

Planning Statement

Removal of Condition 4 of Planning Approval H16-0435-13:

Spalding RFC,
Drainbank North,
Cowbit,
Spalding,
Lincolnshire,
PE12 6AF

1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a Removal of Condition application for the removal of Condition no. 4 of Planning Approval H16-0435-13 relating to the development of the Spalding RFC new ground at Drainbank North, Cowbit, Spalding, PE12 6AF. Condition 4 relates to the temporary structures on the development site which were originally given approval to remain on site for 5 years before needing to be removed. The reasons for this Condition to be removed are explained below in this document with justification as to why it is deemed acceptable, both in Planning terms and also for the benefit of the local rugby club.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to continue using the temporary structures on the site for the foreseeable future, until such a time is possible that permanent facilities structure may be built.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0113-20-105 Condition Removal.

1.3 Planning History

The site on Drainbank north was originally granted the approval to which this Condition relates in March 2014, for the change of use of the agricultural land to sports ground and associated facilities. Since this date the site has seen a further two applications, one for the compliance of the original conditions, which was approved in September 2016, prior to the works beginning on site, and the latest application for a new joining

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corridor, beer cellar and entrance porch which was approved in February 2019.

2. The Works

The works to the site started in November 2016 with the formation of a hard surfaced entrance, drive and car park area which would be suitable for the heavy equipment that would need to access the site in order to install the temporary units. It wasn't until May 2017 that the first wave of temporary units were moved to the site, followed by the installation of electric power cabling and water connections in 2018. The final temporary unit was installed on the site in July 2018 which symbolised the end of this phase of the works. With the official start of the works being November 2016 we are still within the original 5 year allowance for the temporary units being on site with their permission running to November 2021, however, the Rugby Club do not see that they will be in a position to construct a permanent clubhouse and facilities building before that time, especially given the current economic and global pandemic situation, so are therefore seeking the removal of the condition to allow them to continue using the temporary buildings until such a time that they are in a position to do so.

With the beginning of rugby being played at the new ground in September 2018 the main clubhouse underwent a major refurbishment in order for it to be useable for regular use. This was very successful and the structure now sees regular use during junior and senior games and training sessions. Following this it was considered that the toilet block would need connecting to the main clubhouse building so people did not have to go outside between the two, therefore a corridor and porch entrance was given approval in 2019 under reference no. H16-1265-18. These are now being constructed and see the first permanent structures being constructed on site.

The temporary buildings have been well constructed on the site and have been maintained appropriately so are not unpleasant on the eye and will see further improvement works following the completion of the construction works. Furthermore the site is a very short distance from an approved travellers site which has a number of temporary structures on site, all of which have permission to be there indefinitely, so it can be considered that

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the temporary structures on this site do not harm the visual amenity and character of the area.

The rugby club is well supported by the local are and is considered a valuable facility in the local community, there have been a number of local school tournaments held on the site as well as a 150 strong mini and junior section in the club. With the support of Sport England, the RFU, and many local businesses the club and facilities provide a great venue for both indoor and outdoor uses now and in to the future. It is paramount to this success that the continued use of the temporary buildings is allowed in to the future otherwise the club will simply not be able to function and provide this popular facility, therefore we strongly ask that the Planning Department allow for the Condition 4 of the original Planning Approval ref: H16-0435-13 to be removed to allow the ongoing use of the temporary buildings.

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