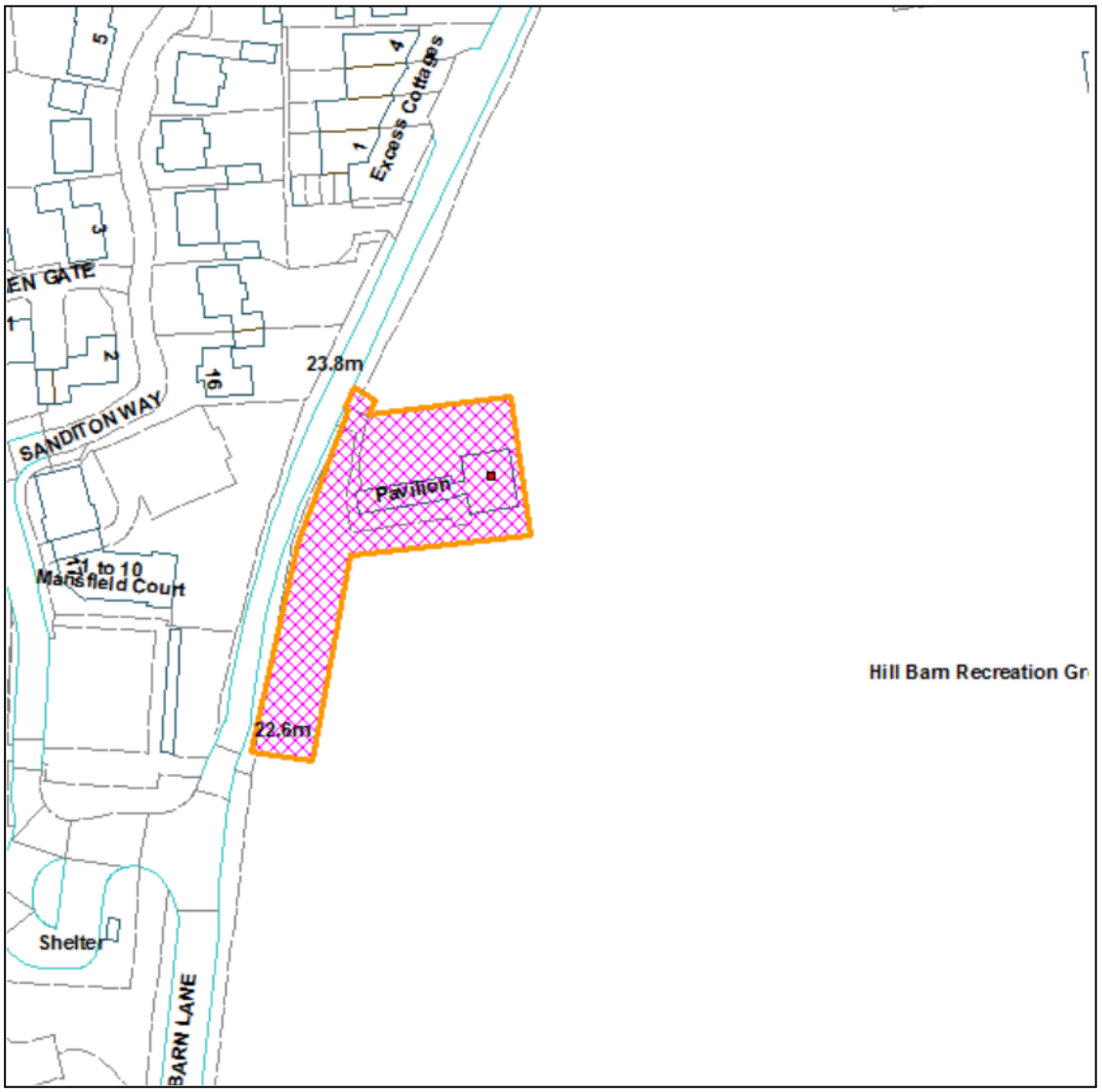
Application Number:	**AWDM/0701/24**	**Recommendation - APPROVE**
Site:	**Sports Pavilion, Recreation Ground Hill Barn, Hill Barn Lane, Worthing.**	
Proposal:	**Demolition of existing pavilion and replace with new clubhouse.**	
Applicant:	Mr Doug Taylor	Ward: Offington
Agent:	N/A	
Case Officer:	Gary Peck	



Not to Scale

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This application has been called in to the Committee for determination by Cllr Elizabeth Sparkes

Proposal, Site and Surroundings

This application seeks full permission for the demolition of an existing pavilion situated on the western side of Hill Barn Recreation Ground and its replacement with a grouping of containers (described as upcycled welfare units). It is proposed that the containers will be painted light blue in colour.

The new space created will be 247 square metres compared to the size of the existing clubhouse of 188 square metre therefore resulting in an increase of 59m2. There are also existing containers to the rear of the building.

The application site is on the western side of Hill Barn Recreation Ground close to Hill Barn Lane itself with intervening boundary screening. Hill Barn Lane is narrow at the point it passes the subject building and the nearest residential properties are in Sanditon Way and Mansfield Court across the road to the west. Worthing College is to the south of these residential buildings.

A car park serves the recreation ground to the north and there are properties in Fairway Close to the east of the car park, about 120 metres from the application site.

Relevant Planning History

None relevant to the determination of the application

Consultations

Southern Water - No objection

Environmental Health - no objection

West Sussex County Council Highways

This application seeks the demolition of an existing pavilion and replacement with a new clubhouse. The site is located on Hill Barn Lane, which is privately maintained in this location – as such, these comments should be considered as advice only.

From inspection of the plans, the proposed replacement clubhouse appears slightly larger than that of the existing pavilion. However, this would not be anticipated to give rise to a significant material intensification of movements to or from the site.

A new pedestrian access point is proposed, and this will meet with the section of Hill Barn Lane to the south that is publicly maintained by WSCC. As such, any works proposed within the maintained highway will be subject to formal approval from WSCC. I attach an informative note below with details on how to apply for a licence.

No vehicular parking is proposed. However, I note that the recreation ground does have an existing car park north of the application site, which can be used by clubhouse users, as per the likely existing arrangement.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Drainage Consultant - no objection, subject to conditions

West Sussex Fire and Rescue

Having viewed the plans for the planning application no. AWDM/0701/24 for the Demolition of existing pavilion and replace with new clubhouse; evidence is required to show Fire Service access to either 15% of the perimeter or within 45m of every point of the footprint of the building, whichever is the least onerous, in accordance with the requirements of Approved Document B (AD-B) Volume 2 B5 section 15.

From the details provided there is no evidence of suitable vehicle access, which will also need to comply with AD-B Volume 2 B5, section 15 Table 15.1. A fire appliance requires a minimum 3.1m through any gateway or narrowing and 3.7m between track / road edge or kerbs. Suitable turning facility will also be required to enable the fire appliance to turn and make their exit.

Representations

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

- current clubhouse is not fit for purpose
- will benefit the children that use the pitches
- benefits to wider community

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

- the clubhouse is an important existing amenity and should not be demolished
- will result in increased traffic and parking pressure upon the area
- the replacement containers are not visually appealing
- existing containers have resulted in anti social behaviour

1 letter of comment requesting that the existing containers be removed

In response to the objections/comments, the applicant has advised:

The Club is very aware of the antisocial behaviour that occurs at Hill Barn, and in particular around the clubhouse and has been the victim of such behaviour. We have had equipment stolen and damaged as well as having to repair the building to make secure after vandalism.

The current layout has several secluded areas that allows youths to congregate out of sight; the proposed building will be ‘squared up’ taking away these secluded areas making it harder for youths to gather out of sight. The existing containers will be removed and replaced with a single building incorporating a sloping roof along with a fascia that will make it significantly harder for anyone getting on to the roof. The windows and doors of the new building will have metal shutters over them making it significantly harder for any damage to occur.

Parking and traffic

The club has an arrangement with Worthing College to use parking facilities on their campus. As part of the proposed development, a new footbath will be installed (within the park area) linking the college car park to the clubhouse. Signage will also be installed advising people to park in the college car park. The Club acknowledges the state of the unadopted part of Hill Ban lane and support any efforts to improve the general state of the road, however we believe this issue is disconnected to the development of the clubhouse and is a matter that needs resolving with or without the development of the clubhouse (and this is backed up by a number of the comments from the resident living on this part of the road). The proposed development will not increase the number footballers using the facility on Saturdays and Sundays, so there is no reason to expect an increase in traffic, The Club believes the improvement of the pedestrian link will reduce the traffic in the surrounding areas.

Noise and proposed use

The objective of the development is to provide a safe and appropriate venue for children to engage in sports activities. The proposed facility is predominantly toilet, changing/showering and store rooms. The club's sole purpose is for the benefit of children in the Worthing area. The layout of the proposed building does not lend itself to be used for social gatherings and the Club has no intention of making the facility available for evening social events. The proposed development does not alter the current use of the sports pavilion. The general design of the building is intended to remove the hidden areas which will make it harder for people to gather and create antisocial behaviour and will also discourage those that sleep rough behind the building.

Relevant Planning Policies and Guidance

Worthing Local Plan 2020-2036:

Relevant policies include: DM5 Quality of the Built Environment, DM7 Open Space, Recreation and Leisure, DM8 Planning for sustainable communities / community facilities and DM18 Biodiversity

NPPF, 2023

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.

Planning Assessment

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.

The existing building as shown below, while of a relatively traditional design, is evidently in need of replacement.

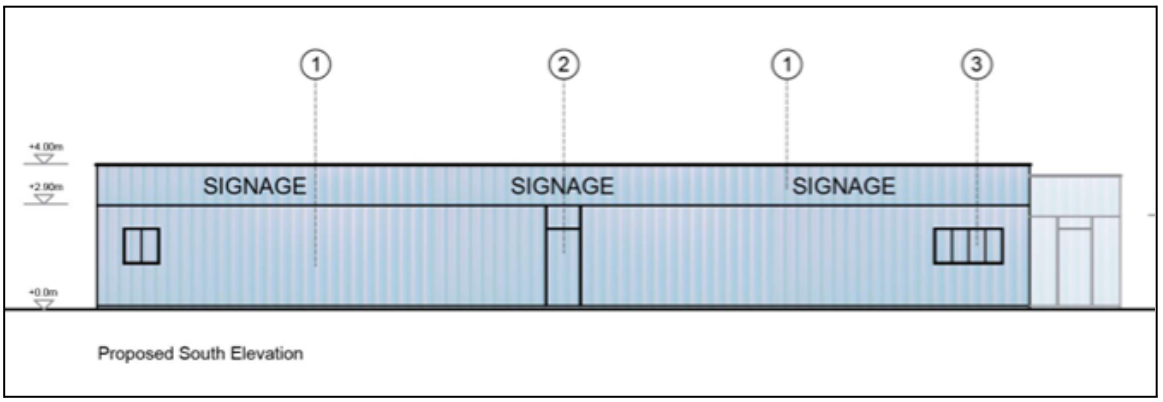




Together with the containers behind, they do not present an attractive visual environment for this part of the Recreation Ground at present.
The need for the facilities is demonstrated by the very large number of representations received in favour of the proposal, the majority of which emphasise the need for the facilities and the benefits that may accrue for younger people in particular. In any case, the Local Plan both supports the provision of improved community facilities and built sport facilities. It is therefore considered that the principle of development is clearly acceptable.

The existing building is 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. While some representations have suggested that there will be an increase in parking and traffic problems as a result of the application, the replacement of the facilities does not indicate an intensification of existing uses on the site in itself, and certainly not to a material agree that would warrant a refusal of the planning application on such grounds.

In visual terms, the main issue is therefore that the proposal will consist of containers joined together rather than a purpose built new building as such. The use of the containers does at least reduce the roof height of the proposal as shown below:



It is stated that the metal sheeting will be painted in a light blue colour and the corrugated roof in light green. Providing the colouring of the buildings is maintained properly then it is not considered there will be an adverse visual impact sufficient enough to warrant refusal of the application, especially given the wider benefits of the application as outlined above.

Details in respect of biodiversity net gain requirements were not submitted with the application. and your officers are therefore considering whether the proposal meets the exemption to provide net gain on site. It is noted that the environs of the existing and proposed building comprised mown grass and small strips of hardstanding, with low or no biodiversity value respectively. Once it is clear whether or not the exemption applies, then a condition may need to be imposed to ensure the relevant biodiversity criteria are met.

The proposal will use a soakaway for surface water drainage and standard conditions requiring details can be used.

In conclusion, the existing building is no longer in a suitable condition to serve its purpose of providing suitable facilities for the users of the recreation ground. The proposed development will provide such facilities and will result in a tangible community benefit. The application is therefore acceptable.

Recommendation

APPROVE - subject to any further satisfactory information or condition if required under Biodiversity Net Gain procedures.

Subject to Conditions:-

1. Approved Plans

2. Full Permission

3. No phase of the development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. Supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, 1% AEP (1 in 100 year), and the 1% AEP (1 in 100 year) plus climate change critical storms will be required to support the viability of drainage scheme. No part of the building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

   Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with NPPF.*

4. The development hereby approved shall not be occupied until details of the maintenance and management of any proposed sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The details of the scheme to be submitted for approval shall include:

   - Details of the SuDS feature and connecting drainage structures, and maintenance requirements for each aspect including a drawing showing where they are located.

   - A management and maintenance plan for the lifetime of the development which shall include the name and contact details of any appointed management company.

   Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.*

5. Removal of existing containers on site

6. Materials in accordance with the approved plans and no variation without a further application to the Local Planning Authority

Informative

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.