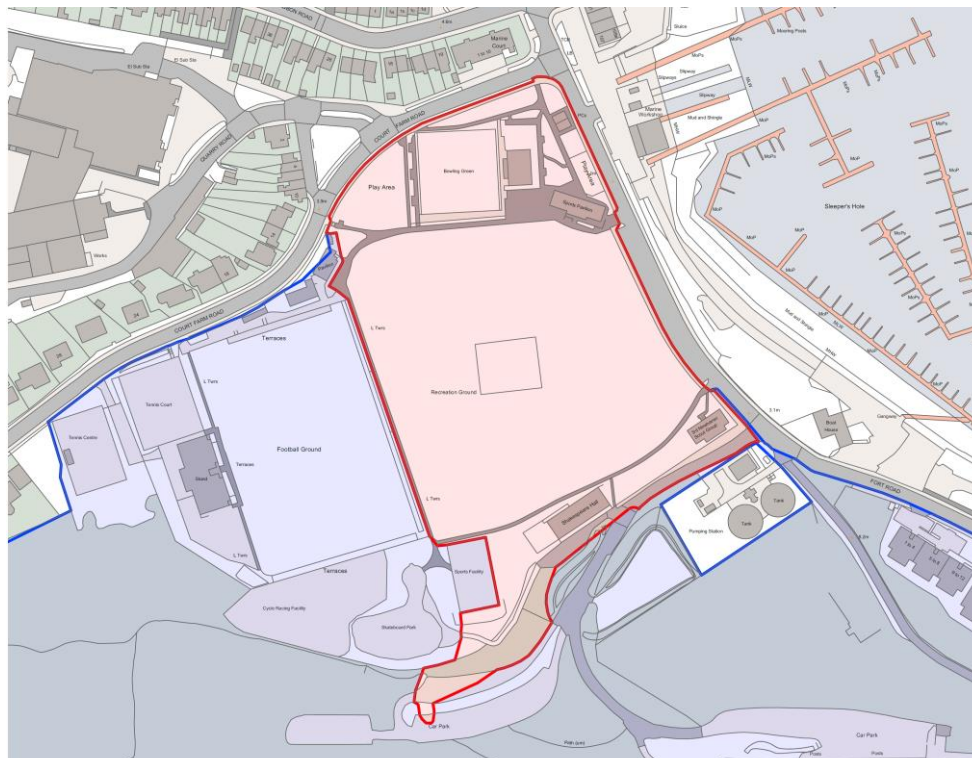


Report to: Planning Applications Committee
Date: 6 November 2024
Application No: LW/24/0620
Location: Fort Road Recreation Ground, Fort Road, Newhaven
Proposal: Recladding and alterations of external openings to existing Shakespeare Hall building (and alternations to internal partitions), recladding (including roof replacement) and alternations of external openings to existing cricket pavilion building (and alternations to internal partitions), new roof sheeting and external cladding/insulation.

Applicant: Lewes District and Eastbourne Borough Councils
Ward: Newhaven South
Recommendation: Approve subject to conditions and subject to no additional material matters being introduced through public representations prior to the expiry of the statutory consultation period on 15th November.

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Site Location Plan



1	Executive Summary
1.1	The proposed development involves predominantly cosmetic works to two established buildings that support the recreational use of the wider site and provide community facilities.
1.2	It is considered that the proposed works would improve the longevity of the buildings and their sustainability. It is considered that this would be achieved without any unacceptable impact upon amenities in the surrounding environment.
1.3	It is therefore recommended that the application is approved.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> 2. Achieving sustainable development 4. Decision making 8. Promoting healthy and safe communities 11. Making effective use of land 12. Achieving well-designed and beautiful places 14. Meeting the challenge of climate change, flooding, and coastal change 15. Conserving and enhancing the natural environment 16. Conserving and enhancing the historic environment
2.2	<u>Lewes Local Plan Part 1 (LLP1):</u> CP7 – Infrastructure CP8 – Green Infrastructure CP10 – Natural Environment and Landscape. CP11 – Built and Historic Environment & Design CP12 – Flood Risk, Coastal Erosion and Drainage CP14 – Renewable and Low Carbon Energy
2.3	<u>Lewes Local Plan Part 2 (LLP2)</u> DM14 – Multi-functional Green Infrastructure DM20 – Pollution Management DM25 – Design DM33 – Heritage Assets
2.4	<u>Newhaven Neighbourhood Plan (NNP)</u> R1 – Recreation, Leisure and Local Green Spaces D1 – Promoting Good Design D2 – Design and Climate Change

3.	Site Description
3.1	The application site forms part of a multi-use recreation ground that is home to Newhaven cricket and bowling clubs. It is positioned on the western side of Fort Road and the northern edge is flanked by Court Farm Road. The recreation use extends to the west where the land accommodates Newhaven Football Club, which includes a brick built spectator stand overlooking the pitch, and the all weather surfaced courts used by Newhaven Tennis Club.
3.2	The site provides an expanse of open green space, largely configured as sports pitches. There are few significant trees present within the site and those that are present are generally restricted to site boundaries. There are a number of supporting buildings and structures present, the largest of which is the three-storey flat roof 'Shakespeare Hall' building which is positioned on the southern edge of the site. There are also single-storey pavilions supporting the bowling and cricket clubs. There is an equipped children's play area adjacent to Court Farm Road. To the west of Shakespeare Hall there is a skate park and hard surfaced basketball court.
3.3	The site falls outside of the settlement boundary although its northern and eastern edges, which flank Court Farm Road and Fort Road respectively, are contiguous with it. The site backs onto downland (not within the SDNP) to the south, including the wooded slopes of Castle Hill Local Nature Reserve and the cliff top position occupied by Newhaven Fort, which is a Scheduled Ancient Monument. The cliff top to the south of the fort forms part of the Brighton to Newhaven Cliffs Site of Special Scientific Interest (SSSI). To the north of the site are residential buildings on Court Farm Road and Gibbon Road as well as commercial uses on the Quarry Road industrial estate. To the east is Newhaven Marina, where planning permission has recently been approved, under LW/19/0926 for a mixed use multi-storey development.
3.4	The entire site falls within Flood Zone 3 and is therefore identified as being at high risk of flooding from tidal and fluvial sources.
3.5	Aside from the matters identified above, there are no specific planning designation or constraints attached to the site or the immediate surrounding area.

4	Proposed Development
4.1	<p>The application seeks permission to make various modifications to Shakespeare Hall and the cricket pavilion as follows:-</p> <p><u>Shakespeare Hall:</u></p> <ul style="list-style-type: none"> • Recladding of the exterior walls (timber cladding and rain screen tiles); • Modifications to external openings; • Modifications to the external fire escape staircase, including provision of screening; • New bin store enclosure; <p><u>Cricket Pavilion:</u></p> <ul style="list-style-type: none"> • New cladding to walls and roof; • Modifications to external openings; • Enlargement of spectator terrace on southern side of the building;
4.2	<p>The development forms part of a wider package of improvements to the facilities, many of which can be carried out under permitted development rights. A separate certificate of lawful development for a proposed use has been issued for those works under LW/24/0186. It should be noted that the provision of a café within the building does not require an application for change of use as it would replace part of the nursery use which also falls within Use Class E.</p>

5.	Relevant Planning History:
5.1	P/72/1035 – New premises for Newhaven Boy's Club (Shakespeare Hall) – Approved Conditionally 1 st August 1972
5.2	LW/81/1042 – Extension to existing changing rooms (Cricket Pavilion) – Approved Conditionally 15 th July 1981
5.3	LW/09/1142 – Erection of disabled access ramp and new terrace, rebuild gable wall, reinstatement of roof and installation of internal partition alterations and pvcu windows (Cricket Pavilion) – Approved Conditionally 9 th February 2010
5.4	LW/10/1578 – Replace existing windows with white PVCU double glazed units, two new glass block windows to be installed on west elevation (Shakespeare Hall) – Approved 10 th February 2011

6.	Consultations:
6.1	None received prior to the publication of the committee agenda.

7.	Other Representations:
7.1	None received prior to the publication of the committee agenda.

8.	Appraisal:
8.1	<p><u>Principle:</u></p> <p>The site is located outside of the planning boundary but relates to an established building that supports the use of the surrounding land is a sports field. The retention and enhancement of such facilities is specifically encouraged under LLP1 policy CP7 and para. 96 and 97 of the NPPF as well as para. 88 d) which recognises the importance of community facilities to rural communities.</p> <p>NNP policy R1 states that, in Newhaven, new and improved quality formal and informal areas for recreation will be supported.</p> <p>It is therefore considered that the principle of the proposed works as a means to enhance the existing building is acceptable subject to assessment of potential impact upon the amenities of the surrounding built and natural environment.</p>
8.2	<p><u>Impact on Character and Appearance of the Surrounding Area:</u></p> <p>The proposed works are largely cosmetic and primarily relate to a refreshing of the external finishes of the two buildings. There is nothing particularly distinctive or valuable about the current external finishes and, in the case of the roof over the cricket pavilion, and the upper walls of Shakespeare Hall, the appearance is becoming somewhat dilapidated.</p> <p>The proposed finishes for Shakespeare Hall would be timber cladding at ground floor level with a mosaic of rain screen tiles above. As with the existing finish, which is brick at ground floor with render above, it is considered that the mix of materials would help break up the mass of the building. It is also considered that the use of more eye-catching materials would draw attention to the hall, which serves an important function as a community facility. The hall does not form part of any wider group of buildings and, therefore, a more distinctive appearance is considered to be justified given it would not disrupt any established character.</p> <p>The revisions to the external openings would not result in unacceptable proportion of glazing on the building and the general size and positioning of the openings would remain broadly consistent with those currently in place.</p> <p>It is considered that the provision of screening to the external staircase would improve its appearance, providing a stronger degree of visual</p>

	<p>integration towards the main building and softening the existing somewhat utilitarian and uninviting characteristics of the staircase.</p> <p>Elevation details for the proposed bin stores have not been provided but they would be positioned close to the building, and therefore would associate well with it rather than appearing as incongruous clutter, and would be of modest proportions. Given that the stores would also provide a visual and environmental benefit through screening the bins and reducing the chance of rubbish falling out and being blown around, it is considered they are acceptable in principle, subject to the submission of full elevational details.</p> <p>Turning to the cricket pavilion, the proposed alterations to the external finishes comprise a replacement metal and the installation of timber cladding, replacing the existing brick finish. As with Shakespeare Hall, the pavilion is a free - standing building and the use of cladding would therefore not appear disruptive to any wider established character. The metal roof would be finished in a dark, matt colour that would not produce excessive glare.</p> <p>The proposed extensions to the raised terrace on the southern side of the building are modest, largely occupying an area of existing hard surfacing and therefore not resulting the loss of any significant amount of green space. The height of the platform is also modest and, therefore, it is considered that it would not appear as an overbearing or oppressive feature when viewed in context with the surrounding environment. The wider works to the recreation ground, many of which are to be carried out as permitted development, include improvements to the existing pathways through the site. The extended platform would not obstruct any of these pathways or impede access to them.</p> <p>Revisions to windows and openings would be minor in nature.</p>
8.3	<p><u>Neighbour Impact:</u></p> <p>The buildings subject of the proposed works are positioned well away from neighbouring dwellings. The proposed works are largely cosmetic and the overall scale and intensity of their use would remain similar to existing, noting the site is part of a well established recreation ground. It is considered that the introduction of a small café would not introduce any unacceptable level of disturbance given its positioning away from neighbouring dwellings.</p> <p>Some of the works, such as the screening of the external staircase, which includes a lockable gate to control access, would deliver improvements to security which would be beneficial to the amenities of residents in the wider surrounding area.</p>
8.4	<p><u>Sustainability:</u></p> <p>The proposed works include the introduction of new materials that would better protect the existing buildings against the elements, extending their life, whilst also improving insulation. The amendments to the openings support step free access to both buildings, improving accessibility. The</p>

	<p>wider improvement works includes the introduction of energy efficient lighting and heating.</p> <p>Overall, through improvements to the efficiency and longevity of the existing buildings as well as improvements in accessibility, it is considered the proposed works provide an enhancement to the sustainability of the buildings themselves as well as the recreation ground as a whole.</p>
8.5	<p><u>Highway Impact:</u></p> <p>It is considered that the inclusion of the café would not result in any unacceptable increase in traffic or parking demand at the site, given many customers would be likely to be making shared visits to the recreation ground (where there are existing parking spaces available) and also noting the sustainable location of the site which is within close proximity to employment and residential uses as well as within approx. 1km walking distance of Newhaven Town Centre.</p>
8.6	<p><u>Drainage</u></p> <p>Given the minimal increase in impermeable area is a result of the proposed works, it is considered that they would not result in any unacceptable increase in surface water flood risk or undermine the overall drainage capacity of the site.</p> <p>The proposed café use falls within the same flood vulnerability category as the existing community use (less vulnerable) as set out in Annex 3 of the NPPF. The proposed development would therefore not introduce new, more vulnerable use in Flood Zone 3.</p> <p>The application is accompanied by a Flood Risk Assessment which recommends various flood resilience measures to be incorporated into the building works. It also sets out a plan to be followed in the event of flooding, with the buildings not to be opened if a flood warning has been received and an evacuation plan in place and communicated to users. A condition will be used to ensure these measures are adopted.</p>
8.7	<p><u>Biodiversity</u></p> <p>Although the proposed extension to the spectator terrace at the cricket pavilion would exceed 25 m², it would be largely built over an existing sealed surface and the area of priority habitat impacted upon would be less than 25 m². On this basis, the proposed works are exempt from the mandatory requirement for a minimum 10% Biodiversity Net Gain as per Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.</p>

8.8	<p><u>Human Rights Implications:</u></p> <p>The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.</p>
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9.	Recommendations
9.1	It is recommended that permission is granted subject to the conditions listed below.

10.	Conditions:
10.1	<p>Time limit</p> <p>The development to which this permission relates shall be begun within three years of the date of this permission.</p> <p>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 (as amended).</p>
10.2	<p>External Materials</p> <p>No external materials and finishes installed shall in accordance with the details provided on the approved plans and shall be thereafter be maintained in place unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of visual amenity in accordance with LLP1 policies CP10 and CP11, LLP2 policy DM25, para. 135 of the NPPF and NNP policies D1 and D2.</p>
10.3	<p>Café Use</p> <p>The café use hereby permitted shall occupy a maximum of 121 m² floor space and shall not be expanded beyond the area shown on the approved floor plans unless agreed in writing with the Local Planning Authority.</p> <p>Reason: In order to ensure the primary function of Shakespeare Hall remains as a community facility in accordance with LLP1 policy CP7 and NNP policy R1.</p>

10.4	<p>Permitted Development Rights</p> <p>Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the café use hereby approved shall not change to any other use outside of those described within Class E(b) of the Town and Country (Use Classes) Order 1987 as amended.</p> <p>Reason: In order to prevent the establishment of a use that would not be sympathetic to the community uses provided within the building or the character of the surrounding environment, in accordance with LLP1 policy CP7 and CP11, LLP2 policy DM25, para. 135 of the NPPF and NNP policy R1.</p>
10.5	<p>Flood Risk</p> <p>The development hereby approved shall be carried out and maintained in accordance with the details set out in section 7 of the submitted Flood Risk Assessment, reference 230739-CON-XX-XX-RP-C-0001.</p> <p>Reason: In order to ensure the development is resilient to flooding and in the interest of the safety of users of the facilities in accordance with LLP1 policy CP11 and CP13, LLP2 policy DM25 and para. 165 and 173 of the NPPF.</p>
10.6	<p>Bin Stores</p> <p>Prior to their installation, full details of the bin stores adjacent to Shakespeare Hall, including elevation drawings, shall be submitted to and approved by the Local Planning Authority and the development thereafter carried out and maintained in accordance with the approved details.</p> <p>Reason: Reason: In the interest of visual and environmental amenity in accordance with LLP1 policy CP11, LLP2 policies DM20 and DM25, para. 135 of the NPPF and NNP policies D1 and D2.</p>

11.	Plans:
11.1	This decision relates solely to the following plans:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Site Location Plan	30/09/2024	603_1001 Rev P02
Proposed Block Plan	30/09/2024	603_1200 Rev P02
Proposed Site Layout Plan - Cricket Pavilion	30/09/2024	603_CP_1200 Rev P03

Proposed Roof Plan - Cricket Pavilion	30/09/2024	603_CP_2105 Rev P03
Proposed Ground Floor Plan - Cricket Pavilion	30/09/2024	603_CP_2101 Rev P04
Proposed North and East Elevations - Cricket Pavilion	30/09/2024	603_CP_3101 Rev P03
Proposed South and West Elevations - Cricket Pavilion	30/09/2024	603_CP_3102 Rev P03
Proposed Site Layout Plan - Shakespeare Hall	30/09/2024	603_SH_1200 Rev P03
Proposed First Floor Plan - Shakespeare Hall	30/09/2024	603_SH_2102 Rev P05
Proposed Ground Floor Plan - Shakespeare Hall	30/09/2024	603_SH_2101 Rev P05
Proposed Roof Plan - Shakespeare Hall	30/09/2024	603_SH_2105 Rev P05
Proposed Second Floor Plan - Shakespeare Hall	30/09/2024	603_SH_2103 Rev P05
Proposed East Elevations - Shakespeare Hall	30/09/2024	603_SH_3102 Rev P05
Proposed North Elevations - Shakespeare Hall	30/09/2024	603_SH_3101 Rev P05
Proposed West Elevations - Shakespeare Hall	30/09/2024	603_SH_3104 Rev P05
Proposed South Elevations - Shakespeare Hall	30/09/2024	603_SH_3103 Rev P05
Flood Risk Assessment	30/09/2024	230739-CON-XX-XX- RP-C-0001.

