

SITE PLAN ATTACHED

KING GEORGES PLAYING FIELDS INGRAVE ROAD BRENTWOOD ESSEX

**CONSTRUCTION OF A MODULAR CHANGING FACILITY TO SERVE
BRENTWOOD RFC WITH ACCESS PATH (REVISED APPLICATION TO
19/00880/FUL)**

APPLICATION NO: 20/01419/FUL

WARD	Warley	8/13 WEEK DATE	11 December 2020
PARISH		POLICIES	
CASE OFFICER	Mrs Nikki Dawney	01277312500	
Drawing no(s) relevant to this decision:	Supporting Statement; 1358-01P2; 1358-02P3;		

1. Proposals

Planning permission is sought for the erection of a modular building to provide additional changing facilities for the RFC. The club are currently using changing facilities in the nearby leisure complex. However, this is not a long term practical solution and changing rooms close to the Club House and pitches would be beneficial. The building would be 2.8m high with a footprint of 142m² offering x2 large changing rooms (with space for officials) adjunct and adjacent to the existing club house, sufficient for the foreseeable future. The building would be single storey and rectangular with a simplistic design. The material pallet, would take the form of 120mm x 20mm, shiplap profile rainscreen cladding by Envirobuild - Pioneer range, with a walnut finish.

2. Policy Context

Brentwood Replacement Local Plan 2005

Policy CP1 General Development Criteria
Policy GB1 and GB2 Development in the Green Belt
Policy GB22 Outdoor Sports Facilities
Policy GB23 Ancillary Buildings

Emerging Local Development Plan (LDP) to 2033:

The Brentwood Replacement Local Plan 2005 remains the Development Plan and its policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the National Planning Policy Framework (NPPF). Due weight should be given to them, according to their degree of consistency with the NPPF - the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given.

The emerging Local Development Plan went through Pre-Submission (Publication Draft) Stage (Regulation 19) consultation early in 2019 with a further focused consultation, following revisions to the detailed wording of some of the proposed housing allocations, later in the year. Its submission to the Planning Inspectorate on behalf of the Secretary of State (Regulation 22) was agreed at Ordinary Council in January 2020 and submission took place in February 2020. The Examination in Public will open in December 2020, concentrating on strategic matters, with other hearings due in February 2021, as set out in draft timetabling by the Secretary of State. Provided the Inspector finds the plan to be sound, it is projected that it could be adopted by the Council later in 2021.

As the emerging plan advances and objections become resolved, more weight can be applied to the policies within it. At this stage there are outstanding objections to be resolved, nevertheless, the Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. While submission of the Local Plan is a further step in progress towards adoption, as the plan has yet to be inspected through an Examination in Public it is still considered that it currently has limited weight in the decision making process.

National Policy

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

3. **Relevant History**

- 14/00745/FUL - Single storey rugby football replacement clubhouse with changing facilities and additional parking - Approved
- 19/00880/FUL - Construction of a modular changing facility to serve Brentwood RFC – Approved
- 19/01354/FUL - Demolition of the existing Leisure & Sport Pavilion Building and the construction of a new Leisure Hub use class D2. Placement of two shipping containers and refurbishment of the plant building at the existing splash pad location. Construction of an external play structure and the relocation of the golf courses first tee – Approved.

4. **Neighbour Responses**

Neighbourhood consultation instigated 12.10.2020. Site Notice displayed 28.10.2020. No comments received.

5. **Consultation Responses**

- **Highway Authority:**

The information that was submitted in association with the application has been fully considered by the Highway Authority.

The revised proposal makes no changes to the off-street parking facilities, therefore: From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority.

- **Great Warley Conservation Society:**

No comment received.

- **Arboriculturalist:**

No comment received.

- **ECC SUDS:**

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on the following: This application will not have a significant impact on flood risk therefore we have no comments.

- **Open Space Strategy Coordinator:**

No comment received.

- **Essex & Suffolk Water:**

No comment received.

- **Sport England:**

In summary, the proposal is a retrospective application for a revised changing facility scheme at Brentwood Rugby Club. Planning permission was granted in 2019 for a similar scheme (planning permission 19/00880/FUL). Sport England and the RFU were supportive of the original application due to the benefits to the rugby club associated with additional changing facility provision being provided. Based on the information provided, it would appear that the current application involves a very similar modular building to that permitted although its siting appears to be slightly different to the permitted scheme as it is positioned marginally forwards towards the rugby pitch compared to its permitted position. However, it would appear that the building would still be sited on the edge of the playing field beyond the recommended 5m run-off area of the adjoining rugby pitch.

Consequently, it would appear that there would be no adverse impact on playing pitch provision associated with the revised siting of the building.

Further to the above assessment, Sport England is therefore satisfied that the proposal meets the following Sport England Policy exception:

2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

Sport England therefore does not wish to raise an objection to this application, nor do we wish to recommend any conditions should planning consent be granted. As a non-statutory consultee I would wish to offer support for the planning application for the reasons set out in our response to the 2019 planning application.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or national governing bodies to support for any related funding application.

6. Summary of Issues

Brentwood RFC club house is located adjacent to the north eastern boundary of King Georges Playing Field and to the rear of residential dwellings fronting Ingrave Road. The site forms part of the Green Belt and a community recreation ground which has recently gained consent for redevelopment.

Green Belt:

Both National and Local Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belt are their openness and permanence. National Planning Policy Framework (NPPF) para 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para 145 clarifies that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt.

Whilst para 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt: a notable exception in this instance is; *(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

In addition, para 146 *b) engineering operations* allows for the provision of access roads providing they preserve the openness of the Green Belt and including land within it.

Planning permission was granted in 2014 for the demolition of the existing club house and construction of a new extended building. Due to the financial constraints of the club the 2014 consent was not implemented. A reduced scheme was approved in 2019 which retained the existing club house and included the provision of a single modular changing facility located in the same position as the 2014 scheme. Overall, the facilities approved in 2019 offered a reduction to the depth and height of the 2014 scheme and offered a small visual break between the two buildings. These elements of the scheme remain unamended and the changing facilities would continue to be clad with a walnut finish and set against a back drop of mature and verdant screening to the common boundary.

The site already benefits from a pathway from the northern car park (closest to the Ingrave Road entrance) to the club house. The only alteration to the scheme approved in 2019 is the extension of this existing pathway to create a continuous access pathway which runs across the front of the club house and the modular changing facility with an area of asphalt hardstanding between offering convenient access between buildings.

The proposed development would provide an outdoor sports facility which is accessible and of a modest scale discreetly located against a verdant backdrop. As such, the proposed development would maintain the existing openness without causing material harm and is compliant with local plan policies CP1, GB1, GB2 GB22 and the ethos of NPPF chapter 13.

Residential amenity:

Point (ii) of policy CP1 states that the council will also need to be satisfied that the proposed development would not have an unacceptable detrimental impact upon the general amenities of nearby occupiers of the occupiers of the proposed development by way of overlooking, lack of privacy, overbearing effect or general disturbance.

The changing facility and access pathway would be flanked by dense mature trees and shrubs to the rear common boundary with dwellings fronting Ingrave Road. A distance of approx. 65m would separate these residential dwellings from the proposed changing rooms. These elements combined are sufficient to safeguard adjacent neighbours from any resulting ambient noise from the changing rooms which would not be over and above that which already emits from the existing club house. As such, the development is suitably sited to protect the amenity of neighbouring dwellings conforming to point (ii) of policy CP1.

Utilities:

Permission to run additional utilities to the proposed changing rooms would be required from the land owner, Brentwood Borough Council. Should permission be granted, subsequent works would be monitored by building control. This element of the scheme falls outside of planning policy in this instance.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 U37499

The changing rooms hereby permitted shall be used in conjunction with the existing Club House and for the sole use of Brentwood Rugby Football Club and those participating in the recreational activity of the club.

Reason:

To maintain residential amenity and to comply with Local Plan Policy GB23.

4 U37500

Notwithstanding the Town and Country Planning Act 1990 or the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any subsequent re-enacting Acts or Orders) no floodlighting or any other form of external lighting shall be provided on the site.

Reason: To safeguard the living conditions of nearby residents.

Informative(s)

1. The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, GB1, GB2, GB23; National Planning Policy Framework (NPPF) 2019 and NPPG 2014.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been

received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

BACKGROUND DOCUMENTS

DECIDED: