

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1265-18 **Applicant:** Spalding RFC

Proposal: Joining corridor between main clubhouse and toilet facilities incorporating beer cellar and porch to front elevation

Location: New Ground Drain Bank North Spalding

Terminal Date: 21st February 2019

Planning Policies

Local Plan July 2006:

2	Development Management
3	Design of New Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG20	Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a full planning application for joining corridor between main clubhouse and toilet facilities incorporating beer cellar and porch to front elevation at Spalding RFC, New Ground, Drain Bank North, Spalding.

The site amounts to 13.47 hectares and hosts the playing fields for Spalding Rugby Club and ancillary development. A caravan park is found to north, Drain Bank North runs to east and A16 to south. Apple Green fuel station and public house Tulip Queen are further to west. The club house, toilet block and cloakrooms are located on the northern-east corner of the site. A range of rugby pitches are across the remainder of land.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local

Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site is out of defined settlement boundaries, thus it is considered to be countryside according to South Holland Local Plan. The site is under Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio of the new Local Plan. The proposal would vary none of the use classes provided by the policy, therefore the principle of development is acceptable unless material considerations indicate otherwise.

A detached toilet block is in close proximity to the western side elevation of the club house. The proposal would create a joining corridor between both structures and a store/cellar. An entrance lobby to the front is also proposed. The external dimensions of the corridor would be 6 metres in width, 15.30 metres in depth and 2.75 metres in height. The lobby would be 2.85 metres wide, 3 metres deep and 2.75 high. Having regard to these measurements and the scale of the club house, the development would be therefore subservient to the host property in terms of scale, massing and bulking.

Both doors on the eastern side elevation which currently remain sealed would be reused to give access to the corridor and store/cellar from the club house. No internal alterations are anticipated. The external materials are stated to match those existing in the main building. The resulting design and layout would be acceptable given the type of development and site use.

The cumulative impact of the proposed development to the existing built environment would be minimal with regards to the open views to the site. No adverse effect on the grounds of visual amenity would be created after carrying out the proposal.

No representation has been made.

In light of considerations above, the proposal is in accordance with Policy SG14, SG17 and SG20 of South Holland Local Plan, Policy 2 and 3 of South East Lincolnshire Local Plan and Section 12 of National Planning Policy Framework.

It is accordingly recommended to approve this planning application via delegated decision.