

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 20/01089/FUL

Proposal Description: To alter and extend an existing sports pavilion which contains changing rooms, a meeting room and the parish office, to provide the following accommodation:

- 1). two larger separate unisex changing rooms with showering facilities (to Sports England and Football Foundation specification);
- 2). two separate changing rooms with integral shower facilities for match officials;
- 3). an access wc and separate male and female toilets;
- 4). a large function room with a separate table/chair store;
- 5). a large kitchen to serve onto the function room;
- 6). a refurbished and extended parish office with store room;
- 7). a new draft lobby entrance to the Parish Office;
- 8). a separate external entrance to the function room plus a large sliding folding glazed door with direct access to external terrace;
- 9). a separate entrance from the field to the changing facilities;
- 10). internal link doors between the changing facilities, the function room and the Parish Office to allow a combination of uses.

Address: Recreation Ground, Sports Pavillion Upper Church Road
Shedfield SO32 2JB

Parish, or Ward if within Winchester City: Shedfield

Applicants Name: Councillor Linda Warren

Case Officer: Nicola Clayton

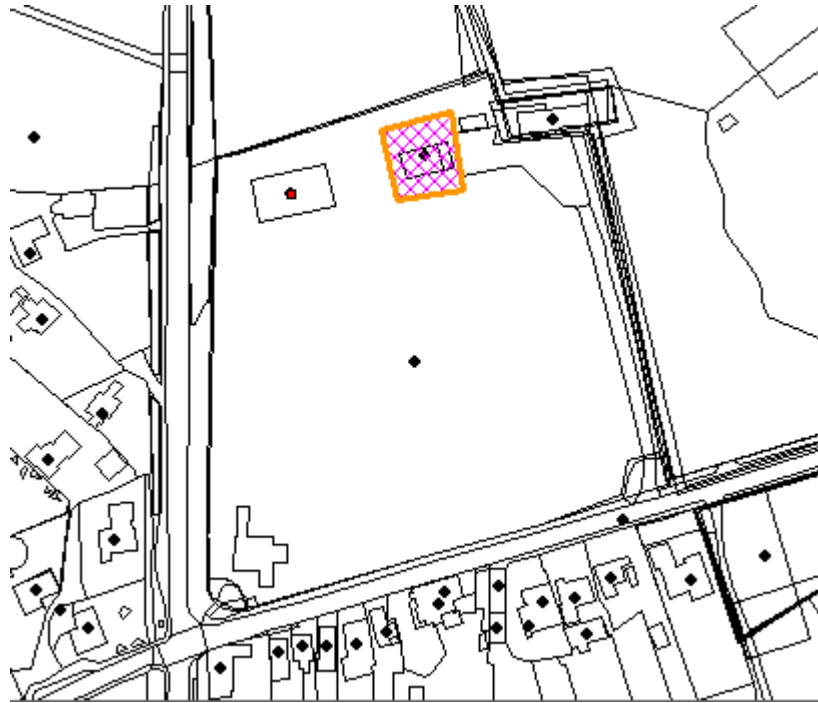
Date Valid: 29 May 2020

Recommendation: Application Permitted

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Pre Application Advice: Yes.

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General Comments

The application is reported to Committee due to the number of objections received contrary to the officers recommendation.

Site Description

Shedfield Recreation Ground is located on the corner of the junction between Winchester Road and Upper Church Road in the Parish of Shedfield. The existing pavilion is located on the north side of the recreation ground.

The recreation ground's facilities include a several football pitches, a summer cricket pitch, a children's play area, a petanque terrain and a pavilion. The recreation ground is bounded on the west and north by a belt of mature trees and hedges, on the east by a mature wood and on the south by houses and a pub across Upper Church Road. There is a rough gravel drive from the road, up the east boundary, leading to a car park east side of the pavilion. The 1st. Shedfield Scout Group have their HQ in the north-east corner of the site.

Proposal

Shedfield Parish Council propose to alter and extend the Shedfield Sports Pavilion and Parish Council Office to provide improved changing facilities for the field sports, provide a community function room with catering support and update the Parish Council Office. The sports improvements are being supported by the Football Association and Sports

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England.

Relevant Planning History

The Parish sought pre-application advice from a planning officer.

Consultations

Service Lead for the Environment, Ecology - no object subject to safeguarding conditions 04 and 05.

Service Lead for the Environment, Trees - no objection subject to tree protection condition 06.

HCC Highways – no objection subject to a construction traffic management plan secured through condition 07

Representations:

Shedfield Parish Council

- Support this application.

10 letters received objecting to the application for the following material planning reasons:

- Additional traffic
- Inadequate off road parking
- Light pollution from evening matches
- Size and scale of the building

Reasons aside not material to planning and therefore not addressed in this report

- There are other similar facilities in nearby parts of the borough.

2 letters of support for the development for the following material planning reasons:

- Great opportunity to improve local facility
- Adequate space to accommodate parking
- Will encourage local community to stay active and healthy through sport

Relevant Planning Policy:

The Local Plan Part 1 (2013): MTRA1, MTRA3

The Local Plan Part 2 (2017): DM13, DM15, DM16, DM17, DM18

Supplementary documents

High Quality Places SPD

Planning Considerations

Principle of development

It is understood that the existing sports pavilion has been in situ for a long time and the

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facilities require improvement. It is the applicant's hope that the proposal will provide and enhance the facilities provided to better serve the community. The extent of the proposed works for the changing rooms is determined by the minimum requirements of Sports England and the Football Association.

Policy DM13 of the LPP2 supports development proposals that relate to recreational facilities occupying a countryside location. Policy MTRA3 of the LPP1 supports development that realises local community aspirations. Therefore the alterations and extensions to the building are acceptable in principle subject to complying with all the other relevant policies of the Local Plan.

Design

A survey was undertaken by the Football Association which highlighted the issues with the changing room layouts which do not meet the current standards. Therefore an enlarged layout is required that will achieve the following;

1. Two changing rooms
2. Ensure the interior of the changing room is not visible from the outside
3. 16 square meters for changing rooms with suitable benches
4. 4 shower outlets per changing room
5. Two match official changing rooms with shower, wc & basin
6. A full access toilet

A function room is also required for use by both the Parish Council as a meeting room and a refreshment area used by the sports teams, an increase in size will allow for it to be used for other community activities and classes. The external storage container is currently too small and unfit for purpose, therefore a new secure store is proposed.

The extension to the building would utilise matching materials and the appearance is considered to relate appropriately to the existing building in accordance with policies DM15, 16 and 17 of the LPP2 and High Quality Places SPD.

Impact on character of area and neighbouring property

There are no residential properties in close proximity to the proposal. Notwithstanding this, the building can be seen from residential properties surrounding the recreational grounds; however it is considered that the overall appearance is acceptable. It is therefore considered that the proposal will not adversely impact on the amenities of the neighbouring properties in terms of loss of light and outlook. The enlargement of the Pavilion building is not considered to significantly increase any potential noise and disturbance to local residents in accordance with policies DM15, 16 and 17 of the LPP2 and High Quality Places SPD.

Landscape/Trees

There is a large mature English Oak tree with a trunk diameter of 1000mm, approximately 30 metres away from the rear of the pavilion on the north boundary. Whilst the new changing room and store extend 8000mm towards the tree, the work should not damage the tree's root zone.

Highways/Parking

The proposal has been assessed by the Highways Team at HCC. The site is located to
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the north of Upper Church road. This is an unclassified highway subject to a 30mph speed limit. The carriageway width allows two-way traffic flow, however, the presence of on-street parking on the north side of Upper Church Road reduces the available width. Access to the site would be gained via the existing access onto Upper Church Road. This is a simple priority junction arrangement with a footway crossover. Visibility from the access onto the highway is impeded by the presence of parked cars.

A review of the accident statistics in the area by HCC shows that in the last 5 years 2 accidents have occurred at the B2177 Winchester Road/ Upper church Road junction and no accidents have been reported on Upper Church Road that could be attributed to the use of the existing access. On this basis, HCC have no concerns with the continued use of the access in relation to the development proposals.

The proposed extension and alterations to the building seek to provide improved facilities and as such, are unlikely to result in a material increase in traffic generation. However it is considered by HCC that any potential increase in traffic as a result of the proposed function rooms is likely to occur outside of the peak hours, and the proposals are considered unlikely to create any additional capacity issues on the local highway network.

HCC consider that the Local Planning Authority in their capacity as Local Parking Authority will need to determine that the level of parking provision proposed falls in line with adopted parking standards. Notwithstanding this, given that the site is already established and well used, the proposals are considered unlikely significantly increase parking demand, particularly at peak times, and therefore unlikely to exacerbate any on-street parking issues on the local highway network.

Based upon the above assessment by HCC Highways there are no objections to the development proposals which accords with policy DM18 of the LPP2, subject to a safeguarding Condition (Condition 07) to secure a construction traffic management plan to avoid disturbance and highway conflict at the construction phase of development.

Ecology

The Ecosupport, Phase 2 Bat Report of November 2020 (as well as the previous Ecological report (CES, 2020)) contains suitable recommendations that shall be adhered to and conditioned as part of this application (conditions 04 and 05).

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

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Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby approved shall be constructed in accordance with the following plans: 19-036-202; 19-036 - 203

Reason: In the interests of proper planning and for the avoidance of doubt.

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

04 The recommendations within The Ecosupport, Phase 2 Bat Report of November 2020 (as well as the previous Ecological report (CES, 2020)) shall be adhered to throughout all phases of the development.

Reason: To safeguard protected species and maintain biodiversity.

05 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

06 Protective measures, in accordance with the Arboricultural report April 2020 by Johnson Tree Consultancy and submitted to the Local Planning Authority must be installed prior to any demolition, construction or groundwork commencing on the site in accordance with the Tree Protection Plan prepared by the Arboricultural report April 2020 by Johnson Tree Consultancy.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

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07 No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -

- 1) The parking of site operatives and visitors vehicles.
- 2) Loading and unloading of plant and materials.
- 3) Management of construction traffic and access routes.
- 4) Storage of plant and materials used in constructing the development.

Reason: In the interests of highway safety.

Informatives:

1. In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2. In this instance a site meeting was carried out with the applicant.

The Local Planning Authority has taken account of the following development plan policies and proposals: The Local Plan Part 1 (2013): MTRA1, MTRA3

The Local Plan Part 2 (2017): DM15, DM16, DM17, DM18

Supplementary documents

High Quality Places SPD

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. Please be advised that Building Regulations may be required for this development.

Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

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7. A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

8. Any lighting associated with the construction or operational phases of the works shall follow the guidance of BCT & ILP 08/18.