

Report to **Planning Committee**  
Date **13 December 2017**  
By **Director of Planning**  
Local Authority **Lewes District Council**  
Application Number **SDNP/17/05368/FUL**  
Applicant **Mr D Templar**  
Application **Reconfiguration of the first floor with the installation of two new fire escape staircases and window replacement throughout**  
Address **Clubhouse Stanley Turner Recreation Ground  
Kingston Road  
Lewes  
BN7 3NB**

---

**Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.**

---

## **Executive Summary**

### **1 Site Description**

The application property is a detached building located in the Stanley Turner Recreation Ground to the south of the A27, Lewes. The building is used as changing rooms, store rooms and for spectating.

### **2 Proposal**

The proposal is for the reconfiguration of the first floor with the installation of two new fire escape staircases and window replacement throughout.

### **3 Relevant Planning History**

N/A.

### **4 Consultations**

#### **LE - Environmental Health**

Comments awaited.

#### **LE - Property and Regeneration**

Comments awaited.

## Parish Council Consultee

Comments awaited.

## 5 Representations

None received.

## 6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Council - The Core Strategy (Local Plan Part I) 2014** and the following additional plan(s):

- Lewes District Local Plan (2003)

Other plans considered:

- Lewes Neighbourhood Plan

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

## 7 Planning Policy

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

NPPF -Requiring good design.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part I) 2014** are relevant to this application:

- CPII - Built and Historic Environment and Design

The following policies of the **Lewes District Local Plan (2003)** are relevant to this application:

- ST3 - Design, Form and Setting of Development

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

#### The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26<sup>th</sup> September to 21<sup>st</sup> November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced are currently afforded some weight.

## **8 Planning Assessment**

8.1 The application property is a detached building located in the Stanley Turner Recreation Ground. The building is used as changing rooms, store rooms and for spectating. The proposal is for the reconfiguration of the first floor with the installation of two new fire escape staircases and window replacement throughout.

8.2 The building is constructed from brick with black timber cladding at first floor and a timber finish to the north elevation where the standing area is located. It is proposed to alter the internal layout of the building in order to modernise the facilities. As part of this work it is proposed to install fire escape staircases to both the east and west side elevations. These will be of steel construction with timber treads. It is also proposed to replace the existing timber windows with upvc double glazed windows in a dark finish to match the existing windows. It is considered that the works will not detract from the appearance of the existing building and will enhance the functionality of the building.

8.3 No objections have been received.

8.4 It is considered the proposal will not have a detrimental impact on the character of the building, in accordance with Policy ST3 (Design, Form and Setting of Development) of the Lewes District Local Plan.

8.5 The development has also been considered against the relevant policies in the Joint Core Strategy Proposed Submission Document May 2014. The document was submitted to the Secretary of State on 16 September 2014 for Examination. Whilst the Core Strategy has no development plan status at this stage, its policies can be regarded as a material consideration due to its relatively advanced stage. The Core Strategy will be the pivotal planning document until 2030, forming Part 1 of our Local Plan and will set out the over-arching strategies that all other planning documents will need to be in conformity with. At this stage limited weight may be attributed to the policies. However it is considered to accord with Core Policy 11 Built and Historic Environment and Design.

8.6 The South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16th July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period will run from 2nd September to 28th October 2015 after which the responses received will be considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirm that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight.

8.7 The development is not considered to be contrary to the South Downs National Park Partnership Management Plan, which is the over-arching strategy document for the management of the South Downs National Park, and accords with Policy 50 which deals with housing, design, and supporting balanced communities.

## **9 Conclusion**

It is recommended that planning permission be granted.

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

### **1. Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

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

**Reason:** To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

## **11. Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

#### **14. Proactive Working**

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.

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

Contact Officer: Matthew Kitchener (Lewes DC)

Tel: 01273 471600

email: [matthew.kitchener@lewes.gov.uk](mailto:matthew.kitchener@lewes.gov.uk)

Appendices                      Appendix 1 - Site Location Map  
    Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

## Appendix I

### Site Location Map



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2016) (Not to scale).

## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - existing location and block plan, photos	1571-PA-001		18.10.2017	Approved
Plans - existing ground floor plan	1571-PA-002		18.10.2017	Approved
Plans - existing first floor plan	1571-PA-003		18.10.2017	Approved
Plans - existing elevations	1571-PA-004		18.10.2017	Approved
Plans - existing elevations	1571-PA-005		18.10.2017	Approved
Plans - proposed ground floor plan	1571-PA-010		18.10.2017	Approved
Plans - proposed first floor plan	1571-PA-011		18.10.2017	Approved
Plans - proposed elevations	1571-PA-012		18.10.2017	Approved
Plans - proposed elevations	1571-PA-013		18.10.2017	Approved
Application Documents - design and access statement			18.10.2017	Approved
Application Documents - flood risk statement			18.10.2017	Approved
Application Documents - noise impact statement			18.10.2017	Approved

**Reasons:** For the avoidance of doubt and in the interests of proper planning.