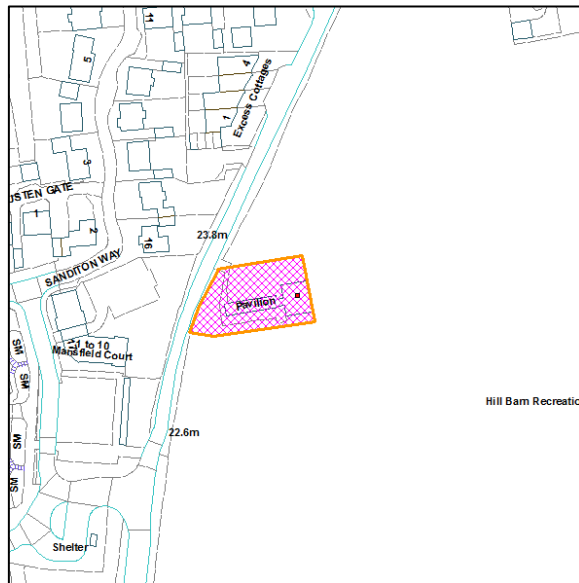


Application Number:	AWDM/0291/26	Recommendation - APPROVE
Site:	Sports Pavilion, Recreation Ground Hill Barn, Hill Barn Lane, Worthing.	
Proposal:	Alterations to clubhouse to increase the footprint with additional containers; alterations to roof, fenestration and materials; new gates and fence to provide external storage area; alterations to footpath and access ramp to building. Change of use of part of the clubhouse to provide a cafe (Use Class E).	
Applicant:	Mr Doug Taylor, Worthing United Youth FC	Ward: Offington
Agent:	FInola Brady Architectural Services	
Case Officer:	Louise Prew	

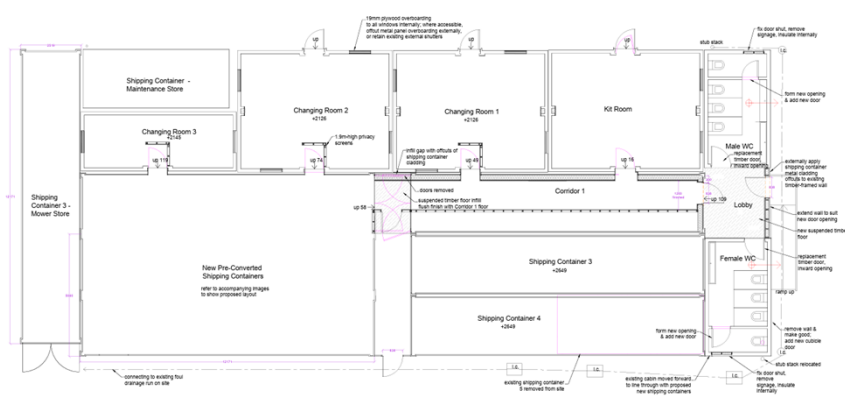


Not to Scale

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Proposal

The south-west corner of the clubhouse will be used as a cafe to provide refreshments for people attending games and wider recreation use. A serving hatch will provide takeaway access and seating will be provided internally.



Commented [1]: It may just be me but I cannot easily see that image - hopefully it will be clearer in the presentation

Site and surroundings

Relevant Planning History

AWDM/0701/24: Demolition of existing pavilion and replace with new clubhouse.
Permitted 30/08/2024

Consultations

Southern Water

Insufficient Information provided

Condition

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. No Soakaways should be connected to the public surface water sewer.

Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:
<https://www.gov.uk/government/publications/drainageand-waste-disposal-approved-document-h>

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development. Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

Condition

We request that should this application receive planning approval, the following condition is attached to the consent:

Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have

been agreed by the Lead Local Flood Authority, in consultation with Southern Water. Trade Effluent – General Trade effluent is any process liquid waste (effluent) discharged into our sewers from a business or industrial process. This includes any waste water derived from a production process or from washing down or cooling activities including wastes from public funded activities such as municipal landfills. This can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater). <https://www.southernwater.co.uk/retail/trade-effluent-retailer> Trade effluent - non household To apply for a Consent, you will need to engage a Retailer and submit the application through them. Southern Water, the wholesaler, is responsible for the assets into which the effluent is discharged and treated. Your chosen retailer will be responsible for all administrative and billing matters.

Attached is a link to the Open Water website that lists Retailers available. Please note that not all Retailers will provide a Trade Effluent service. www.open-water.org.uk/for-customers/find-a-retailer/suppliers/english-water-and-wastewater-retailers Once we have received an application via your appointed retailer, we have 43 business days to issue a Consent or refuse the application. Southern Water is only responsible for dealing with applications for discharges directly to the foul sewer. Any requirement to discharge directly to the environment will require a permit/consent from the Environment Agency. Condition Should the Local Planning Authority be minded to grant planning permission for this development we request that the following condition is attached to the consent: The applicant should ensure that the Trade Effluent Consent has been obtained, before the connection to the public sewerage network can be approved. Fats Oils and Grease (FOG): Grease Traps The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises. It should be noted that under the Water Industry Act 1991 it is an offence to "throw, empty, turn or permit to be thrown or emptied or to pass into any drain or sewer connecting with a public sewer... any matter likely to injure the sewer or drain or to interfere with the free flow of its contents." S106 Connection application Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements> Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored. We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Environmental Health - no objection

West Sussex County Council Highways

This is the WSCC Highways response to the above planning application seeking alterations to clubhouse to increase the footprint with additional containers; alterations to roof, fenestration and materials; new gates and fence to provide external storage area; alterations to footpath and access ramp to building. Change of use of part of the clubhouse to provide a cafe (Use Class E).

Response. Access - The Design and Access statement states that pedestrian/cycle access to the site is via an existing gate onto Hill Barn Lane, via the car park to the North, or across the playing fields with access from the Southern boundary of the recreation ground. Looking at Google Mapping, it is difficult to see where the gated access onto Hill Barn Lane for the pedestrian/cycle access is. There is a slight indication on the mapping but in any event, if it is where it might appear to be, visibility for users is obstructed by the vegetation that grows alongside. If the site sees more use and resultant footfall, then any access would need to be fit for purpose with suitable visibility splays provided. Applicant to provide a plan clarifying where all access points to the facility are, what form of construction they are (including any paths thereto) and what provision is made for visibility splays – the latter specifically where any path joins Hill Barn Lane. Additionally, one of the plans found in the planning submission shows an angled path south of the building (see extract overleaf). Applicant to explain what this is and what it connects to, please.

Cycle Parking – As the facility is being enlarged and a café use added, it is recommended that secure – and ideally, covered - cycle parking is made available alongside the building. Applicant to provide a plan showing this, including where it would be accessed from. Additionally, commitment to provision of a cycle toolkit on the site should also be provided.

Please re-consult when the above information is available, at which time the Highway Authority will consider the proposal further.

Officer's response: The LPA has clarified that the footpath was granted under the previous application and connects to the existing footpath to the south of the site. Revised plans showing cycle parking have been received. Further comments were received:

Clearly, from reading your email it would appear that the access alterations onto Hill Barn Lane have been agreed and undertaken by others previously. Therefore, on the basis that the access was existing and Hill Barn Lane in this specific location is managed and maintained privately, I would recommend that that access is only used for deliveries and emergency access, that the vegetation either-side of it is regularly maintained to provide for visibility, both for users of the facility and those users of the lane, and that other users of the facility are not permitted to access the site this way (and informed as such).

With regard to the cycle parking, ideally this should be on the other (front) side of the building where it would be overlooked. If it can be moved then that would be the preference, please.

Officer's response: Condition requiring emergency and deliveries access only and for visibility to be maintained. :

Drainage Consultant

The applicant is applying for alterations to clubhouse to increase the footprint with additional containers; alterations to roof, fenestration and materials; new gates and fence to provide external storage area; alterations to footpath and access ramp to building. Change of use of part of the clubhouse to provide a cafe (Use Class E). The application is to Worthing Borough Council. Following a review of the submitted information, we have no objection on surface water grounds. Due to the size, site, location and type of development, we would recommend the approval of the application.

West Sussex Fire and Rescue

Having viewed the details provided for planning application No. AWDM/0291/26 for Alterations to clubhouse to increase the footprint with additional containers; alterations to roof, fenestration, and materials; new gates and fence to provide external storage area; alterations to footpath and access ramp to building. Change of use of part of the clubhouse to provide a cafe (Use Class E); evidence is required to show suitable access for a fire appliance to attend the site in the event of a fire. The access route will need to be capable of supporting 18 Tonne axial weight of a fire appliance, a minimum width of 3.1 metres through any gateway or narrowing and 3.7 metres width for the appliance to be operated when attending a fire incident, and a turning facility to enable a fire appliance to exit without the need to reverse more than 20 metres, as identified in Approved Document B (AD-B) Volume 2: B5 section 15.

Any additional comments will be reported verbally at the meeting.

Representations

52 letters of support have been received on the following grounds:

- Provide space for people to wait especially in poor weather, interact with other teams
- Cafe would complement existing use of the site
- Encourage participation in football
- Cafe will provide funds for club
- benefits to wider community
- Cafe will provide refreshments for walkers, runners, dog walkers etc in the area
- Design will be better than the current collection of containers
- WSCC haven't done a site visit and access has been updated since google maps 2024 images

8 letters of objection have been received on the following grounds:

- Visual impact concerns from more containers on this sensitive location
- will result in increased traffic and parking pressure upon the area
- Emergency access will be restricted
- the replacement containers are not visually appealing
- noise and disturbance and odours from cafe

- inappropriate commercial encroachment on green space
- Shipping container design is not sustainable susceptible to vandalism
- The site is struggling to achieve the existing permission having not managed to raise funds, resulting in a messy site, loss of timber building. Concern that the scheme won't be able to complete clubhouse to the agreed standard by permission granted
- Concerns students will congregate near the cafe
- Dimensioned drawings weren't provided
- Southern Water has raised issues that require additional information. Did they check the previously granted details were sufficient
- Have statutory safety inspections on previous work been carried out.

Officer's response: The comments above will be discussed in the assessment section of the report. In terms of dimension drawings, the plans are provided to scale, it is not necessary to annotate dimensions.

One comment neither in support nor objecting but raising similar points to the objections and comments in support above.

Relevant Planning Policies and Guidance

Worthing Local Plan 2020-2036 policies:

SP1 Presumption in favour of sustainable development
 SP2 Climate change
 SP3 Healthy communities
 DM5 Quality of the Built Environment
 DM7 Open Space, Recreation and Leisure
 DM8 Planning for sustainable communities / community facilities
 DM15 Sustainable transport and active travel
 DM18 Biodiversity
 DM19 Green infrastructure
 DM20 Flood risk and sustainable drainage
 DM21 Water quality and sustainable water use
 DM22 Pollution

National Planning Policy Framework 2025

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations such as Biodiversity Net Gain, under the Environment Act, 2021.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle of development

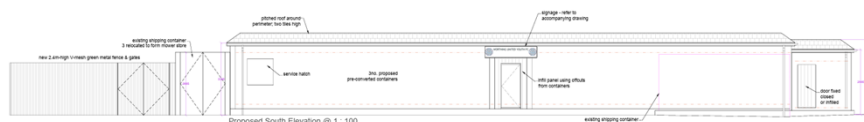
The previous application granted permission for a series of containers to provide new clubrooms for Worthing Youth Football Club. The need for the facilities was assessed under the previous application and it is noted that a very large number of representations was again received in favour of the proposal. Local Plan policy DM7 supports the provision of built sport facilities.

Part of the building will be used as a cafe to provide tea and coffee. There are other examples of cafes operating as part of sports clubs in parks across Worthing and Adur. The intent of the cafe module is described in the design and access statement as "it will enable the club to become self-sufficient and be able to invest future funding into improving the pitches and sports provision". In order to remain ancillary to the use as open space and recreation this cafe will be restricted in the times it can operate to the football times only.

It is therefore considered that the principle of development is acceptable. The main issues in the determination of this application are the effect of the proposal upon the character of the area and the amenities of neighbouring properties.

Design

The existing shopping containers are being developed as costs allow and currently have a disjointed appearance. The main difference in this application in terms of appearance is that a skirt roof will be provided over all of the containers. This will link together the containers providing a more coherent building.



The buildings overall retain the appearance as shipping containers. It is a shame that more has not been sought in terms of cladding the buildings in order to provide a more coherent building and to remove the overall appearance as shipping containers. They will be painted white which will have some uniformity.

The footprint of the clubhouse is increasing in size to the south and west. To the south-west a unit to provide the cafe will be installed as part of the proposal. To the west an additional container which will be used for storage for the lawnmower.

The proposal also includes 2.4m fencing which will enclose an area to the west for equipment and bin storage. This fencing is shown as having a high level of visibility through which is necessary to retain the open appearance of the public space around the building.

References to signage have been removed from the application. It is likely that any future signage may be subject to separate advertisement consent. The condition requiring details of signage is maintained for any signage not requiring advertisement consent.

Residential amenity

The containers are well screened from the west, where the nearest residential properties are located, and as the tree screen is to remain it is not considered that there is any adverse impact upon the amenities of neighbouring properties from the changes to the roof or additional containers. The cafe will be restricted to use solely when the football club is using the football pitches at weekends. It will also be restricted to limit cooking to those that don't require external flues such as warming up food and providing general refreshments. This will reduce any impacts in terms of noise, disturbance and odours.

Transport

Concerns from residents regarding parking and access are noted but these are not anticipated to increase as a result of the proposal due to the existing use as a football club. The cafe will be restricted to opening during club use of the pitches only in order to ensure that there are no additional movements as a result of the cafe. The upgrade of the facilities does not indicate an intensification of existing uses on the site in itself, and not to a material degree that would warrant a refusal of the planning application on such grounds.

Cycle parking has been provided to the rear of the unit which provides alternatives to car use for people using the club rooms.

The LHA has recommended conditions regarding the rear vehicle access to be used for deliveries and emergence access only and for visibility to be maintained which will be included.

Biodiversity

A biodiversity net gain metric has been provided indicating the current site has 0.15 habitat units consisting of .003ha of artificial unvegetated; unsealed surface providing 0.0 habitat units (condition assessment N/A). • 0.029ha of developed land; sealed surface providing 0.0 habitat units (condition assessment N/A). • 0.026ha of modified grassland in poor condition providing 0.5 habitat units. • 0.007ha of modified grassland assumed to be in good condition providing 0.04 habitat units. • 0.014ha of ruderal/ephemeral vegetation in moderate condition providing 0.06 habitat units.

Some units are retained while others are lost as a result of the proposals. The scheme results in a net decrease of -0.05 units and a -34.67% change in habitat units.

In order to provide 10% net gain, provision will need to be made off site. A BNG plan will be required by condition and will be attached as part of an informative. The applicant will be required to purchase off-site credits in order to meet their BNG obligations.

It is understood that there are badger setts within the wider park located towards the east. It is not considered that the additional facilities at the clubhouse would affect their habitat.

Drainage

Drainage was considered under the previous application. Conditions were approved and the drainage consultant raised no objection on surface water grounds. Southern Water has suggested conditions on surface water disposal and trade effluent which will be attached to the application.

Conclusion

The proposal enhances the existing units which provide revised club rooms following the removal of the previous club house. This application seeks to further enhance the facilities with a small cafe. The overall scheme is considered to enhance the use as a sports club and the additional scale and facilities above the previous consent are considered acceptable. Effects in relation to the cafe can be adequately mitigated through conditions.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Time limit
3. Materials as approved
4. Details of fencing
5. Details of signage
6. Lighting
7. Hours of operation of cafe - to weekends only when football games are being played
8. BNG Plan
9. Surface water run off disposal
10. Trade effluent consent
11. Cycle parking to be installed
12. Rear access for deliveries and servicing only

Informative

1. NPPF approved following amendments

2. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
3. BNG informative for BNG application
4. S106 connection for public sewerage system
5. Fats and oils grease trap