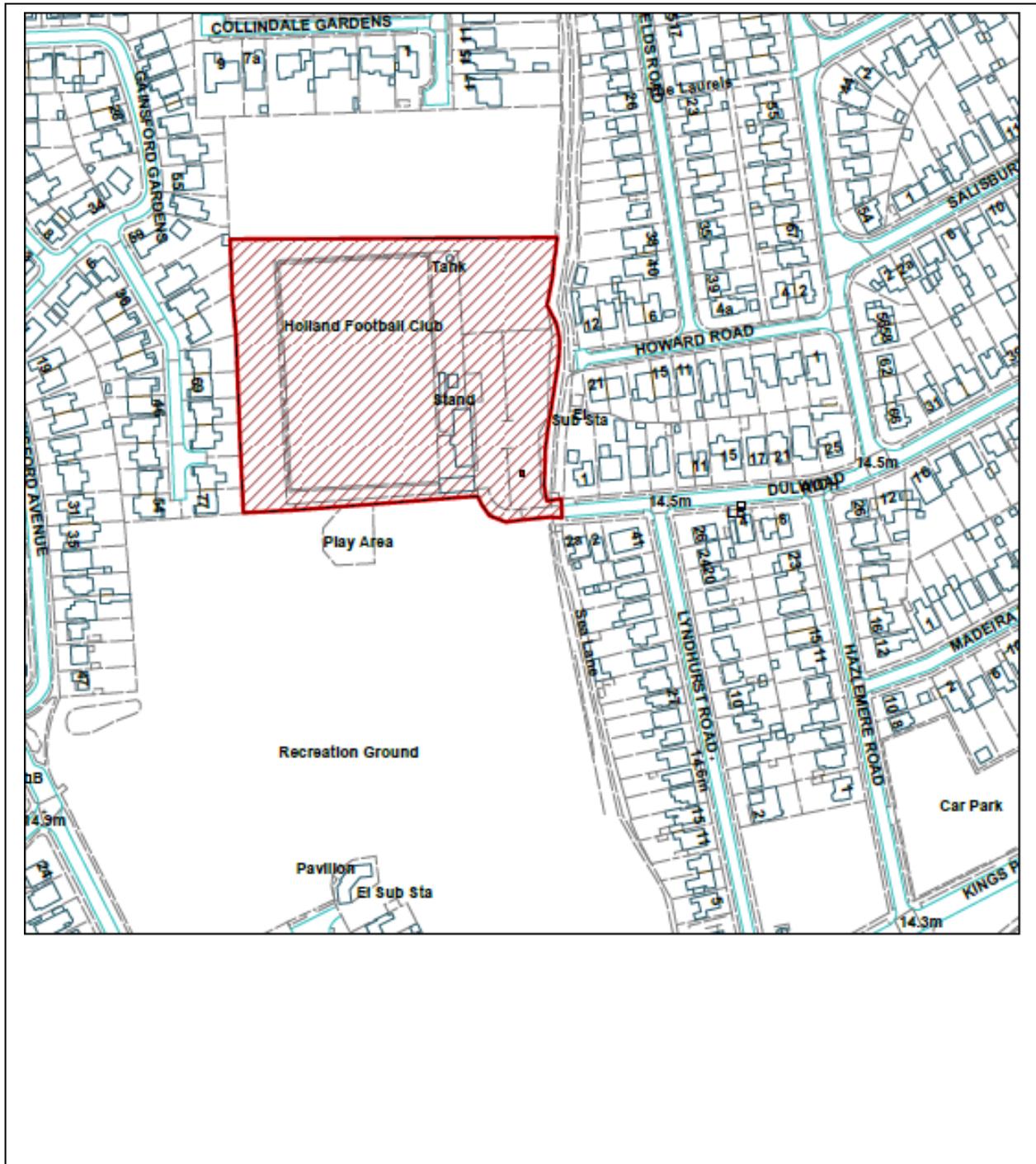


PLANNING COMMITTEE

16th FEBRUARY 2022

REPORT OF THE ASSISTANT DIRECTOR FOR PLANNING

A.2 PLANNING APPLICATION – 21/02097/FUL – HOLLAND FOOTBALL CLUB THE CLUBHOUSE DULWICH ROAD HOLLAND ON SEA ESSEX



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Application: 21/02097/FUL

Town / Parish: Clacton Non Parished

Applicant: Holland FC

Address: Holland Football Club The Clubhouse Dulwich Road Holland On Sea Essex
CO15 5HP

Development: Extension to clubhouse

1. **Executive Summary**

- 1.1 This application is before Members as Tendring District Council is the land owner
- 1.2 The proposal involves the construction of an extension to the existing clubhouse building. The proposal would improve the facilities available, supporting the Holland-on-Sea Football Club and the wider community.
- 1.3 The proposals are considered to be of a size, scale and design in keeping with the existing building and there are no concerns raised regarding the impact on the neighbouring residential properties in the surrounding streets given the existing use of the site.

Recommendation:

That the Head of Planning be authorised to grant planning permission for the development subject to:-

- a) Subject to the conditions stated in section 8.2.

2. **Planning Policy**

- 2.1 The following Local and National Planning Policies are relevant to this planning application.

NPPF National Planning Policy Framework July 2021
National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond Section 1 (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL3 Sustainable Design
HP2 Community Facilities
HP5 Open Space, Sports & Recreation Facilities
CP1 Sustainable Transport and Accessibility

Status of the Local Plan

- 2.2 Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

3. Relevant Planning History

09/00921/FUL	Proposed retention of existing posts and new floodlights to serve sports training area.	Approved	02.11.2009
14/00931/FUL	Demolition of existing leisure facilities and construction of new leisure facilities including playing pitch, club house, changing facilities and car parking. Residential development of 65 no. bungalows.	Approved	20.07.2015
17/01849/FUL	Covered stand, provision of 6 floodlights. 10m high ball stop netting, 2.4m wire sports fencing and amendment to car park in relation to sport pitches approved under 14/00931/FUL.	Approved	30.01.2018
18/00472/FUL	Covered stand, provision of 6 floodlights, 10m high ball stop netting, 2.4m wire sports fencing and amendment to car park (amended scheme).	Approved	19.06.2018

4. Consultations

Tree & Landscape Officer 12.01.2022	No trees or other significant vegetation will be adversely affected by the development proposal. Taking into account the location of the application site there appears to be little need for, or public benefit to be gained by, new soft landscaping associated with proposed development.
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5. Representations

- 5.1 No representations have been received following a public consultation which included a site notice posted at the site and neighbour consultation letters sent out to the adjacent properties.

6. Assessment

Site Context

- 6.1 The application site is accessed from the western end of Dulwich Road located between the settlements of Clacton-on-Sea and Holland-on-Sea and is sited within the wider Eastcliff Recreation Ground. The site comprises of a football pitch, viewing stands, a clubhouse, providing social facilities, bar, toilets, storage and changing rooms and a parking area and is used by Holland-on-Sea Football Club. The recreation ground is bordered by residential properties and is close to the seafront. The site is within flood zone 1 which has a low risk of flooding.

Proposal

- 6.2 The application seeks planning permission to construct a single storey pitched roof rear extension to the existing clubhouse to extend the indoor seating area.
- 6.3 The extension measures 5.8m deep, 6.75m wide, with an eaves height of some 2.5m and a maximum height of 3.5m. The external materials proposed are face brick and concrete tiles to match the existing clubhouse.

Principle of Development

- 6.4 Paragraph 92 of the NPPF requires planning policies and decisions to aim to achieve healthy, inclusive and safe places which amongst others should, enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, for example through the provision of safe and accessible green infrastructure and sports facilities. Paragraph 93 states that in order to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should amongst others, plan positively for the provision and use of shared spaces, community facilities (such as sports venues and open spaces) and other local services to enhance the sustainability of communities and residential environments.
- 6.5 The Holland Football Club was established in 2006 and permission for the existing clubhouse and grounds was approved in 2015. The club has a successful men's first team and provides football training facilities for around 12-14 other teams, for both adults and children, in and around the Clacton Area. Therefore the principle of development is in line with the aims of the NPPF and would improve the existing facilities for this well-established football club to the benefit of the local community. The proposal is therefore considered to be acceptable in principle subject to detailed policy considerations outlined below.

Appearance, Layout and Scale

- 6.6 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. (Para 126 NPPF).
- 6.7 Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials and should respect or enhance local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features.
- 6.8 The social area of the clubhouse currently makes up only 25% of the total floorspace, with the other 75% made up of changing rooms, shower and toilet facilities for the home and away teams as well as the referees, public toilets including a disabled W.C and kitchen area. The

proposed extension to the existing Clubhouse would provide much needed space to accommodate both spectators and teams using the football club.

- 6.9 The overall size, scale and design of the Clubhouse extension is considered to be acceptable. The extension is located to the rear of the existing clubhouse, within the existing patio area and is thus screened from the public realm and is considered to be proportionate to the size and scale of the main Clubhouse building.
- 6.10 The extension does not encroach on any existing playing area and retains adequate access between the extension and the pitch to access the rest of the site.
- 6.11 Overall, the appearance, scale and layout of the proposal is considered to be in character with the locality and the proposal is considered acceptable with regard to Policies SP7 and SPL3.

Highway Safety/Parking

- 6.12 Policy CP1 seeks new development that is sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport.
- 6.13 Given the current use of the Clubhouse and its location within the Eastcliff Recreation Grounds, which is accessible by all modes of transport and is centrally located for both Clacton-on-Sea and Holland-on-Sea, it is not considered that the development proposed would have a detrimental impact on highway or pedestrian safety. There is adequate car parking provided to the front of the Clubhouse and the extension would not necessarily lead to a huge upsurge in visitors to the club, albeit better accommodate those whom already use the club.

Impact on Residential Amenity

- 6.14 Paragraph 130 of The Framework maintains that policies and decisions should result in new development that creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.15 Policy SP7 states that all new development protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking. Policy SPL3 seeks new development that does not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.
- 6.16 The Clubhouse building currently provides ancillary facilities of a social nature to support the use of the Football Club. The extension is sited within the grounds, on an area of existing patio and is around 55m from the nearest residential property. Therefore it is not considered that the proposal would have a harmful impact on the neighbouring occupiers in the surrounding residential areas over and above that which already exists.

Trees and Landscaping

- 6.17 Given the current use of the site, no trees or other significant vegetation would be adversely impacted by the development proposal. It is also considered that given the location of the extension, it does not necessitate any further soft landscaping, neither is there any real public benefit to be gained from additional landscaping within the site.

7. Conclusion

7.1 It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal the application is recommended for approval.

8. Recommendation

8.1 The Planning Committee is recommended to grant planning permission subject to the following conditions and informative.

8.2 Conditions and Reasons

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:

0925_A_SC_02/A - Proposed site plan

0925_A_SC_04 - Proposed elevations and floor plans

Reason – For the avoidance of doubt and in the interests of proper planning.

8.3 Informatives

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.

9. Additional Considerations

Public Sector Equality Duty (PSED)

9.1 In making your decision you must have regard to the PSED under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions to:

9.2 A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;

9.3 B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s); and

- 9.4 C. Foster good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
- 9.5 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, being married or in a civil partnership, race including colour, nationality and ethnic or national origin, religion or belief, sex and sexual orientation.
- 9.6 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in section 149 and section 149 is only one factor that needs to be considered, and may be balanced against other relevant factors.
- 9.7 It is considered that the recommendation to grant permission in this case would not have a disproportionately adverse impact on a protected characteristic.

Human Rights

- 9.8 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998 (as amended). Under the Act, it is unlawful for a public authority such as the Tendring District Council to act in a manner that is incompatible with the European Convention on Human Rights.
- 9.9 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property) and Article 14 (right to freedom from discrimination).
- 9.10 It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence or freedom from discrimination except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Finance Implications

- 9.11 Local finance considerations are a matter to which local planning authorities are to have regard in determining planning applications, as far as they are material to the application.
- 9.12 The New Homes Bonus (NHB) is one local finance consideration capable of being a material consideration to which the weight given shall be determined by the decision maker. The NHB is a payment to local authorities to match the Council Tax of net new dwellings built, paid by Central Government over six consecutive years. In this instance, it is not considered to have any significant weight attached to it that would outweigh the other considerations.

10. Background Papers

- 10.1 In making this recommendation, officers have considered all plans, documents, reports and supporting information submitted with the application together with any amended documentation. Additional information considered relevant to the assessment of the application (as referenced within the report) also form background papers. All such information is available to view on the planning file using the application reference number via the Council's Public Access system by following this link <https://idox.tendringdc.gov.uk/online-applications/>.