expiry 28/08

Development Control – Delegated Officer Report

Application Number: ADC/0383/07 **Recommendation - Permit**

Site: **Football Ground Lancing Football Club Culver Road Lancing West Sussex**

Proposal: **Amendment to planning permission ADC/145/06 for new football stand to provide 3 smaller units instead of one big unit and to have total 152 seating places instead of 150**

The Application

Permission was granted in August 2006 for a new football stand (ADC/0145/06) to replace the existing dilapidated structure.

The proposed amendments to the previously approved stand are to provide three smaller units of seating centrally located rather than seating in one large unit. The proposals would increase the seating capacity of the stand by two to 152. The only other amendment is the omission of a glazed hip roof over the main south side entrance, and introduction of a gabled feature.

The stand itself would remain the same size as previously approved and the internal ground floor accommodation would be unchanged. The amendments are required by the Football Association who call for sight lines from seating to all parts of the football pitch.

Consultations and Representations

Consultations/Comments
Chief Environmental Health Officer - No comments.

WSCC- Highways & Transport - It would appear that no alterations are proposed to either the existing accesses onto Culver Road or the car parking layout, with the exception of three disabled car parking spaces. Given that the overall number of seats will not change greatly to that previously permitted, I would not foresee the usage of the site to alter in intensity to how it is used currently. No highway objection.

Lancing Parish Council have ~~made~~ no ~~comments~~ objection

Third Parties
There have been no neighbour objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE12, CH1, DEV1, DEV4-5, ERA1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AR3, AR7, AT12.
Adur Development Plan – Submission Core Strategy (ADC 2007): CI1

Planning Assessment

The football ground is subject to policy AR3 of the Local Plan which states that development will only be permitted where the loss of open space will not damage the townscape, and there would be no significant damage to the area's capacity for wildlife. Policy AR7 states that the development of new recreational facilities within the built-up area will normally be permitted providing the development is of a scale and character appropriate to the locality; there is no harm to amenities of nearby residential properties; on-site parking arrangements are acceptable and the development includes appropriate facilities for the disabled.

The proposed relocation of seating to the central part of the stand would result in a net loss of approximately 13 sq m of pitch-side hardstanding, which considered in the context of the total space available is not a concern. The proposals would ensure that all seats in the stand would have adequate visibility and the designation of 6 pitch-side wheelchair spaces would improve the level of accessibility for the disabled.

The proposed amendment to the roof on the south side of the building would not have a detrimental effect on the visual amenity of the area or on the residential amenity of the locality.

Recommendation

APPROVE for reason that :-

The proposed development would provide improved recreational facilities and would not detract from the existing local urban environment. It can take place without unacceptable detriment to the amenities of nearby properties and without detraction from highway safety. It consequently would not conflict with the relevant policies of the ADLP (AG1, AR3, AR7, AT12) and the WSSP (LOC1, NE12, CH1, DEV1, DEV4-5).

Subject to –

1. C1Ci
2. C12Ai – amended

No development shall be carried out unless and until a schedule of materials, colours and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.
Reason: *In the interests of visual amenity and to comply with policy AR7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

3. C8Bi – amended
The building shall not be occupied until the amended parking layout, including the disabled parking facilities shown on the approved drawing no. H2156/06 of ADC/145/06 have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.
Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

Case Officer:
Date: 20/08/07 CS 21/8/07.