

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H16-1223-21	Applicant:	Spalding Rugby Football Club
Proposal:	New changing room facilities and sports hall		
Location:	Spalding Rugby Club Drain Bank North Cowbit		
Terminal Date:	18th February 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

Sections 8 and 12 of the National Planning Policy Framework (2021)

8 - Promoting healthy and safe communities

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application at Spalding Rugby Club, Drain Bank North, Cowbit for a new changing room facilities and sports hall. The building will be sited to the east of the main building and will replace existing portakabin buildings that currently provide changing rooms. This facility will contain a first aid / physio room, cleaners cupboard, referees room and a boiler room. Four changing rooms each three wcs will be provided. To the south of the changing rooms a sports hall with internal dimensions of 14 metres in depth and 18 metres in width. The proposal will be connected by a corridor to the existing building.

This facility will measure 16.4 metres in width and 32.5 metres in depth. The sports hall roof will have a maximum ridge height of 8 metres, with the changing room ridge height set at 5.65 metres. The proposed materials of construction are render with vertical timber above to break up the expanse of wall. The proposed roofing will be constructed from synthetic slate, with metal sheeting for the sports hall. Exact materials of construction would be secured by condition.

To the north-west of the site a 10,000 litre water tank will be sited, to ensure adequate water supply for the site.

SITE DESCRIPTION

The site is outside of defined settlement limits with rugby pitches to the west beyond which the A16 is sited. To the north further up Drain Bank North is a permanently sited caravan park. To the east are arable fields, with rugby pitches to the south, beyond which the A16 is sited. The site is Environment Agency Flood Zone 3, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 2 metres. As the proposed building is not for habitable rooms, there is not a requirement to raise finished floor levels to address flood risk.

RELEVANT HISTORY

H16-0435-13

Full - Change of use of agricultural land to pitches for Spalding Rugby Club to include car park and temporary structure for use as changing rooms, kitchen and clubhouse facilities - Approved - 17 March 2014.

H16-1265-18

Full - Joining corridor between main clubhouse and toilet facilities incorporating beer cellar and porch to front elevation - Approved - 13 February 2019.

H16-0913-20

Section 73 Continuation - Change of use of agricultural land to sports pitches for Spalding Rugby Club to include car park and temporary structure for use as changing rooms, kitchen and clubhouse facilities - approved under H16-0435-13. Removal of Condition 4 to allow temporary structures to remain on site - Approved - 01 December 2020.

CONSULTATION RESPONSES

SHDC - Environmental Protection

No objection.

South Holland Internal Drainage Board

No objection. Provides water tank and soakaway guidance.

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 1 - Spatial Strategy

This proposal is assessed against SELLP Policy 1 titled - Spatial Strategy. The relevant section in this policy is titled "Countryside". This section of the policy states:

The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside.

In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

When assessed against the above criteria the following can be observed:

It is considered that the proposed changing facilities and sports hall are essential in this location as they cannot be located away from the site. The proposed changing room facilities will replace the temporary buildings on site and will be more appropriate for the intensity of use of the site. The sports hall will be able to cater for sports such as basketball and badminton, as well as providing internal training facilities during inclement weather. Economically the site will help secure short term construction jobs as well as providing a indoor facility that can be hired for indoor sport use. Community benefits will be that the building will help to provide improved and diversified sports provision in the Spalding area. Environmentally the proposal will help conserve water by utilising the collected surface water in the 10,000 litre underground water tank for use on the land and wash facilities.

This application accords with SELLP Policy 1.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the proposed sports hall and changing room facilities. No trees will be removed to facilitate this proposal. The character and appearance of the area will not be impacted by the proposed building due to the distance to neighbouring land uses.
2. The design is considered to be appropriate for the site and proposed use. The orientation best enable the use of the changing rooms and sports hall without material disruption to the existing rooms within the building.
3. The proposed materials of construction are render with vertical timber above to break up the expanse of wall. The proposed roofing will be constructed from synthetic slate, with metal sheeting for the sports hall. Exact materials of construction would be secured by condition.
4. There are no changes proposed to the existing access. The car park is very large and can cater what might be a small increase in site usage post construction.
5. Community services will be improved by this proposal and local infrastructure will not be impacted.

6. There is not considered to be a noise, odour or disturbance impact from the proposed building. With regard to visual intrusion, whilst the sports hall has ridge height of 8 metres it is not considered to materially impact the character of the surrounding area due to the materials of construction and distance to neighbouring land uses. The nearest residential use is the permanent caravan site 100 metres away to the north, therefore there is not considered to be an overbearing, overshadowing, overlooking or overdevelopment impact from the proposal.

7. The site is Environment Agency Flood Zone 3, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 2 metres. As the proposed building is not for habitable rooms, there is not a requirement to raise finished floor levels to address flood risk.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. A sense of place is not considered to be impacted by the proposed extension due to the remote location of the site. The size, scale and layout is considered to be appropriate for the proposed sports hall and changing room facilities. No trees will be removed to facilitate this proposal. The character and appearance of the area will not be impacted by the proposed building due to the distance to neighbouring land uses.

4. The site can only realistically be accessed via private transport and this proposal does not alter likely method of transport to and from the site.

5. There is adequate space on site for bin and cycle storage. The layout of car parking is not impacted by this proposal.

11. There is not considered to be a noise, odour or disturbance impact from the proposed building. With regard to visual intrusion, whilst the sports hall has ridge height of 8 metres it is not considered to materially impact the character of the surrounding area due to the materials of construction and distance to neighbouring land uses. The nearest residential use is the permanent caravan site 100 metres away to the north, therefore there is not considered to be an overbearing, overshadowing, overlooking or overdevelopment impact from the proposal.

12. The site is Environment Agency Flood Zone 3, and in a "Danger for Most" hazard area, with a maximum predicted flood depth of 2 metres. As the proposed building is not for habitable rooms, there is not a requirement to raise finished floor levels to address flood risk.

This application accords with SELLP Policy 3.

PLANNING BALANCE

It is considered the proposed building will provide improved sports provision for the Spalding community. The design and location of the building does not impact the character or amenity of the surrounding area. This application accords with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Sections 8 and 12 of the National Planning Policy Framework, 2021.

CONCLUSION

This application is recommended for approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based

on the considerations set out in this report.