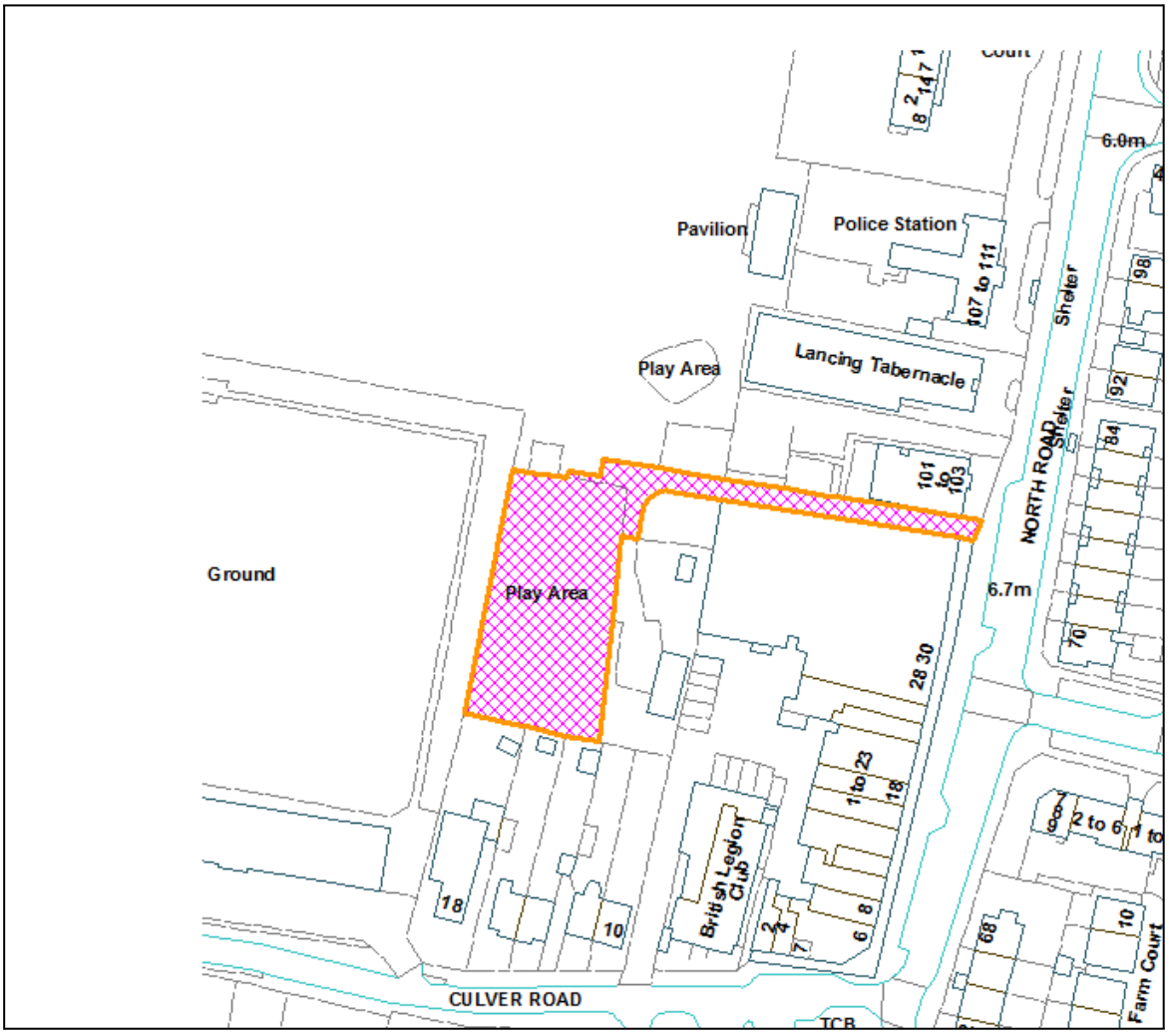
Application Number:	**AWDM/0243/24**	**Recommendation - APPROVE**
Site:	**Monks Recreation Ground, Crabtree Lane, Lancing**	
Proposal:	**Sports pavilion incorporating changing, shower facilities, toilets, first aid, storage, public cafe and toilets to ground floor.**	
Applicant:	Lancing Parish Council	Ward: Mash Barn
Agent:	Garrick Architects	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

Permission is sought for a new sports pavilion on a parcel of land at the southern end of Monks Recreation Ground. It was formerly the site of a children's play area but it has now been relocated to the north of the park. To the west of the site is the Sussex County FA football pitch in Culver Road, to the south are dwellings in Culver Road. Shops and flats in Queens Parade, North Road back onto the site to the east while to the north is the main part of the recreation ground.

There is a road which runs between buildings from the recreation ground to North Road which provides access to the existing maintenance yard/storage area to the east of the site. The yard and access are to remain with the access road shared with the new pavilion. No new parking is proposed for users of the pavilion.

The building will have two floors, with the first floor located within the roof. It essentially has a single storey appearance with low eaves but with a two storey gabled entrance feature at its NE end. Two dormers are proposed for the north roofslope with rooflights on the south roofslope. It will have a two storey projecting wing on its SW corner.

The pavilion, as amended, will provide 6no. FA compliant changing rooms, 2no. referee changing rooms and first aid room on the ground floor, plus a small cafe with servery hatch and toilet facilities. At first floor level it is proposed to provide office space for Lancing Parish Council, plus storage and toilets. Externally, at the southern end it is proposed to provide a storage area for football goals and a separate storage area for groundsmen.

The building measures 6m tall, 22m wide (measured east-west) and 21m long (measured north-south), including the canopy at the front (north). It will be constructed with a brick plinth with black horizontal weatherboarding above. The roof will have grey tiles or slates.



Relevant Planning History

None relevant to the determination of the application

Consultations

West Sussex County Council: The **Highways** Officer has no objection***.*** Whilst it is acknowledged that no off-street public parking is proposed for this development, given the mix of uses proposed, can the applicant provide more details regarding the estimated potential trip generation of the proposals. Detailed trip generation data can be ascertained from the TRICS Database, and this data is requested to assist the LHA with assessing the anticipated impact the proposals will have on the local highway network.
Please raise this with the applicant and reconsult. Upon receiving this information, the LHA can assess the application further

Second response: To be reported

Adur & Worthing Councils: The ***Environmental Health*** officer has no objection

Trees and Landscape: I do not consider that the trees to be retained will be affected by the proposals

Drainage Consultant: No objection subject to conditions

Southern Water: Request condition requiring details of foul sewerage and surface water disposal.

Sussex Police: Note that the plans show a public café. The applicant and their partners are strongly advised to consult directly with the licensing team at Sussex Police before making plans for licensed premises serving alcohol or conducting other licensable activities at this site. To protect the building out of hours a fit for purpose intruder alarm should be a consideration. To reduce incidents of tagging the use of anti-graffiti coatings should be considered. Also make recommendations around security and lighting.

Shoreham Airport: No aerodrome safeguarding objection

UK Power Networks: No objection

Lancing Parish Council: Noted

Sport England: No objection as the pavilion would not have any adverse impact on the capacity of the playing field to accommodate pitches and the quality of the facility overall is high and will have a positive impact on supporting the principal use of the site for sports.

Comment that some areas do not comply with the latest design guidance/recommendations, and they recommend revisions to the designs. Namely:

- Only one official's changing room is provided. Given the scale of the facility and site (particularly due to serving multiple pitches), they would recommend provision of two changing rooms for officials to allow for suitable provision for multiple genders.

- There are currently sight lines into the changing room from the corridor, which is a safeguarding concern. The applicant should ensure there aren't any sight lines into the changing rooms through corridor doors. Doors aren't appropriate privacy screens so staggered entrances with a lobby, or the use of partition walls/screens to obscure the line of sight into the changing space, should be considered.
- The applicant has allowed for five showers within each changing room, which exceeds the minimum recommended number of four, however these are currently open shower configurations. Open showers should be avoided, it is therefore recommended that these are provided as cubicles.
- WCs are included within the changing rooms, which is welcome. The recommended number is a minimum of one, however two are provided in each.

The Design and Access Statement references that the facilities are not floodlit and as such are not expected to operate late in the evenings. It is therefore understood that the facility will not serve the adjacent Sussex FA site which provides a floodlit pitch.

Given the size of Monks Recreation Ground and the number of pitches provided, the requirement for six changing rooms is unclear – as sites of this scale would more typically generate demand for four changing rooms, which can provide a more sustainable offer.

The Football Foundation are supportive of the principle of ancillary facility development to support the use of the grass pitches at this site however, would welcome revised designs which comply with published design guidance, and consideration as to whether a four changing room model may be sufficient to meet the site's needs

Comments on amended plans: To be reported

Representations

1 letter received from the occupier of 16 Culver Road:

- Not clear what is intended for the southern side of the pavilion adjacent to the houses in Culver Road
- Will it be used for car parking?
- Could lead to increased activity and noise/fumes
- Screening to residential properties not good at ground level
- New hedge should be planted to provide better screen

1 letter received from the Sussex County FA:

- Support plans for pavilion and changing rooms which will be an asset for the community and help drive up participation in sport and healthy activity.
- Propose that the Parish Council also apply to the Grass Pitch Maintenance Fund to improve the standard of the pitches.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 9, 15, 18, 19, 28, 29, 30, 31, 32, 33, 34, 36
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (December 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; and

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

Policy 32 of the Adur Local Plan resists the loss of existing open space unless the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss; or where the open space to be lost is shown to be surplus to requirements; or where it is being replaced by equivalent or improved provision.

Proposals for built sports facilities will be supported subject to other policy considerations.

The proposed pavilion will provide changing facilities, a cafe and Parish Council office space without impacting on the existing sports pitches for the benefit of the local community, in accordance with policies 32 and 33 of the Local Plan.

The plans have been amended to include the recommendations made by Sport England in their original comments.

Visual amenity

The proposed building will not sit within the main part of the recreation ground and will instead be on a strip of land at its southern end. As a result it is reasonably positioned and will not be unduly prominent or take up any valuable playing surface.

Its design and scale, with low eaves and first floor accommodation within the roofspace, is considered to be acceptable in this location where it will enhance this part of the recreation ground which is currently under used and vacant following the

relocation of the play area.

Residential amenity

There are dwellings to the south in Culver Road which are reasonably well screened by trees and other vegetation on the boundary. The proposed pavilion will be almost 30m from the southern boundary so it should not have an intrusive impact on those residents. The area to the south of the pavilion is to be used as storage areas for football goals and as an extension to the existing groundsman's compound.

To the east there is a blank wall at the rear of the Co-Op in North Road with garages and parking area further south. No adverse impact is therefore expected by sitting the building in this location.

The use of the changing rooms and cafe will be limited predominantly to times when football is being played and, as there are no floodlights on the recreation ground, the facility will not be used late at night. It is recommended that a condition be imposed to restrict opening hours to between 9am and 10pm to safeguard residential amenity.

Trees

There is a mature tree close to the NE corner of the proposed building which is to be retained. The Council's Trees and Landscape Officer has no concerns over the impact of the development on the retained tree. Appropriate measures can be required by condition to protect it during construction.

Accessibility and parking

No off-street public parking is proposed for this development but the Highway Authority has asked the applicant to provide more details regarding the estimated potential trip generation of the proposals.

The applicant has responded by confirming that the pavilion will be used by players using the existing pitches at the recreation ground who already travel to the ground and park on local streets. Similarly, no additional parking demand is anticipated for the first floor office and storage space as the Parish Hall is within easy walking distance, and the parish hall depot adjoins the site. There are currently no plans to rent the space for public use. Consequently, there will be no increased traffic movements or parking demand as a result of this proposal.

Flood risk and Drainage

There are no objections relating to surface water disposal, subject to the submission of further details to be secured by condition.

Sustainability and energy efficiency

Low level heating will be provided within the changing rooms by pipes beneath the bench seating. The changing rooms will have passive ventilation to avoid the need for mechanical extraction. PV panels are also being considered for the roof.

Ecology and biodiversity net gain

The previous tarmac play area to the south of the site is to be removed and the area restored to grass. A proportion of this area will be left to grow wild in order to aid biodiversity. Bee bricks and swift nesting boxes are also proposed on the building.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. Time limit
3. Materials
4. CMP
5. Tree protection
6. Surface water drainage details
7. Surface water maintenance and management details
8. Foul drainage details
9. Use Class F2 and E (b) and E (g)(i)
10. Hours of opening 7am to 10pm
11. Ecological enhancements to be provided prior to occupation
12. Landscaping