

## 20<sup>th</sup> March 2018 PLANNING COMMITTEE

5b 17/1317 Reg'd: 22.12.17 Expires: 22.03.18 Ward: BWB

Nei. 05.02.18 BVPI Minor (other) Number 14/14 On Yes  
Con. Target of Weeks Target?  
Exp: on Cttee'  
Day:

LOCATION: Byfleet Cricket Pavilion at Sports Ground, Parvis Road, Byfleet, West Byfleet, Surrey, KT14 7AB

PROPOSAL: Construction of a standalone changing room cabin to provide two changing rooms plus shower facilities.

TYPE: Full

APPLICANT: Mr Andrew Savage

OFFICER: Barry Curran

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### **REASON FOR REFERRAL TO COMMITTEE**

The application seeks planning permission for the erection of a new detached non-residential building which falls outside of the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

### **SUMMARY OF PROPOSED DEVELOPMENT**

This is an application for the erection of a single storey detached building to provide sports facilities for the Byfleet Cricket Club

### **PLANNING STATUS**

- Green Belt
- SPA Zone B

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site relates to the Byfleet Cricket Club located on the northern side of Parvis Road and bound to the West by the M25 motorway. The site includes a sports facility with pavilion and clubhouse abutting the playing field with a large area of hardstanding to the South for car parking associated with the facility and a child care facility located within close proximity to the West.

### **PLANNING HISTORY**

PLAN/2015/0583 - Erection of scoreboard and umpires room/store to the side of existing clubhouse – Permitted 19.08.2015

## **20<sup>th</sup> March 2018 PLANNING COMMITTEE**

PLAN/2014/0454 - Proposed erection of a single storey extension and refurbishment of existing clubhouse facility - Permitted 12.08.2014

PLAN/2010/1023 - Application for extension of time to PLAN/2007/0946 for the erection of a single storey side extension to existing Cricket Pavilion dated 01.11.2010 - Permitted 25.11.2010

*(Officer Note: PLAN/2010/1023 has not been implemented and is time expired)*

PLAN/2007/0946 - Extension to existing Cricket Pavillion - Permitted 01.11.2007

PLAN/2007/0815 - Partial change of use for existing Byfleet Cricket Club to accommodate Linden Nursery School as a partial subsidiary user - Permitted 04.10.2007

### **PROPOSED DEVELOPMENT**

The application seeks permission for the erection of a stand alone changing room cabin to provide sports facilities for the Byfleet Cricket Club. The building will measure 3.7 metres in width, 15.2 metres in length, stand at a maximum height of 2.7 metres and include plastisol steel fascia.

Set to provide sports changing rooms and wash facilities, the building will be sited to the West of the existing pavilion and to the East of the existing Nursery porta-cabin.

### **CONSULTATIONS**

**Arboricultural Officer:** Arb information submitted by APArboriculture ref: APA/AP/2017 considered acceptable and should be complied with in full including a pre-commencement meeting (23.01.18)

### **REPRESENTATIONS**

None received

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework 2012

Section 1 - Building a strong, competitive economy

Section 7 - Requiring good design

Section 9 - Protecting Green Belt land

#### Core Strategy Publication Document 2012

CS1 - A spatial strategy for Woking Borough

CS6 - Green Belt

CS17 - Open space, green infrastructure, sport and recreation

CS21 - Design

CS25 - Presumption in favour of sustainable development

#### Development Management Policies DPD 2016

DM2 – Trees and Landscaping

DM3 - Outdoor Recreation and Sport

DM13 – Buildings in and Adjacent to the Green Belt

Supplementary Planning Guidance  
Supplementary Planning Document 'Design' 2015

**PLANNING ISSUES**

1. The main issues to consider in determining this application are; the principle of development in the Green Belt, design considerations and the impact of the proposal on the character of the area, impact on residential amenities, impact on trees and local finance considerations.

Principle of Development

2. The site is within the designated Green Belt. Policy CS6 of the Woking Core Strategy 2012 seeks to prevent inappropriate development within the Green Belt. Section 9 of the National Planning Policy Framework (NPPF) 2012 states, in paragraph 89, that Local Planning Authorities *"should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: the provision of appropriate facilities for outdoor sport, outdoor recreation...as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it"*. The NPPF also makes clear, in paragraph 81, that Local Planning Authorities *"should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to...provide opportunities for outdoor sport and recreation"*.
3. Additionally Policy DM3 (Outdoor Recreation and Sport Facilities) of the Development Management Policies DPD 2016 states that *"proposals for the provision of outdoor sport and recreational facilities or extensions to, or intensification of use of, existing facilities will be permitted subject to other Development Plan policies and provided that they meet the following criteria:*
  - *the development is of an appropriate design, scale and layout relative to its intended use and surrounding area;*
  - *the development will not have an adverse visual impact;*
  - *the development, if involving agricultural land, is located on the lowest practicable grade and seeks to avoid the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless there are overriding planning benefits for the development;*
  - *the development will not cause harm to a site of nature conservation, landscape or historic value that cannot be satisfactorily mitigated;*
  - *the re-use of any existing buildings is prioritised and, in the case of a new facility, is satisfactorily integrated with existing buildings where present;*
  - *the development will not generate unacceptable activity or give rise to loss of amenity by virtue of noise, smell, light pollution, overlooking, traffic or other general disturbance; and*
  - *opportunities are taken to connect to the surrounding Green Infrastructure Network"*.
4. It is proposed to erect the detached stand alone 'porta-cabin' style building to serve as changing rooms and associated facilities in connection with the Byfleet Cricket Club. The building would be in line with facilities necessary for the participating in outdoor sport and recreation.

5. Paragraph 89 of the NPPF indicates that while the construction of new buildings in the Green Belt is inappropriate, exceptions to this are provision of appropriate facilities for outdoor sport or outdoor recreation as long as it preserves the openness of the Green Belt. Changing room facilities are central to maintaining an established recreation use in the Green Belt which requires specialist equipment and clothing and in this sense is regarded as an appropriate facility for outdoor sport and recreation.
6. The proposed building would be set amongst the cluster of buildings including the existing pavilion which appears to date from the 1980s and the more recent 'porta-cabin' structure of the Nursery School, both of which are sited close to the centre of the site and screened to the West by the noise barrier embankments of the M25 and to the East by a band of mature trees. One of the main purposes behind protecting the Green Belt land as outlined by Paragraph 79 of the NPPF, *"is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*. Proposed to form part of an established group of buildings within an established sports facility, the cabin would preserve the openness of the area with little views obtainable of it from outside the application site. Further to this, the building is not considered to appear dominating in the landscape and would be viewed in the context of the existing function of the site as a recreational facility.
7. Overall, therefore, the erection of a new changing room cabin for use by the cricket club is considered to be appropriate development in the Green Belt. The development is considered to preserve the openness of the Green Belt and is not seen to conflict with the purposes of including land within it as set out by paragraph 80 of the NPPF and therefore accords with Section 9 of the NPPF, Policy CS6 of the Woking Core Strategy 2012 and Policies DM3 and DM13 of the Development Management Documents DPD 2016.

Design Considerations and the Impact of the Proposal on the Character and Appearance of the Surrounding Area

8. Policy CS21 requires new development to pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land; to achieve a satisfactory relationship to adjoining properties. One of the core principles of the National Planning Policy Framework is to seek to secure high quality design. Para 131 echoes the provisions of the Core Strategy Policy CS21 in that Local Planning Authorities should take account of the *"the desirability of new development making a positive contribution to local character"*. In this instance, there is no underlying local character as the building will serve as ancillary accommodation to the sports facilities on site and would be set amongst a group of porta-cabin style buildings and other single storey buildings in connection with the Cricket Club.
9. The existing buildings on the application site includes a cricket pavilion and a stand alone 'porta-cabin' style nursery building sited close to the centre of the site, each of which adopt a rectangular, single storey form. The proposal would carry this form forward measuring 15.2 metres in length, 3.7 metres in width and would stand at 2.7 metres in height including a very shallow dual pitched roof similar to the nursery cabin. At single storey in nature and adopting a cabin style coloured grey (Basalt Grey RAL 7012), the outbuildings

would not appear out-of-character with the existing buildings on site. Fleeting views of the building from outside of the site would be obtainable from Queens Avenue but would have little impact given the considerable distance in excess of 110 metres with dense boundary vegetation and the low scale of the building.

10. The scale and character of the proposal is considered to be visually acceptable and to appear as an appropriate structure to the surrounding recreational ground. The proposal is therefore not considered to impact detrimentally upon the character of the area.

#### Impact on Residential Amenity

11. The proposal is situated approximately 110 metres from the residential boundary of properties fronting Queens Avenue to the East and in excess of 130m from the closest residential boundary of properties fronting Parvis Road. No other residential properties are situated within proximity of the site. Given these separation distances it is not considered that any detrimental impact would occur upon residential amenity. The proposal would remain within a use ancillary to the existing cricket club use and is not considered to lead to an intensification of this use; given this no adverse impact in terms of noise could be demonstrated.

#### Impact on Trees

12. There are mature, protected Oak trees within close proximity to the existing pavilion and proposed changing room facility.
13. Arboricultural information has been submitted in support of the application provided by APArboriculture ref: APA/AP/2017 which has been assessed by the Council's Arboricultural Officer who finds it acceptable and recommends a condition ensuring it is complied with in full (Condition 5).

#### Local Finance Consideration

14. CIL is a mechanism adopted by the Woking Borough Council which came into force on 1<sup>st</sup> April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed additional floorspace would be within class D2 use as per the existing sports use. Class D2 use is Nil rated within the Council's Community Infrastructure Levy (CIL) Charging Schedule and therefore the proposal is not CIL liable.

#### Conclusion

15. To conclude, it has been demonstrated that the proposed outbuilding would provide space which would constitute the provision of appropriate facilities for outdoor sport or recreation in the Green Belt. Further assessments have been considered with regard to impact of the building on the character of the area, impact on neighbouring residential properties as well as impact on surrounding trees, where it was found that it would have negligible impacts on all the above.

16. The proposal is considered to be an acceptable form of development that complies with policies CS6 and CS21 of the Woking Core Strategy 2012, Supplementary Planning Documents 'Design' 2015, Sections 1, 7 and 9 of the National Planning Policy Framework as well as DM2, DM3 and DM13 of the Development Management Policies DPD 2016. Approval is accordingly recommended subject to conditions

**BACKGROUND PAPERS**

1. Site visit photographs.
2. Response from Arboricultural Officer (23.01.17)
3. Site Notice (25.01.18)

**RECOMMENDATION**

It is recommended that planning permission be Granted subject to the following Conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason:

To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The materials to be used in the construction of the external surfaces of the building hereby approved shall match those shown in the submitted application and approved drawings.

Reason:

In the interests of the visual amenities of the area.

3. The development hereby permitted shall be carried out in accordance with approved plans;

Site Plan (Received 23.11.17)

Drawing No. WTM/BCC/S01(Amended Plan)(Received 02.02.18)

Drawing No. 17-40-000 (Amended Plan)(Received 12.01.18)

Reason:

For the avoidance of doubt and in the interests of proper planning.

4. Notwithstanding any indication otherwise shown on the approved plans listed within this notice, nor within the supporting documents submitted with the application, the building, hereby permitted, shall be externally finished Basalt Grey (RAL 7012) unless otherwise first agreed in writing by the Local Planning Authority.

## **20<sup>th</sup> March 2018 PLANNING COMMITTEE**

Reason:

In the interests of visual amenity and to comply with the National Planning Policy Framework and Policy CS21 of the Woking Core Strategy 2012.

5. Protective measures shall be carried out in strict accordance with the arboricultural Information provided by APArboriculture ref: APA/AP/2017 received on 21.12.17 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason:

To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with Policy CS21 of the Woking Core Strategy 2012.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended) (or any Orders amending or re-enacting that Order) and the Town and Country Planning (Use Classes) Order 1987 (or any Orders amending or re-enacting that Order), the building hereby approved shall only be used for the purposes incidental to the sports use on site (Class D2) and for no other purpose whatsoever, including any other purpose within Class D2 (Assembly and Leisure) of the Town and Country Planning (Use Classes) Order 1987 (or any Orders amending or re-enacting that Order).

Reason:

The development is only justified on the basis of the needs of the building for the provision of sports facilities on this site and to accord with the National Planning Policy Framework, Policies CS16 and CS19 of the Woking Core Strategy and Policy DM3 of the Development Management Plan DPD 2016.

### **Informatives:**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.