Expiry: 28/8

Development Management – Delegated Officer Report

Application Number: **AWDM/0901/23** **Recommendation: Grant**

Site: **Worthing Football Centre Ltd, Woodside Road, Worthing**

Proposal: **Retention of external container bar and construction of a single storey building to create a covered area for the Club's Fanzone.**

Date of Site Visit: **19/7**

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings:

Worthing Football Club is on the west side of Woodside Road including behind flats at Nos. 27-41, Bulkington Avenue back gardens are to the north, St Elmo Road rear gardens to the west and the Bowls club to the south.

This is not a conservation area and no part of the ground is listed. There are no protected trees on the site.

Proposal:

This application seeks permission to erect a covered open sided area between the back of the main gym building which fronts Woodside Road, to the south of the Woodside Road turn styles and the back of the east terrace. During the course of the application it became apparent that a recently erected shipping container bar at the southern end of this covered area does not have planning permission and so its retention has been added to the description of development and re-notified as such.

The covered structure measures 20m in length, 6.5 metres in width and has a 3 metre eaves height and is 3.8 metres to ridge. The roof is supported on steel columns with a profile sheet roof and gables. The roof includes rooflights. It is linked to the main gym building by a narrower, lower, ramped covered lobby.

The container bar measures 2.65m in height and is 2.5 metres deep and 6 metres wide. The bar within the gym building shown on previous plans was never installed.

Planning History:

AWDM/1227/23 - Provision of a roof covering across the West end standing terrace. This will replace and enlarge a previous roof covering that had to be removed in March 2023 for safety reasons. The development will also include the provision of a roof covering across the North East section of the currently uncovered standing terrace. (Part retrospective application). Pending

AWDM/1519/21 - Change of use of part of the existing gym building into a Worthing Football Club bar together with the construction of a covered training area, new gates, cellar and altered configuration of window and door openings and location of existing gate to south elevation. Granted 26.10.21

AWDM/0773/21 - Variation of Condition of approved AWDM/0155/14 (Condition No.4) to be varied to enable the pitch and floodlights to be used on Sunday evenings by community based teams, to use the pitch until 2000 hours, with the lights to be switched off no later than 2010 hours (No spectators allowed for any community based use on a Sunday evening) and to include reference to the women's teams in addition to 1st team, under 21s and under 18s games. Granted

AWDM/0134/20 - Removal of three x 21m high floodlight poles and all existing floodlights from all poles, (retention of existing telecommunication mast to south-west corner) and installation of eight x 15m high floodlight poles with LED lighting (two light fittings per column) (four to the south of site and four to the north of site). Granted

AWDM/1903/19 - Enlargement of existing kiosk and proposed single-storey extension to provide store and kit room to north-east of football club grounds and repositioned turnstile and gate and new fence to part of north boundary.

Consultations:

Sport England: No objection

West Sussex Highways:

No objection. Recommended condition - Construction plant and materials.

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction. Reason: To avoid undue congestion of the site and consequent obstruction to access.

Environmental Health: No objection.

Sussex Police

Thank you for your correspondence of the 6th of July 2023, advising me of a planning application for the construction of a single storey building to create a covered area for the Club's Fanzone at the above location, for which you seek advice from a crime prevention viewpoint.

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, welldesigned, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

The level of crime and anti-social behaviour in Worthing district is above average when compared with the rest of Sussex, so additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

This planning application is seeking permission for the erection of a single storey building to create a covered area for the Club's Fanzone.

From a crime prevention perspective, I have no concerns with regards to the layout and design however, the siting of CCTV to this area should be a consideration.'

Representations:

None received.

Relevant Planning Policies:

Worthing Local Plan (2021): SP1, SP3, DM5, DM7, DM8, DM12 and DM22

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issues in the determination of the application are the effects of the proposal upon the character of the area and the amenities of neighbouring properties.

Visual

The container bar is situated away from neighbours' boundaries. The covered Fanzone area would be to the rear of the frontage building, on an existing grassed area between it and a covered spectator stand, which is not prominent from outside of the site. It will not have a significant visual impact and will provide a covered area for fans to shelter from the weather, eat and drink, when not watching games.

Neighbours

The main issue is therefore the impact upon neighbouring residents.

The 2021 permission included a smaller covered area for training purposes in the location now proposed. This area is already used by fans to access the bar area and

food outlet. The container bar has been in situ since June 2022 and is licensed to serve alcohol between10.00am and 10pm, closing to the public at 10.30pm.

The club bar in the main stand has longer opening hours of:

Sunday - 12.00 noon to 22.30pm.
Monday to Thursday - 10.00am to 23.00pm.
Friday and Saturday - 10.00am to midnight.

Environmental Health has not dealt with any complaints about this container bar in the 15 months it has been open. No neighbours have objected to this application.

Recommendation

1. Approved Plans
2. Full Permission
3. The Container Bar hereby permitted shall only be used between the hours of 1000 to 2200 hours and the Fanzone Area cleared of all users after 2230 until 1000 the following day.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer:	MOK	Date: 13/9/23
Authorised by:	Jo Morin	Date: 15.09.2023