the more attractive in form due to its single roof form, albeit the drop in ridge height is a little awkward. However, I do accept that this is probably not the best option in terms of the maintenance workshop due to the reduced ceiling height.

With regards to the proposed materials, I would have no particular objection and accept that a balance must be reached in terms of cost, robustness and aesthetics. Whilst a functional building, it should not look 'cheap'.

Trees & Ecology:

Updated tree survey required. No objection in principle and welcomes proposal to move building further away from adjacent trees. Revised tree report to take into account the secure external compound to the rear of the building.

Ecologist notes that the PEA showed the building showed a low potential for bats. Emergence survey recommended. CEMP to be conditioned.

With regards to BNG there appears to be scope to include bat bricks and swift nest boxes within the gable ends of the building and under the eaves.

Amenity:

The amenity of adjacent properties will need to be protected during the course of demolition and construction. This can easily be secured by planning condition.

No change in use, essentially a direct replacement for the existing, albeit of a far better quality.

Conclusion:

In principle replacement of the existing pavilion is acceptable in terms of scale, position and use. However, I would encourage improvements to the appearance of the pavilion building as set out above and attached. Whilst intended as a functional building, it is within the Old Bursledon Conservation Area where a higher than usual quality of design would usually be expected.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
- ☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Harry

Surname

Lee

Declaration Date

15/11/2023

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Harry Lee

Date

2023/11/20