

DELEGATED OFFICER REPORT

Application Ref: F/24/96739

Site Address: CLUB HOUSE, VT SPORTS GROUND, PORTSMOUTH ROAD, BURSLEDON

Case Officer: Rachael Morris

Description: Extension to the existing cricket pavilion to provide changing facilities

Particular Site Constraints?	Yes ☒	No ☐
- Settlement Gap - Countryside - HCC Minerals Safeguarding		

Planning History?	Yes ☒	No ☐
- Z/24706/000/00 - Erection of sports pavilion to include changing rooms, bar, squash courts and steward's accommodation – Permit – Nov 1980 - Z/24706/001/00 - Siting of Mobile Home – Temporarily approve – Apr 1987 - F/12/71754 - Construction of sports pavilion and cricket pavilion, all weather sports pitch with flood lighting and 3m high mesh fencing, 112 space car park with altered and widened vehicular access and drive, following demolition of existing buildings – Permit – Feb 2013 - F/16/79528 - Construction of new pavilion & changing rooms – Permit – Feb 2017		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No comment.		
Ecology:	<u>09/05/2024</u> A swift box and a bat box have been proposed at a high level on each of the gable ends. Looking at the proposed block plan, the gable ends are on the east and western elevations. The swift box should be on the end with the clearest flight path and the most shade, so they don't get too hot. I think this would be the eastern elevation. The bat box can go on the western elevation, which should not be illuminated. Bats don't need quite as much clearance as swifts and prefer a warmer environment. <u>24/04/2024</u> I have reviewed the site photos. I don't see any potential bat roost features on the existing pavilion building. Add a informative to the decision notice. Biodiversity enhancements can be conditioned. <u>20/03/2024</u> The surface water drainage proposal of a new soakaway is appropriate. Rain garden planters to filter and attenuate the water before it enters the soakaway might also be good additions to this scheme. A green roof on the single storey changing rooms, or a bat box or a swift nest box on the existing building might be appropriate biodiversity enhancements for this proposal.		
Tree Officer:	We have no arboricultural objection to the proposals, subject to a condition.		
Leisure Service Manager:	No comment.		
Planning Policy:	The development is proposed to be located on land protected as countryside under Strategic Policy S5, New development in the countryside and land designated as settlement gap under Strategic Policy S6, Protection of Settlement Gaps. The land is not covered by any other specific land use designations.		

	The use of the site as a sports club with pitches and associated facilities is well established. It is stated in Policy DM34, New and enhanced recreation and open space facilities that the provision, extension or enhancement of public and private recreation and open space facilities or uses including those identified in policy DM32...will be permitted provided that...b. in the countryside: i. new buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation; and ii. development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character. It is considered that the proposed extension to the existing clubhouse would be in compliance with these criteria. The proposed clubhouse extension is also supported in principle having previously been identified as a need for improving the facilities on the site. Policy DM36, Community, leisure and cultural facilities states that extensions to community facilities may be permitted subject to DM18. Policy DM18, Extension and replacement of non-residential buildings in the countryside states that such proposals will be permitted, subject to the general development criteria and transport policies of this Local Plan and a number of criteria which are set out. The key considerations of this proposal when assessing it against the criteria in this policy are those which relate to the density, scale, massing, layout and height (criterion c) and avoiding detrimental impacts upon the character of the countryside (criterion d). It will be important for the proposed extension to be well designed with regards to its location in the countryside, and in the strategic gap designation. The criteria in policy DM1, General criteria for new development will also be important to consider with regards to the overall design of the proposed extension and with regards to development not having an adverse impact on, and where possible enhancing the countryside amongst other things.
Landscape:	<u>16/05/2024</u> On reflection, it would seem an unreasonable burden on the Club to insist on a landscape plan, since this is only going to indicate minor paving works and won't include any new tree planting. Could we go back to the agent and say we are happy to accept the details as submitted but with the proviso they approach the landowners to plant a minimum of 3 new trees around/close to the cricket pitch? The proposed cladding colour makes sense to match the existing building. <u>12/03/2024</u> Whilst I have no objection in principle to this modest, single storey extension to the existing cricket pavilion, I note that a landscape scheme detailing the design and layout of external space has not been submitted, this is required under Policy DM1.e. Please confirm the colour of the cladding (note says to match existing building?). Careful selection of colours can significantly reduce visual impact. Although the red line has been drawn tightly on the application plans, there is plenty of space on this site for some new tree planting and we would encourage the applicant to plant a number of native trees to bolster tree cover and further EBC's aim to combat Climate Change. These new trees can be shown on plan together with species, sizes, planting specification etc.
HCC Minerals and Waste:	No comment.
Sport England:	<u>13/05/2024</u> The amended floor plans which show that the main changing areas now meet the ECB recommended size guidelines of 20 square metres. Sport England has no further comments, and we wish to reiterate our non-objection under our E2 exception:

	The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use. <u>25/03/2024</u> Sport England does not consider there is any additional impact on the playing field as a result of the proposed development. Sport England has consulted with the ECB, as the national governing body for cricket, and we have received the following comments. Both the ECB and the Hampshire Cricket Board have been supporting the cricket club's need for improved changing accommodation at this site. The ECB comments that while they are supportive of the principle of this application, to fulfil the ECB's Technical Guidance (TS3), the minimum changing space (excluding showers) within the two main changing rooms should be 20sqm. Based on the plans provided, both fall short of this. The ECB therefore recommends that the applicant revisits the design, with a view to increasing both the main changing room spaces to fulfil this. To achieve this, a reduction in the unisex/officials changing space could be considered alongside a review of the size of the showering space. With the above in mind, both the ECB and Hampshire Cricket are willing to work with the applicant in reviewing further design modifications to ensure compliance with the ECB's guidelines. Sport England notes and supports the comments from the ECB in respect of compliance with ECB technical design guidance. We would strongly encourage the applicant to carefully consider these comments from the ECB and reviews the design and layout. Sport England is satisfied that the proposal meets our E2 exception as we do not consider there is an adverse impact on the playing field/pitches at the site. No objection.
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Site Visit:	Yes ☒	No ☐
Details: 12/04/2024		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2, S5 and S6; and Development Management policies DM1, DM3, DM6, DM11 and DM34. Supplementary Planning Documents: Quality Places; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM3, DM6, DM11 and DM34 from the 2016-2036 local plan, in that: <u>Principle</u> - The proposal is within the countryside and settlement gap where policies S5 and S6 from the Local Plan (2016-2036) apply. - Policy S5 states planning permission will be granted for new development in the countryside provided it is related to... outdoor recreation and open space (policies

DM32 and DM33) ... In permitting new development in the countryside the Borough Council will seek to avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area; secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast; avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan ...

- Policy S6 states development within a Settlement Gap will be permitted provided that: it would not undermine the physical extent and/or visual separation of settlements; and it would not have an urbanising effect detrimental to the character of the countryside; or the separate identity of the adjoining settlements.
- Policy DM34 states the provision, extension or enhancement of public and private recreation and open space facilities or uses including those identified in policy DM32 will be permitted provided that: they accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan; in the countryside new buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation and development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character; they contribute to the management of, and where possible enhance the countryside and urban open spaces and; they are readily accessible to those they are intended to serve by means of transport other than the private car, and accord with the transport and parking policies of this Local Plan.
- The proposal is assessed against these policies below but it is considered in principle that the proposed development would accord with policies S5, S6 and DM34 from the 2016-2036 Local Plan.

Design and layout

- The single storey building measures approx. 15m(w) by 4.3m(d), by 2.6m(h) which is an appropriate size for the changing facilities.
- The proposed building is positioned hard up against the existing cricket pavilion and its design and external materials (including the brickwork and horizontal cladding) reflects those used on the pavilion.
- Ideally closer unity between the two structures would enhance the scheme through a pitched roof to reflect the existing pavilion, but the flat roof of the proposal reduces its overall bulk and is not unacceptable in design terms.
- Overall, the scheme provides a subservient addition to the existing pavilion which is a suitable in terms of its design. The application has been amended to ensure the proposed changing rooms accord with Sport England guidance.
- The proposal accords with policy DM1 which sets out the general criteria for new development that requires design to be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings.

Impact on countryside and settlement gap

- There is an operational need for changing rooms at the established cricket club to facilitate the increased user capacity and need sufficiently, as stated in the Design and Access Statement. It is recognised that the provision of changing facilities is important for the viability and long-term sustainability of the site and its provision would not materially change the nature of the recreational. On this basis, the principle of development on the countryside site is acceptable, as set out within Policies S5 and DM34.
- The site is also located within the settlement gap between Bursledon, Netley and Southampton. The proposed building is directly next to the existing cricket pavilion and as such the two structures would be read together and so avoid introducing an isolated building into the settlement gap. The modest nature of the single storey building, along with its positioning, means it should not undermine the gap's role in

physically and visually separating the urban areas. As such, the development is not considered to have an urbanising impact upon the wider band of countryside and is in accordance with Policy S6.

Ecology and landscaping

- The proposal must provide a biodiversity net gain, in accordance with policy DM11.
- The amended plans show that both a bat box and swift box have been proposed with the bat box on the western elevation and the swift box to the east, as per the ecologist's recommendation.
- The landscape officer is now satisfied with the submitted plans but also requests 3.no trees are planted outside of the red line boundary. This is not considered reasonable in comparison to the scheme applied for and is also not directly necessary to make this application acceptable. Therefore, this would fail the required 6 tests for an appropriate condition.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...