



### **3 Proposal**

- 3.1 The application proposes the redevelopment/refurbishment of the existing sports pavilion to create two changing rooms, changing facilities for match officials, plus clubhouse room, kitchen and WC facilities. Externally the works include a new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters. Also proposed is an extended podium deck area to the south elevation with ramped access.

### **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)  
CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
CS8 (Community Safety)

Havant Borough Local Plan (Allocations) July 2014

AL8 (Local Green Spaces)  
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP\_C5 (Designated Local Green Spaces)  
ENP\_C4 (Leisure & Recreational Facilities)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### **Arboriculturalist**

##### Initial comment

There are several trees throughout the site that could be affected by the proposals. No arboricultural information has been submitted to demonstrate an acceptable relationship between these trees and the proposals. This is not a great concern, but there will be a need for protection measures to be put in place during the construction process. On that basis, if you are minded to permit this application it would be recommended that a suitably worded pre-commencement condition is imposed requiring the applicant to submit details of protection measures and construction methodology.

##### Updated comment following submission of a Tree Protection Plan

I'm happy with the tree protection plan submitted. If minded to permit this application, I'd recommend a suitably worded condition requiring the applicant to ensure the protective fencing specified is erected prior to any other works being carried out and that it stays in situ until completion.

***Officer comment*** : A tree protection condition is recommended (see Recommendation

below).

**Councillor Julie Thain-Smith**

No comment

**Councillor Lulu Bowerman**

No comment

**Councillor R Kennett**

No comment

**Countryside Access Team**

Thank you for sending us this consultation. Please accept this response as being that of the Countryside Service, in relation to this application we are responding on behalf of Hampshire County Council as Highway Authority in respect of Public Rights of Way.

Response: No Objection

Site Context: Havant Footpath 31 runs west from Horndean Road past The Pavilion then south to Washington Road.

A copy of the Definitive Map of Rights of Way and Definitive Statement and Countryside Sites can be found at

<https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and

<https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Comment:

The proposed vehicular access to the development site is along footpath 31. Should permission be granted for this application, we request that the applicant is made aware of the following requirements through informatives:

- i. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must always remain available for public use.
- ii. All vehicles would be accessing the site via a public footpath and should give way to public users at all times.
- iii. No builders or contractor's vehicles, machinery, equipment, materials, spoil, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.

***Officer comment:*** *The recommended informatives can be added to the decision notice in the event that planning permission is granted.*

**County Minerals**

No comment received

**Crime Prevention Officer**

No comment received

**Environment Agency**

No comment received

**Environmental Health Manager, Community Group**

This office has no adverse comments

**Leisure Officer**

No comment received

**Open Space Society**

No comment received

**Property Services Manager**

No landlord consent required

**Southern Gas Network**

No comment received

**Sport England**

Thank you for consulting Sport England on the above named application for the redevelopment of an existing sports pavilion to create two changing rooms, changing facilities for match officials, plus clubhouse room, kitchen and WC facilities, including new extension to the entrances of the changing rooms and new windows and doors with integrated security shutters. Also extending podium deck area to the south elevation with ramped access.

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has consulted the ECB on the proposal and we have received the following comments. The ECB comments that along with Hampshire Cricket Board they met with the applicant and cricket club representatives on the site to review the designs and wider plans on the 12th April 2022. Ahead of this meeting, the proposed revised internal lay-out was shared and the ECB confirmed that the proposed design is compliant with its guidance – notably with the main changing rooms have direct access to the playing area. Noting the potential changing flexibility within the Officials Area, the ECB would recommend that individual cubicle toilets are provided in both changing spaces (single & double), and the one shown in the corridor dispensed with. Also, the ECB comments that as discussed during the above mentioned visit, if possible, can provision for scorers be adopted within the scheme?

The Hampshire Cricket Board are fully aware of this project and it will be included within their emerging County Facilities Strategy. Overall, the ECB is fully supportive of the proposal. Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing_fields_policy)

Sport England is satisfied that the proposed development does not result in any material impact on the playing field and that the ECB is fully supportive of the proposal. On that basis, Sport England is satisfied that the application meets exception 2 of our playing fields policy, in that:

'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.'

This being the case, Sport England does not wish to raise an objection to this application.

We would however ask that consideration is given to the ECB's detailed comments on the design and layout of the facility to ensure compliance with their technical design guidance.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

## **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: 55

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

## **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) Impact on trees
- (v) Flood risk

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

7.3 The applicant has confirmed they would like for the building to have more community use. There are no conditions on the original planning application decision notice

reference 18695 limiting the use of the building. Any use would be allowed within the Permitted Development use class to which this belongs.

- 7.4 The reasoning for the alterations to the internal changing rooms are to ensure the cricket club facilities are up to date and in line with England and Wales Cricket Board (ECB) requirements, also accounting for the requirements of the Football Foundation. Sport England has been consulted on this proposal and has requested that individual cubicle toilets are provided in both changing spaces (single & double), and the one shown in the corridor dispensed with alongside the provision for scorers be adopted within the scheme. This has been raised with the applicant who have confirmed this was taken into consideration however concessions had to be made due to the limitations on the existing space. This was not a reason for objection from Sports England. In addition the proposal will not impact any of the sports pitches. The proposal is therefore considered to meet Policy CS1 ' Health and Wellbeing' of the Havant Borough Local Plan (Core Strategy) 2011.

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

- 7.5 This proposal comprises both internal and external alterations to the pavilion building. External alterations include a new entrance lobby to the south elevation which would have a width of approximately 3 metres and would fit beneath the existing roof. This would have Emsworth Cricket Club signage and doors to both east and west allowing for separate access to the two changing rooms. This would be finished in red brick. The ramp would be relocated, accessed from the east and a set of steps would now lead down from the south elevation from an enlarged podium/deck area. This and the ramp would be finished in flag stone paving. Alterations to doors and windows are also proposed with a new, relocated door and bi fold doors with integrated security shutters replacing the windows to the south elevation. To the north elevation a window would be removed, with those existing replaced with windows with integrated security shutters. To the west an existing door would be removed and the panelling would be replaced. To the east a new door would be added leading to the club room.
- 7.6 Proposed internal changes include the creation of two, separate more open plan changing rooms accessed only via the entrance lobby with shower and bathroom facilities towards the rear. The existing umpire changing room would be removed and would become a hallway with store space to the side, leading to a new umpire changing room towards the rear as well as a double changing room. The club room would be accessed via the east door/bi-fold doors to the south and would lead in to separate male and female toilets to the rear with a separate disabled toilet accessed via the same vestibule. The existing disabled toilet to the east of the club room would now be a kitchen. The separate services section of the building in the north east corner would remain the same.
- 7.7 The proposed changes are not considered to result in harm to the character of the existing pavilion building. The changes are relatively minor in both scale and appearance, improving the internal space and rejuvenating the exterior. The proposals form part of refurbishment works to the building which provides the deck area for spectators, increasing involvement in sport. The access for those with disabilities would be relocated however retained, with the new sliding doors creating an increased sense of accessibility for the building as opposed to the high level windows as existing. The plans state that all window and door openings would be enhanced with integrated security shutters and therefore the alterations should not invite additional crime to the building. Overall the building will remain relatively unchanged from existing and the proposed changes are considered acceptable in line with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. The proposal is also deemed to meet

Policies C4 and C5 of the Emsworth Neighbourhood Plan.

(iii) Impact upon residential amenity

7.8 Immediately to the west of the pavilion is the park keepers lodge which is a residential property. This is the only property within close proximity of the pavilion as the next closest properties are over 100 metres to the east along Horndean Road. In respect of the Horndean Road properties the alterations would be fairly minor in nature and are not considered to result in any increase in noise pollution as the use would remain the same as existing and the separation distance is of a substantial nature. With regard to the park keepers lodge, its location within a recreation ground setting means some level of noise is to be expected when sports are taking place. The impact on the amenity of this property is considered to be acceptable.

(iv) Impact on trees

7.9 There are several mature trees surrounding the building, one of which has a root protection area close to the decking area. None of these trees are the subject of a Tree Preservation Order (TPO). The Council's Arboricultural Officer was consulted in regard to the application and requested a tree protection plan which has since been received. The Arboricultural Officer has requested the tree protection measures which include the protective fencing are to be erected prior to commencement and kept in situ until completion; a condition is recommended to that effect.

(v) Flood risk

7.10 The site lies within Flood Zone 1, and thus lies within an area with the lowest risk of flooding. There are flood zones 2 and 3 close by however not within the area affected by this proposal. The Environment Agency have been consulted in regard to this scheme however no response has been received although the applicant may need to acquire an Environmental Permit. This would need to be undertaken separately from any Planning Permission by the applicant.

## **8 Conclusion**

8.1 The proposed alterations to the pavilion building are considered to be acceptable in scale and general appearance, and are considered to be in keeping with the host building and surrounding recreation ground. The changes would allow for refurbishment to the changing room areas to meet modern standards and would provide an area for spectators to make use of the deck area allowing increased involvement in the sport.

8.2 The proposals are not considered to prejudice residential amenity and appropriate provision has been made for the protection of the adjacent tree. No flood risk issues arise from the proposal.

8.3 In light of the foregoing conclusions, the recommendation is to grant planning permission.

---

## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/22/00427 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
21117-PD120 Tree protection plan  
PD100 Site location plan  
PD111 Proposed roof plan  
PD210 Proposed elevations  
PD108 Proposed site block plan  
PD109 Proposed site plan  
PD110 Proposed floor plan  
Design and access statement uploaded on the 18.05.2022  
  
**Reason:** - To ensure provision of a satisfactory development.
  
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.  
**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
  
- 4 No development hereby permitted nor any related site clearance shall commence until the tree protection measures as specified in the submitted tree protection plan reference 28117-PD120 are erected and these tree protection measures are to remain in situ until completion of the hereby approved development.  
**Reason:** To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

### **Appendices**

- (A) Site location plan
- (B) Proposed site plan
- (C) Proposed elevations
- (D) Proposed floor plan
- (E) Side elevation photo
- (F) Front elevation photo