



TO: Planning Committee South
BY: Head of Development
DATE: 16 May 2017
DEVELOPMENT: Outline application for the demolition of existing squash club facility and erection of replacement residential development with associated car parking.
SITE: Storrington Squash Club Greyfriars Lane Storrington Pulborough
WARD: Chantry
APPLICATION: DC/15/1992
APPLICANT: Storrington Squash Club

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received which are contrary to the officer recommendation

RECOMMENDATION: That planning permission be approved, subject to completion of a Legal Agreement securing a contribution towards off-site affordable housing provision and improvements to leisure facilities in the District, and appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks outline planning permission for demolition of the existing squash club and the erection of a replacement building containing 9 self-contained flats. The application seeks consent for access and layout. The access would utilise the existing arrangement, off Greyfriars Lane, with the layout including the siting of the building and the associated car parking.
- 1.2 The appearance, scale and landscaping of the development are reserved matters, which would be considered as part of a subsequent application on the site. While appearance and scale are reserved, the application is accompanied by illustrative plans. The plans indicate a three-storey brick building, with a glazed / lightweight third-storey set in from lower levels of the building.

DESCRIPTION OF THE SITE

- 1.3 The application site comprises a detached two-storey building, within the built-up area of Storrington, which comprises a private members squash club and associated changing

facilities, gym and club room. The building, which features a flat roof, features ground floor brick work, with limited fenestration, and first floor tile hanging and windows associated with the club room.

- 1.4 The site is adjoined by Storrington Community Centre and Museum to the north, Storrington Tennis Club to the west, a Grade II Listed Building to the east, and a surface car park (associated with the squash club and tennis club) to the south. The north and eastern boundaries of the site mark the edge of the Storrington Conservation Area.
- 1.5 The site is accessed off Greyfriars Lane via an access shared with Storrington Tennis Club and neighbouring residential properties.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
 NPPF 7 – Requiring good design
 NPPF11 – Conserving and enhancing the natural environment
 NPPF14 – Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
 Policy 1 – Strategic Policy: Sustainable Development
 Policy 2 – Strategic Policy: Strategic Development
 Policy 3 – Strategic Policy: Development Hierarchy
 Policy 32 – Strategic Policy – The Quality of New Development
 Policy 33 – Development Principles
 Policy 40 – Sustainable Transport
 Policy 41 – Parking
 Policy 42 – Inclusive Communities
 Policy 43 – Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 for the Parishes of Storrington & Sullington and Washington have been designated a neighbourhood plan area and work is progressing on a neighbourhood plan. At the present time however the HDPF remains the current and up to date plan for the area.

PLANNING HISTORY AND RELEVANT APPLICATIONS

SR/44/79	3 squash courts incorporating changing rooms etc. (From old Planning History)	Application Permitted on 04.10.1979
DC/11/2081	Two storey eastern extension to squash club	Application Refused on 13.12.2011

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

- 3.2 Community and Culture: Seek a contribution towards additional community sports facilities within the District to compensate for the loss of the existing facilities.
- 3.3 Conservation: No objection to access and siting.

OUTSIDE AGENCIES

- 3.4 Historic England: No objection.
- 3.5 Southern Water: No objection, a formal application would be required for any connection to the public sewerage system.
- 3.6 Storrington & Sullington Parish Council: Object. The squash club is a local asset, would result in the loss of a leisure facility, would be detrimental to adjoining properties and features an inadequate access.
- 3.7 West Sussex Country Council – Highways: The access and the access road is well-established and anticipate that the proposed residential use would generate fewer daily vehicle movements and have a less intensive impact than the existing use. The parking layout and number of spaces would be acceptable for the proposed development. Refuse collection details to be secured by condition.

PUBLIC CONSULTATIONS

- 3.8 55 representations were received objecting to the proposal for the following reasons:-
- The squash club is an important sporting and social facility for the wider community as well as Storrington;
 - The proposal represents an overdevelopment of the site;
 - The existing and proposed access arrangements are unsuitable;
 - Conflict between users of the shared access road;
 - Increased safety hazard;
 - Inadequate on-site parking provision (for the proposed development and the tennis club);
 - A boundary would need to be defined between the application site and neighbouring tennis club land;
 - Overlooking and loss of privacy for adjoining properties;
 - Noise, dust and disturbance from building works;
- 3.9 1 representation was received commenting that if the existing use is not sustainable then there would be no objection to its loss.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 6.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The key issues of consideration relate to the principle of development, including the loss of the existing squash club; the impact on the character and appearance of the area; the impact on neighbouring amenity; and highway issues.

Principle of development

- 6.2 Policy 3 of the HDPF states that development will be permitted within towns and villages which have defined built-up areas, with any infilling and redevelopment required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement. The application site is within the built-up area of Storrington, which is recognised as being a settlement with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. In principle, it is considered that a development of 9 flats would be appropriate to the characteristics of the settlement and is acceptable in principle, subject to detailed considerations.
- 6.3 As existing the site provides a leisure facility in the manner of a private members squash club, within Use Class D2. Policy 43 of the HDPF seeks to retain leisure facilities unless, amongst other criteria, equally usable facilities can be provided nearby and that continued use of the service is no longer feasible. The policy also advises that a loss may be considered acceptable if a significant enhancement to the nature and quality of an existing facility will result from the redevelopment.
- 6.4 The applicant has advised that the existing membership of the club, which comprises 42 individuals, is not sufficient to sustain the facility which is in need of wholesale repair and refurbishment in order to sustain the use of the site. The applicant has further advised that the level of investment required would not be viable given the income generated by the use.
- 6.5 There are no reasons to dispute this view and at the time of the site visit it was apparent that the building was in need of repair and refurbishment. The applicant has identified squash clubs in the vicinity of the site, including Horsham, Christ's Hospital and, outside of the District, Worthing, which would continue to serve the local population. In addition, a financial contribution is sought to improve existing sports facilities elsewhere in the District which are open to all, not just private members; potentially improving access to sports facilities for residents within the District.
- 6.6 Policy 16 of the HDPF requires, on sites of between 5 and 14 dwellings, 20% of dwellings to be affordable, or where on-site provision is not achievable a financial contribution equivalent to the cost of providing the units on site. The scale of the development is considered appropriate to secure a financial contribution and the applicant has agreed to this approach, which is set out in the draft Planning Obligations SPD. The contribution would be secured through a s106 agreement and this will ensure compliance with the above policy.

Character and appearance

- 6.7 The application site adjoins the Storrington Conservation Area and a number of historic and listed buildings. The existing building is of no architectural interest and there would be no

objection to its demolition. The current application seeks consent for the layout, and this includes the siting of the proposed building and the associated car parking.

- 6.8 The proposed building would feature a smaller footprint than the existing with greater separation from the shared north and eastern boundaries of the site. This siting is considered acceptable and would allow for enhanced landscaping to the remaining curtilage. The layout to the frontage of the site would allow for car parking and refuse / recycling and cycle stores, with intermittent planting areas. The proposed layout is considered acceptable, and an improvement on the existing, having regard to the characteristics of the site and its relationship with surrounding development.
- 6.9 The scale and appearance of the development is a reserved matter, discussions have though taken place to ensure a development could be achieved on the site which would preserve the character and appearance of the surrounding area. The submitted plans indicate a three-storey building with a recessed lightweight top-storey which would reduce the resulting bulk, massing and visual impact of this height. The use of brick as the dominant material would help to assimilate the building into its surroundings, and in public views from Church Street, from where the rear of the building would be visible, the development would not appear incongruous or unduly dominant. It is considered that this approach, which would be secured as part of a future reserved matters application, would represent an improvement on the existing building, and would preserve the character and appearance of the surrounding area.
- 6.11 It is considered that there is sufficient detail within the application to demonstrate that the site is capable of accommodating the proposed development without harm to the visual amenities of the site and surroundings. The proposed layout is therefore considered acceptable and the recommended conditions would limit the scale / height of the building which could be proposed as part of the reserved matters application. As such there is considered to be no conflict with policies 32, 33 or 34 of the HDPF at this outline stage.

Impact on neighbouring amenity

- 6.12 The layout, for which approval is sought, would allow for approximately 5.5 metres to the shared boundary with Horse Croft to the east, with the neighbouring building in excess of 25 metres from the proposed development. This separation is considered sufficient to prevent any harmful loss of light or outlook to this building. Horse Croft benefits from a generous curtilage and there are no reasons why a development, subject to appropriate reserved matters (of scale, appearance and landscaping), could not be achieved which would prevent any significant harm.
- 6.13 The adjoining building to the north comprises a community centre and museum and an adjoining dwellinghouse, Old School Cottage. The proposed building would be sited approximately 4.5 metres from the shared boundary with this building, and this represents an increase of 2 metres from that currently existing. This separation coupled with the illustrative design, with the top floor set back from lower levels of the building, and potential for improvements to the screening and landscaping is considered sufficient to prevent any significant harm to the adjoining building, and particularly the residential element. It should be noted that the boundary treatment and landscaping would be secured through the reserved matters application.
- 6.14 The illustrative plans indicate that key habitable rooms would be south facing, over the parking area, and the consideration of the reserved matters application will ensure no harmful overlooking from the rear and side elevations of the building.
- 6.15 The introduction of 9 residential units into an established mixed use area would not be expected to generate harmful levels of noise or disturbance for occupants / users of adjoining properties.

- 6.16 For the reasons outlined above it is considered that the proposed layout and access would not lead to significant harm for occupants of adjoining properties, and there are no reasons to consider at this outline stage that appropriate scale, appearance and landscaping could not be achieved on the site to minimise the resulting impact on neighbouring amenity. The proposal therefore accords with policy 33 of the HDPF.

Impact on highways

- 6.17 The access road does not allow two opposing vehicles to pass one and other and no improvements are possible due to the presence of adjoining properties. The access road is though well-established and has served the squash club, Storrington Tennis Club and residential accesses to Ivy Cottage and Smugglers Hut for an extended period of time. It has been clarified that the proposed development would result in fewer trips than the existing use of the site (as a squash club) and a less intensive use of the access road. On this basis it is considered that the development would not generate a harmful level of vehicular movements along either Greyfriars Lane or the access road.
- 6.18 The proposed layout would provide 10 parking spaces which is considered acceptable in this location. The layout includes a location for a cycle store, with further details on this provision sought through condition.
- 6.19 A condition is recommended to secure details of refuse management, with the expectation that refuse bins would be collected from Greyfriars Lane, rather than requiring refuse vehicles to use the access road.
- 6.120 A number of representations have been received raising concerns of the impact of demolition and construction works on the shared access road and adjoining properties. While there is potential for short-term disruption a Construction Method Statement would be secured through condition 3. This would include details of contractor parking, loading and unloading of vehicles, storage of plant and materials, security hoarding, and measures to reduce noise and dust impact. It is considered that this approach would minimise any disruption and protect neighbouring amenity and uses.
- 6.21 The highway impacts of the development are therefore considered acceptable, subject to conditions, and in this respect the proposal accords with policies 40 and 41 of the HDPF.

7. RECOMMENDATIONS

- 7.1 That planning permission is granted, subject to the completion of a Legal Agreement securing a contribution towards off-site affordable housing provision and leisure facilities in the District and the following conditions:
- 1 A list of the approved plans
 - 2 **Standard Time Condition:**
 - (a) Approval of the details of the scale of the building, which shall not exceed three-storeys in height, the appearance of the building and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - (b) Plans and particulars of the reserved matters referred to in condition (a) above, relating to the scale of the building, which shall not exceed three-storeys in height, the appearance of the building, and the landscaping of the development, shall be

submitted in writing to the Local Planning Authority and shall be carried out as approved.

- (c) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
- (d) The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of adjoining occupants and users of the access road during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:**

- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- ii) The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan (insert) and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).