

appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND;

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

5 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Provision of wheel washing facilities
- (d) Temporary traffic management / signage
- (e) Measures to control noise affecting nearby residents

Development shall be carried out in accordance with the approved details.

GROUND;

In the interests of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

6 There shall be no movement of materials or plant to or from the site outside of the hours of 09.30 to 14.30 Monday to Friday.

GROUND:

In the interests of highway safety during peak school drop off/collection times, in accordance with paragraph 110 of the NPPF.

7 The use of the sports pavilion building hereby approved shall not be used other than between the hours of 0900 and 2230 on any day.

GROUND;

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy D1 of the Thanet Local Plan.

8 Prior to the first use of the development hereby permitted, the native tree and shrub planting, and installation of bat and bird boxes, as located on the approved plan numbered 007, received 3rd October 2019, shall be provided and thereafter maintained. Any trees or plants which, within a period of 5 years from the completion of the development, die, are

removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND;

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

9 The foul drainage to the development hereby permitted shall be provided in accordance with the drainage plan submitted 28th August 2019.

GROUND;

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

10 The aluminium frames of the windows and doors to be inserted within the building hereby permitted shall be coloured green, as confirmed by the applicant in correspondence received 04 October 2019.

GROUND:

To limit the visual impact upon the green wedge, in accordance with Policy CC5 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is located north of College Road on land outside of the urban confines, which is allocated as green wedge. The site lies adjacent to existing cricket pitches (to the west) and a flood-lit hockey/astro pitch and practice pitch (to the south) used by the school. North of the site is agricultural land, and to the east of the site is agricultural land that has recently been granted planning permission for change of use to 2no. rugby pitches, 1no. football pitch, and 4no. tennis courts. Works to these sports facilities have not yet commenced.

The application site itself is not used for either recreational or agricultural use, but instead is an area of flat open land currently used for storage associated with the surrounding use. The site is located in the centre of the existing and future sports facilities, and is accessed via a private access road onto College Road, or from Newlands Lane.

RELEVANT PLANNING HISTORY

F/TH/16/0546 Granted 17 November 2016

Change of use from agricultural land to sports fields along with the creation of 2no. rugby pitches, 1no. football pitch and 4no. tennis courts.

F/TH/16/0244 Granted 9 June 2016

Variation of condition to attach to planning permission F/TH/15/0141 for the change of use of agricultural land to sports field and formation of astro pitch, with flood lighting in association

with the school, together with change to land level, to allow the formation of a practice hockey pitch with associated flood lighting.

M/TH/15/0168 Raise no objection 24 March 2015
Erection of a new storage container for sports equipment

F/TH/15/0141 Granted 4 August 2015
Change of use of agricultural land to sports field and formation of astro pitch, with flood lighting in association with the school, together with changes to land level

F/TH/95/0007 Granted 16 February 1995
Formation of synthetic grass pitch with the erection of fencing and floodlights.

PROPOSED DEVELOPMENT

The proposal is for the erection of a sports pavilion in the centre of the sports pitches/courts. The pavilion is 9.6m high, 40.6m long, and 20.6m wide. The building containing two full floors, with a curved roof above. Due to the varied ground level on the site, the lower level of the building will not be viewed above ground level from either the north or west. From the south the lower ground floor level will be entered via a downwards ramp, whilst the upper level will be entered via steps spanning the full width of the building. Once at upper level, an external viewing platform that extends around the entire building is proposed, measuring 2.6m - 7.6m in depth.

Within the building the lower ground floor provides 4no. changing rooms, WCs, equipment store, umpire room and plant room; and the upper ground floor provides a sports lectures/de-brief room, WCs, physio/first aid room, grounds manager room, kitchen, dry store, and 2no. offices.

DEVELOPMENT PLAN POLICIES

Local Plan Policies 2006

D1 - Design Principles
D2 - Landscaping
CF1 - Community Facilities
CC1 - Development in the Countryside
CC5 - Green Wedges
SR1 - New Facilities

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. One letter of objection and one comment has been received raising the following concerns:

- Land is overdeveloped,
- Lights from sports pitches cause light pollution,

- Construction will be noisy,
- Hours of use of pavilion,
- Height of pavilion could result in overlooking,
- Will there be a community benefit?
- Trees should be planted on another barrier to the eastern boundary to reduce noise and light impact on neighbouring residents.

CONSULTATIONS

KCC Highways and Transportation - I refer to the above planning application and have no objections in respect of highway matters bearing in mind the pavilion is intended to support the existing and approved sports facilities on the adjacent site. Recommend safeguarding conditions.

Sport England - Sport England has assessed the application against our relevant E2 exception of our playing fields policy. This states:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

As part of this, Sport England has consulted the relevant national governing bodies for sport on the proposal and has received the following comments. The Football Foundation on behalf of the FA comment that the Kent FA are not aware of any local clubs currently using this site. This project isn't approaching the Football Foundation for any funding. The designs do not fully comply with FA/FF technical standards.

However, the Football Foundation comment that they do not object to the proposal. However, we would ask the College considers the following design recommendations:

- o What provisions are made if there are both male and female officials present?
- o Umpires room (presume where football officials would change) don't include showers, WC or wash hand basin
- o If football played on site, what provision is there for spectator/public WC's

Sport England has also received comments from England Hockey. England Hockey comment that they understand a local hockey club are in discussions with the college about using the facility and already use the pitch on-site. England Hockey comments that they are broadly supportive of the proposal as there is demand for club / community usage of the facilities. However, they add that are some concerns about how the existing design will meet the needs of community /club activity. The primary concern is the absence of space for socialising with a bar which are really essential if the building is to be suitable for club use. It maybe the larger room on the first floor is envisaged for this purpose but we feel this needs some explanation.

Sport England further notes that the proposed location pavilion is very tight up against the boundary line of the cricket pitch, with almost no run/off area beyond the boundary line. Sport England would wish to understand has the impact on the cricket pitch been given consideration and whether any relocation has been considered.

Sport England does not wish to raise an objection to this application as it is considered to broadly meet our E2 policy, but would ask that the governing bodies and our points raised above are given consideration.

Environment Agency - (final comment) Thank you for consulting us on the additional information submitted to support the above application. We have reviewed the submitted documents and are satisfied that our previous condition 1 has been overcome. As the development proposed is indicated to connect to mains sewer, by interim private pumped and gravity sewer lines, we have no further comments or requirements in regards to foul drainage.

(initial comments) Based on the submitted information we consider that planning permission could be granted for the proposed development if the following planning condition is included as set out below. Without this condition, the proposed development poses an unacceptable risk to the environment and we would object to the application.

Condition 1 The development hereby permitted may not commence until such time as a scheme to agree the foul drainage provision for the development has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Condition 2 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

The above application involves a proposed package treatment plant for foul drainage which may present a risk to groundwater resources. Groundwater is particularly sensitive in this location because the site is within source protection zone 3 for a public water abstraction borehole and is located upon principal aquifer. The information submitted in support of this planning application does not provide us with the details of the proposed package treatment plant, but this will need to be determined and agreed formally. Any discharge to ground will need an environmental permit and this may not be granted if the risk assessments show that it would not be feasible for a discharge at this location.

Further detailed information will be required before any development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

Environmental Health - (final comments) Thank you, the further detail negates our concerns. No further comments.

(initial comments) The proposed sports pavillion is a significant distance to housing; however, we do have experience for noise complaints where windows and natural ventilation louvres have allowed noise to escape. Noise associated with sports can be particularly

annoying to neighbours. Is air con proposed for the pavilion? Are there any openable windows or louvres? Any time restriction proposed?

KCC Biodiversity - (final comments) For the size of the development we are satisfied that the proposed enhancements are appropriate. We advise that they must be implemented prior to the completion of the building works.

(Initial comments) No ecological information has been submitted with this application. As a result of reviewing the data we have available to us (including aerial photos and biological records) and the information submitted with the planning application, we advise that the proposed development has limited potential to result in ecological impacts and as such we are satisfied that there is no requirement for an ecological survey to be carried out. We have taken this view as the site is small in nature and currently comprises bare ground, and as such, is considered to contain negligible ecological value.

Ecological enhancements

The proposed development provides opportunities to incorporate features into the design which are beneficial to wildlife, such as native species planting and the installation of bat/bird nest boxes. We advise that measures to enhance biodiversity are secured as a condition of planning permission, if granted. This is in accordance with National Planning Policy Framework 2019 (NPPF) which states that "opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity".

COMMENTS

The application is brought before members as a departure to Policy CC5 of the Thanet Local Plan.

Principle

The proposed sports pavilion is located within the green wedge and countryside, on an area of land used by the school for sports facilities, including a hockey pitch, rugby pitch, cricket, and future football use. The proposal is to erect a sports pavilion on land currently used for storage, which is located at the centre of the sports pitches/courts, to provide for changing facilities, WCs, refreshments, storage, and other facilities, along with viewing capability of the pitches.

The main issues to consider when assessing the acceptability of the principle of development is the impact of a new sports facility (Policy SR1), and the impact upon the countryside and green wedge (Policies CC1 and CC5).

Provision of new Sports Facility

Policy SR1 supports new recreational and sports facilities where the proposal is within or adjoining the urban area; the use is compatible with surrounding land uses; the facilities are well related to the highway network; the built development is ancillary to the outdoor use; the

scale, design, siting and materials are sympathetic to the character of the area; and that acceptable parking provision and pedestrian/disable access is provided.

Sport England have been consulted, who whilst not objecting have queried the layout of the building following advice they have received from relevant national governing bodies for sport.

In relation to football the football foundation have suggested separate umpire rooms for both male and female officials, to include WC and washing facilities. The applicant has confirmed that the umpire room as shown on the plan can be subdivided to achieve these requirements.

In relation to hockey, England Hockey have commented that they are aware that a local hockey club already use a pitch on site, and are in discussion about using the facility. England Hockey advise they are broadly supportive of the proposal, but would require socialising space with a bar inside the building, which is essential for club use. The applicant has responded by saying that Cliftonville Hockey Club would use the pavilion, and have confirmed that kitchen provision for after-match refreshments is adequate and a bar is not required.

Sport England has queried the proximity of the proposed pavilion to the cricket pitch, and whether it could have an affect on its usage. The applicant has advised that the intention is to re-orientate the wicket so that it runs north to south, therefore reducing the likelihood of balls reaching the pavilion. The use of netting in front of the pavilion is also intended.

The proposal complies with all aspects of policy SR1, subject to the design, scale, siting and materials, and the impact upon highway safety, being considered acceptable; and the concerns raised by Sport England have been considered and addressed by the applicant through the additional information submitted. Subject to the visual and highway elements being addressed, the principle of a new recreational and sports facility is considered to be in accordance with Policy SR1 of the Thanet Local Plan.

Impact upon Countryside and Green Wedge

'Policy CC1 of the Thanet Local Plan states that within the countryside, new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside'.

'Policy CC5 of the Thanet Local Plan states that 'within the green wedges, new development will not be permitted, unless it can be demonstrated that the development:

Is not detrimental or contrary to the stated aims of the policy; or

Is essential for the proposed development to be located within the green wedges.

Open sports and recreational uses will be permitted subject to there being no overriding conflict with other policies and the wider objectives of the plan. Any related built development should be kept to the minimum necessary to support the open use, and be sensitively located; and new development that is permitted by virtue of this policy should make a positive contribution to the wider area in terms of siting, design, scale and use of materials'.

The proposal consists of built development that is related to the open sports and recreational use of the surrounding site, and therefore the principle of a building in this location is accepted. However, the question is whether a building of the scale proposed is 'essential' for this location, and whether it has been kept to the minimum necessary to support the open use; and also whether the development has been sensitively located.

Whilst the provision of changing rooms and WCs, along with equipment storage space, is considered to be essential to support the adjacent sports use, concern has been raised in relation to the additional facilities, such as the offices and sports lecture room, and whether these are essential to be located within the green wedge, or whether they could be located within the existing school site within the urban confines.

As part of the application the applicant has submitted a justification for the proposed development. The applicant advises that the proposed sports pavilion will be used by the school, but it is also intended that it will become a focal point for a major outreach programme, which engages with local schools, clubs and community projects. The older sand-dressed pitch within the school grounds is currently used by three football clubs, two rugby clubs, and a cricket, netball, running, and archery club; with the newer water-based astroturf pitch adjacent to the application site only used by Cliftonville Hockey Club. Clubs are less interested in using the new pitch due to the lack of changing facilities, toilets and other amenities, and therefore the provision of the proposed pavilion will enhance the sports facilities available to the community.

In terms of the additional office/lecture room space proposed, the supporting statement advises that these facilities are needed in order to attract more clubs to the site, and to put the college in a position where they can offer international training camps and fixtures (using the schools boarding accommodation) as a result of having high quality welfare facilities. The applicant has advised that such facilities could not be provided within the existing school site due to their distance from the sports pitches, and the security and safeguarding problems that may result from clubs using the school site when boarding pupils are present. Whilst the scale is greater than the minimum necessary, the need for a building of this size is considered to be justified on the grounds that the building as proposed would offer a facility that would be of benefit to the community, resulting in both social and economic benefits for the area. This would need to be secured through a planning condition to ensure that the community benefit required to justify the development of this scale is secured.

In terms of its location, Policy CC5 requires that the building is sensitively located. The building is centrally located between the sports courts and pitches, and on the highest ground level, giving an elevated appearance when viewed from the southern access to the site from College Road. The proposed building may be visible from Newlands Road to the west, although the existing boundary tree planting will limit these views by helping to screen views of the building. Views of the building would also be possible from the rear gardens of properties within both Fairfield Road to the east and Woodford Avenue to the south-west; however, the submitted landscape strategy proposes additional planting in these locations to help provide further screening of the building. Whilst the building is not considered to have been sensitively located, the justification for this location is understood in that the building needs to be easily accessible by all players on the courts/pitches, thereby making a central

location such as this a necessity. Furthermore, the proposed building is intended to provide a viewing platform for spectators, and therefore a central location such as this is again a practical requirement for this ancillary building.

Policy CC5 requires that any new built development, that is considered acceptable under the policy, should make a positive contribution to the area in terms of siting, design, scale and use of materials. The scale and siting of the development has been covered above. With regards to the design and materials, the proposal is for a modern building with glazed elevations and a metal curved roof. Windows and doors will be aluminium framed, and the applicant has advised that these could be green, which is a more sympathetic colour given the sites surroundings. The building is innovative in its design, and has some historic significance, given that it was previously a structure attached to the landmark Millennium Dome, which again contributes to the social and economic benefits associated with the proposed building, whilst also providing some environmental benefits given the re-use of an existing building.

On balance the proposed development is considered to result in an acceptable departure to Policy CC5 of the Thanet Local Plan, by providing a good quality innovatively designed building that is directly related, and to some extent essential, to the surrounding sports and recreational use, and which will offer social and economic benefits for the area.

Living Conditions

The proposed pavilion building is an approximate distance of 165m to the nearest neighbouring properties to the west on Newlands Road, and an approximate distance of 255m to the nearest neighbouring properties to the east on Fairfield Road. The pavilion would be an approximate 180m from the rear of properties on Woodford Avenue. To the south a railway separates the site from the neighbouring occupiers. Therefore due to the location of the pavilion and relationship with the residential development in the area, the proposal would not result in any significant effect on privacy or visual amenity of the occupiers.

Environmental Health have been consulted and originally advised that whilst the proposed sports pavillion was a significant distance to housing, they were concerned that the design could result in noise complaints from the use of the building if windows and natural ventilation louvres allowed noise to escape. Further information was sought on whether it was intended to use air conditioning within the building, whether all windows or louvres were intended to be openable, and the time restrictions intended for the building.

The applicant has submitted further information addressing these concerns, advising that the proposed building would have passive ventilation; has been positioned in the centre of the site in order to minimise impact; and hours of use are likely to match the curfew for their Astroturf floodlights, which is currently 10pm.

The proposed pavilion will not provide space for sports use, but instead the space is subdivided to provide ancillary accommodation to support the sports use, and as such the noise likely to be generated by the proposed building is likely to be minimal. In any event, a landscaping strategy has been submitted by the applicant, which details new planting along

the boundaries with the neighbouring properties to the west and east, in order to provide some visual and sound screening.

Following the submission of additional information Environmental Health raise no objections. Safeguarding conditions are proposed, such as an hours of use restriction to 10.30pm, and a landscaping condition requiring the planting to be in place prior to the first use of the building. This landscaping condition would cover land within the applicant's ownership and therefore can be secured by the condition on this application.

The impact upon neighbouring occupiers is therefore considered to be acceptable, and in accordance with Policy D1 of the Thanet Local Plan, and paragraph 127 of the NPPF.

Transportation

The proposal does not include any additional off-street parking provision, however, access to the site is via an existing access onto College Road (or Newlands Lane), and parking provision for the sports pitches already exist to the south of the railway line, adjacent to the access. KCC Highways and Transportation advise that given the proposed development is to support the existing/approved sports facilities on the surrounding site, there is unlikely to be a significant increase in vehicle movements above that already present through the existing use, or that expected through the intended future sports use (the impact of which has been dealt with through that application). As such, KCC raise no objections subject to safeguarding conditions, which require details of a construction management plan, and which restrict delivery times outside of school hours, in order to avoid highway conflict.

The proposed development is therefore considered to have an acceptable impact upon the highway network, in accordance with paragraph 108 of the NPPF.

Ecology

Whilst no ecological information has been submitted with this application, the application site consists of mainly hardstanding, and as such, KCC Biodiversity advise that the proposed development has limited potential to result in ecological impacts.

KCC has advised that a condition requiring details of ecological enhancements to the site be applied, but the applicant has attempted to deal with this in advance by submitting a landscaping plan that annotates the intended ecological enhancements on surrounding land within the applicant ownership. These include the provision of native tree and shrub planting along the western and eastern boundaries of the site, and the provision of bird and bat boxes within these planting areas. The plan has been sent to KCC who advise that they are satisfied with the proposed ecological enhancement works submitted, subject to them being safeguarded by condition.

The impact upon biodiversity is therefore considered to be acceptable, and in accordance with paragraph 175 of the NPPF.

Drainage

The Environment Agency and Southern Water have been consulted, with further details sought on the foul drainage given the location of the site within source protection zone 3 for a public water abstraction borehole and is on a principal aquifer.

Further information has been submitted on the foul drainage, which includes a new length of gravity drain from the pavilion to discharge at the head of a pumped main, with a macerator pump then pumping the sewage through an existing pumping main down to the existing connection at an inspection chamber immediately to the south of "The Grange". The drain then discharges to the main sewer via the existing gravity drains that serve "The Grange", with no discharge proposed to any soakaways/filtration drains etc that could affect the aquifer.

The Environment Agency and Southern Water have been re-consulted, and no objections are raised with the proposed foul drainage strategy, subject to safeguarding conditions. The impact upon local water supply is therefore considered to be acceptable, and in accordance with paragraph 170 of the NPPF.

Conclusion

The proposed development is located within the green wedge, but consists of facilities that are required to support the existing sports and recreational use on the site, provided by St. Lawrence School. The building is of a good quality innovative design, and whilst elements of the proposal would be essential to the adjacent sports and recreational use, the proposed building incorporates uses, such as the lecture room and office space, that could be located outside of the green wedge, and as such the scale of the building is not considered to be the minimum necessary, and the elevated central location of the proposed development is not considered to be sensitively located, contrary to Policy CC5 of the Thanet Local Plan. However, the proposed development, through the facilities provided, would provide social and economic benefits for the community, and environmental benefits through the re-use of an existing building. The proposed development would fail to significantly impact upon neighbouring living conditions, or highway safety, and landscaping plans have been submitted that show the provision of native tree and shrub planting along the western and eastern boundaries of the site, and ecological enhancements.

On balance, the essential need for the majority of this development within the green wedge, along with the social and economic benefits provided through this community use, and the environmental benefits provided through the re-use of a building and the landscaping proposal, are considered to outweigh the concerns regarding the scale and location of the building, and as such the proposed sports pavilion is considered to be an acceptable departure to Policy CC5 of the Thanet Local Plan. It is therefore recommended that members approve the application.

Case Officer

Emma Fibbens

TITLE: F/TH/19/1037

Project St Lawrence College College Road RAMSGATE Kent CT11 7AF

