

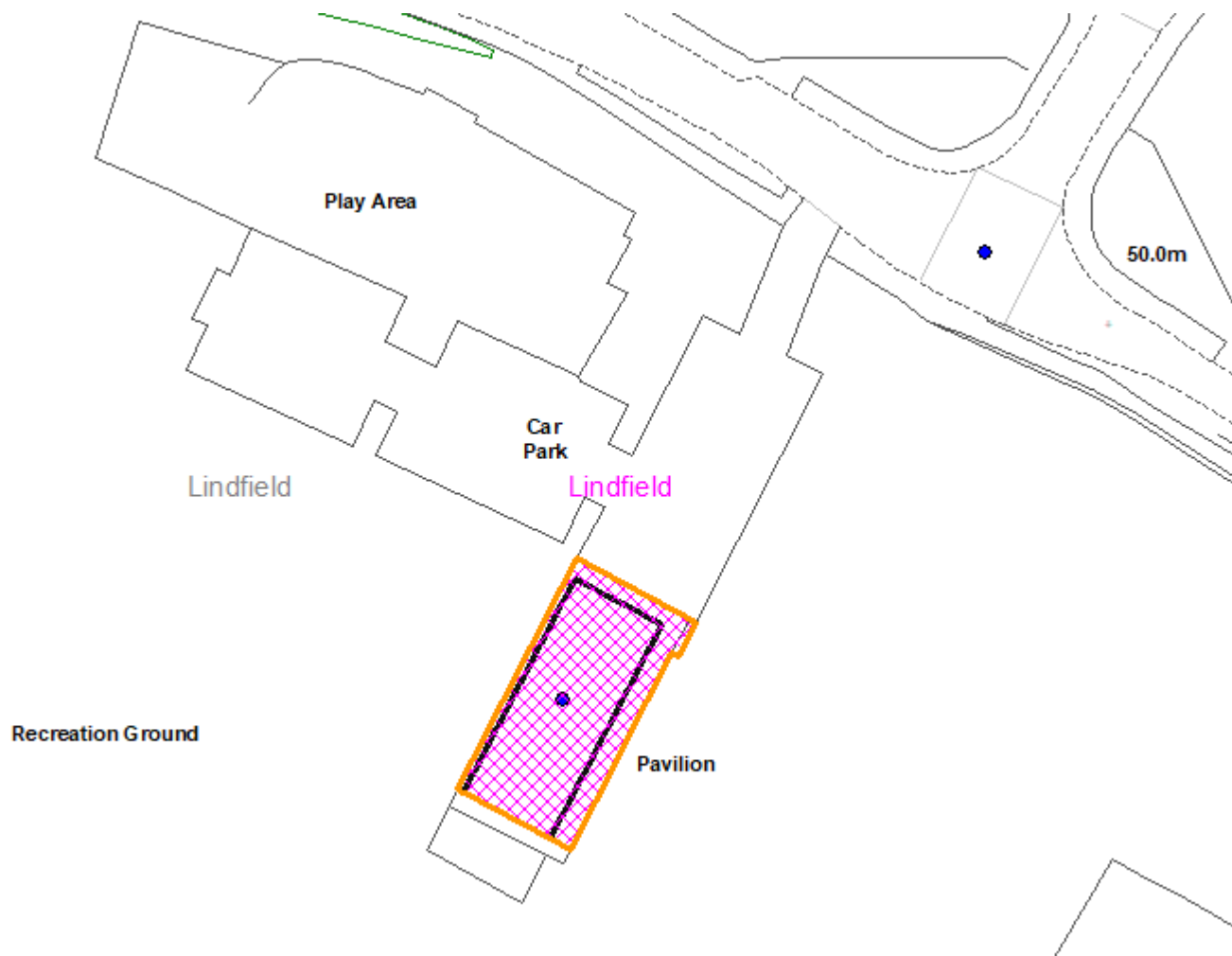
MID SUSSEX DISTRICT COUNCIL

Planning Committee

RECOMMENDED FOR PERMISSION

Lindfield

DM/22/2490



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**HICKMANS LANE PAVILION HICKMANS LANE RECREATION GROUND
HICKMANS LANE LINDFIELD HAYWARDS HEATH WEST SUSSEX RH16
2PX**

**CHANGE OF USE FROM F2 HALL OR MEETING PLACE TO SUI GENERIS
TO INCLUDE TWO USE CLASSES, CLASS F1 - LEARNING AND NON-
RESIDENTIAL INSTITUTIONS AND CLASS F2 WHICH COMPRISES
RECREATIONAL USES INCLUDING OUTDOOR SPORTS FACILITIES
AND COMMUNITY HALLS (ALL FORMERLY CLASS D2).**

**REFURBISHMENT, LOFT CONVERSION AND INTERNAL ALTERATIONS
TO THE EXISTING SPORTS PAVILION
MR PAUL WILLIAMS**

POLICY: Built Up Areas / Aerodrome Safeguarding (CAA) / Minerals Local
Plan Safeguarding (WSCC) /

ODPM CODE: Change of Use

8 WEEK DATE: 17th October 2022

WARD MEMBERS: Cllr Andrew Lea / Cllr Anthea Lea / Cllr Jonathan Ash-
Edwards /

CASE OFFICER: Anna Tidey

PURPOSE OF REPORT

To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

This application seeks planning permission for changes to the use of, and for internal and external alterations to, the Hickmans Lane Pavilion located on the recreation ground off Hickmans Lane in Lindfield.

The application is being reported to committee as MSDC is the landowner.

The proposal includes the change of use of the existing pavilion building to a sui generis use to allow a mixed use for learning and non-residential institutions (falling under Use Class F1) and recreational uses to include outdoor sports facilities and a community hall use (Use Class F2).

The submitted proposal also includes physical changes to refurbish the building and includes the addition of a new first floor within the building, the addition of a glazed roof extension and an external first floor viewing balcony platform.

The changes will update the pavilion, and extend its potential use. The alterations to the building are considered to be of an appropriate design that would not harm neighbouring amenity and would meet the requirements of Policy DP26 of the Mid Sussex District Plan and Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan. The new uses of the building would improve the existing community facilities for the area and meet the aims of Policies DP24 and DP25 of the District Plan and Policy 6 of the Lindfield and Lindfield Rural Neighbourhood Plan.

The application is therefore recommended for conditional approval as set out in full at Appendix A.

RECOMMENDATION

It is recommended that permission be granted subject to the conditions listed at Appendix A.

Summary of Consultations

(Full responses from Consultees are included at the end of this report as Appendix B.)

Lindfield Parish Council

Lindfield Parish Council has no objections to this application.

Environmental Health Officer

No comments on the proposed recreational use with added learning use and loft conversion. Recommend conditions on the building works to protect residents.

Urban Designer

Accepts the design in principle, but has raised some issues with the detailed design of the dormer fascia, glazing details and the proposed rendered finish on the gable wall.

Summary of Representations

Two representations received, which contain the following concerns/objections:

- Potential for increased noise and disturbance from the new club lounge and social spaces, with internal and external areas.
- The application is not clear on the proposed opening hours or capacity for the change of use.
- It is unclear whether there will be an alcohol licence.
- Potential future uses/The end users are unclear.
- Concern pavilion may become available for evening functions, private hire, etc
- Introduction of music, groups of people and alcohol will disturb neighbouring residents.
- The proposed balcony will cause overlooking to a neighbouring property in Denmans Close.
- fully support use during the week as a nursery and on weekends as a high-quality sports facility.
- request a tighter definition on permitted use, with clear restrictions on use, hours, etc.

INTRODUCTION

This application seeks planning permission for the development of the existing pavilion at Hickmans Lane recreation ground in Lindfield.

The pavilion has an existing use as a sports facility by Lindfield Cricket Club and Lindfield Juniors Football Club and is in daily use as a childcare facility for Norto5kidz, which is open from 8am to 6pm Mondays to Fridays.

The application is being reported to committee as MSDC is the landowner.

RELEVANT PLANNING HISTORY

Planning reference: LF/067/89. Proposed extension and internal alterations to sports pavilion. Approved October 1989.

Planning reference: LF/100/87. Extension to existing car park. Approved December 1987.

SITE AND SURROUNDINGS

The application site is the existing pavilion at the Recreation Ground off Hickmans Lane in Lindfield. The site is located within the Area of Townscape Character, as identified in the Lindfield and Lindfield Rural Neighbourhood Plan, and lies within the built up area of the village.

The building is sited adjacent to the existing car park serving the recreation ground and a children's play area, with shared vehicular access from Hickmans Lane. A number of mature trees are located to the rear (western side) of the building, which is accessed by a pedestrian path from the car park. There are football pitches laid out to the east and west of the building, which lies in the centre of the grassed recreation space.

The recreation ground is surrounded by residential properties located off The Welkin and Hickmans Close, off Hickmans Lane to the north, and in Pickers Green and Denmans Close to the south.

APPLICATION DETAILS

In detail the application seeks planning permission for dual use of the pavilion building for learning and non-residential institutions and recreational use for outdoor sports/community uses.

Physical alterations are also proposed to the building, which include the insertion of a new first floor, with a platform lift for access, to create a club lounge and kitchen and an exterior balcony. The works include a centrally located roof addition on the eastern roofline, consisting of a 11.6m wide flat roofed dormer with glazed sliding

door inserts and three rooflights. The dormer style roof addition extends from approx. 0.5m above the eaves level to the ridge line of the building. Amended plans have been submitted to show minor design amendments to the dormer roof canopy.

Other alterations to the building include reconfiguration of the internal space to create a new entrance hall, accessed from a new door, with added window openings in the northern wall of the building. Associated external alterations to the northern approach end elevation include the addition of a partly rendered finish and added lettering to read 'HICKMANS LANE'.

The proposed works also include the formation of a new double height internal foyer with revised ramped access off the eastern elevation and other changes to the doors and fenestration on the ground floor. The layout of the ground floor is also to be reconfigured to include externally accessed lobby areas for the changing rooms, new toilet and shower facilities, and altered storage provision. The proposed plans also show the introduction of a new air source heat pump on the southern end gable of the building, and it is confirmed in the accompanying Planning Statement that a solar voltaic array will be added to the roof to generate electricity.

The application has been accompanied with a combined Planning, Design and Access Statement which confirms: 'The existing pavilion is single storey brick structure built circa 1960 and is no longer fit for purpose. With the evolution of the sports clubs and MSDC hiring needs over the years, in particular the increase in the need to accommodate the burgeoning number of girls taking up cricket and football.'

The Statement explains that one of the Council's key Priority Themes is Supporting Healthy Lifestyles as follows:

'to create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.'

'The Plan also states that this objective will be delivered by providing new and/or enhanced leisure and cultural facilities. The Plan recognises the importance to Lindfield and the District Council of the sports provision at Hickman's Lane and highlights the aspiration of MSDC to improve their facilities, noting the role the existing building plays as a facility for the wider community.'

The supporting Statement submitted with the application explains the design in detail and concludes as follows:

'The proposal embodied in this submission seeks to provide a refurbished pavilion to accommodate the expanding sports clubs that use the facility and the changing needs of MSDC as a facilities provider. The rationale behind the submission is to upgrade the current outdated building to accommodate the needs of the public and the sports clubs. The enlarged facilities will ensure that those who do attend, can use a facility that is fit for purpose.'

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:

'In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*
- c) Any other material considerations.'*

Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy, but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan and the Lindfield and Lindfield Rural Neighbourhood Plan and the Site Allocations Development Plan Document.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

Policy DP24: Leisure and Cultural Facilities and Activities

Policy DP25: Community Facilities and Local Services

Policy DP26: Character and Design

Policy DP28: Accessibility
Policy DP39: Sustainable Design and Construction

Lindfield and Lindfield Rural Neighbourhood Plan - Made March 2016.

Relevant policies:
Policy 6 Local Green Spaces
Policy 7 Areas of Townscape Character

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Policy

National Planning Policy Framework (NPPF - July 2021)

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development.
Paragraph 8 sets out the three objectives to sustainable development, such that the planning system needs to perform an economic objective, a social objective and an environmental objective. This means ensuring sufficient land of the right type to support growth; providing a supply of housing and creating a high quality environment with accessible local services; and using natural resources prudently. An overall aim of national policy is '*significantly boosting the supply of homes.*'

Paragraph 12 of the NPPF states '*The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.*'

Paragraph 38 of the NPPF states '*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*'

With specific reference to decision-taking paragraph 47 states that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

ASSESSMENT

The main issues for consideration in determining the application are:

Principle of development

Design

Impact upon residential amenity

Access and Parking

Sustainability

Habitats Regulations Assessment for Ashdown Forest

Planning Balance and Conclusion

Principle of development

The most relevant policies in considering the principal of this proposal are District Plan Policies DP24 and DP25 and Neighbourhood Plan Policies 6 and 7.

District Plan Policy DP24 states:

Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported.

The on-site provision of new leisure and cultural facilities, including the provision of play areas and equipment will be required for all new residential developments, where appropriate in scale and impact, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure such facilities. Details about the provision, including standards, of new leisure and cultural facilities will be set out in a Supplementary Planning Document.

Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.

Proposals that involve the loss of cultural facilities, open space, sports and recreational buildings and land, including playing fields, will not be supported unless:

- an assessment has been undertaken which has clearly shown the cultural facility, open space, sports land or recreational building to be surplus to requirements; or*
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

District Plan Policy DP25 states:

The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported. Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:

- that the use is no longer viable; or*
- that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or*
- that a replacement facility will be provided in the locality.*

The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document. Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.

Policies within the Lindfield and Lindfield Rural Neighbourhood Plan also seek to protect local green spaces (Policy 6) and seek to enhance the Areas of Townscape Character (Policy 7), in which Hickmans Lane Recreation Ground, and the pavilion site is located.

The Neighbourhood Plan Policy 6 states:

'The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Proposals Map:

- i. Hickman's Lane Recreation Field, Lindfield*
- ii. The Wilderness Field, Lindfield*
- iii. Limes Estate, Lindfield*
- iv. Scaynes Hill Common, Lindfield Rural*
- v. Anchor Pond & Common, Lindfield Rural*
- vi. Scaynes Hill Recreation Ground, Lindfield Rural*
- vii. Scaynes Hill Cricket Ground, Lindfield Rural*
- viii. Recreation area of Lyoth Lane, Lindfield Rural*

Proposals for development which would not be ancillary to the use of Local Green Spaces for public recreational purposes and would not be permitted under development plan policies in respect of protecting open spaces will be resisted unless it can be shown that there is an exceptional public interest need.'

The proposal accords with the principles of these policies as set out in the District Plan and in the Neighbourhood Plan for Lindfield.

The proposal involves changes to the existing pavilion building, but no loss of playing field space as the alterations will not increase the building's footprint. The creation of

a first floor will allow the adaptation of the existing building and increase the available space for the proposed future uses. As such it is considered that the proposal accords with District Plan Policies DP24 and DP25 and Policy 6 in the Neighbourhood Plan.

Design

Policy DP26 of the Mid Sussex District Plan states:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally*
- *be designed with active building frontages facing streets and public open spaces to animate*
- *and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding*
- *buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future*
- *occupants of new dwellings, including taking account of the impact on privacy, outlook,*
- *daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment,*
- *particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a*
- *strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be*
- *expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.*

Neighbourhood Plan Policy 7 states:

'The Neighbourhood Plan designates the following areas as Areas of Townscape Character, as shown on the Proposals Map:

- i. Summerhill Lane/West Common*
- ii. Sunte Avenue/Hickmans Lane/Denmans Lane*
- iii. The Welkin*
- iv. The Wilderness*
- v. Portsmouth Wood and Portsmouth Wood Close*

Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement. In particular, proposals should:

- i. retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;*
- ii. retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and*
- iii. avoid the demolition of existing buildings which contribute to the character and appearance of the area.'*

The MSDC Design Guide contains design principles for High quality and Sustainable Building Design in Chapter 6. Reference is made to the design of dormer windows and rooflights. The Design Guide states:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line.

6.3.8 Rooflights that follow the roof profile can be an appropriate substitute for a dormer where it is important to retain the profile of the roof slope or avoid a dormer that break the eaves line. Care though needs to be taken to avoid them dominating the roof. Rooflights are best designed with a slender-profile that are flush with the roof slope.'

The proposed alterations to the pavilion are designed to be contemporary in appearance with the introduction of new materials in the proposed external alterations. It is considered that the adaptations to the building will be acceptable to update the existing pavilion and to increase and improve the existing community facility.

Some of the external details shown on the proposed elevation plans have been amended to accord with the design recommendations of the Urban Designer. His comments are set out in full in Appendix B. It is considered that the external materials can be the subject of appropriately worded planning conditions to control

the final appearance of the alterations, in particular the timber cladding, the glazing and external render.

Subject to such details the design of the alterations to the pavilion building will accord with the requirements of District Plan Policy DP26, Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan and the Design Guide principles.

Impact upon residential amenity

Hickmans Lane Pavilion is located in the centre of the recreation area, within a wider residential area. The building is sited over 50m from the nearest property at Nos 12 Pickers Green to the south west, and over 80m from the next nearest at No 1 Hickmans Close to the north east.

The size of the recreation ground allows a reasonable degree of spacing between the immediate properties and the extended pavilion building. Whilst the form of the building is to be altered by the addition of the roof addition and the first floor balcony construction it is considered that the scale and form of these additions to the building will not be dominant additions when viewed from the neighbouring properties and their respective gardens.

Given the presence of the existing pavilion at the site and the distance of the site from the neighbouring properties, the orientation of the new roof addition and the intervening land it is considered that the construction of the extension and associated external alterations to the existing pavilion will not adversely impinge upon the occupiers of these neighbouring properties.

The MSDC Landscapes and Leisure team have provided additional information regarding the proposed use, the intended users and the expected hours of use of the pavilion. These details are available to view on the planning file.

The MSDC Environmental Health response raises no concerns regarding the proposed use of the pavilion. Their response recommends appropriate planning conditions to control the timing of building works and associated deliveries to protect the neighbouring amenities.

Subject to the imposition of a planning condition to limit the hours of use of the extended building the proposal will not cause significant harm to the amenities of the neighbouring properties and is therefore considered to accord with District Plan Policy DP26.

Access and Parking

Policy DP21 in the District Plan seeks to ensure, amongst other things, that proposals provide adequate car parking to serve the development, avoids severe additional traffic congestion and protects the safety of road users and pedestrians.

The pavilion benefits from a 50 space car park, sited immediately adjacent to the building with level access. In addition, there are nearby bus stops on Hickmans Lane and the site is within easy walking distance of the centre of the village.

The siting of the pavilion on an established recreation ground is sustainable. The proposal therefore accords with Policy DP21 of the District Plan and the relevant requirements of the NPPF.

Sustainability

District Plan Policy DP39 is relevant in the determination of this application. This states:

'All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.'

The submitted Planning, Design and Access Statement includes a section regarding the sustainable features of the proposal. In terms of the requirements of DP39 the proposal has been demonstrated to include a series of energy efficiency and sustainability measures including: natural lighting and ventilation, the proposed use of solar panels for electricity, heating via an air source heat pump, the reuse of tiles for cladding the side walls of the dormer, and the reuse of sanitary items, light fittings, and water system fittings, to ensure an energy efficient building.

In terms of the location, the site is on an established recreation ground sited within walking distance of the village centre and bus stops and this is considered to be a sustainable location for the development.

It is considered that the proposal has been demonstrated to represent a sustainable development on this site and therefore would accord with the requirements of District Plan Policy DP39.

Habitats Regulations Assessment for Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment process for the Mid Sussex District Plan. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

A Habitats Regulations Assessment screening report has been undertaken for the proposed development.

Recreational disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan, and as detailed in District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

This planning application does not result in a net increase in dwellings within the 7km zone of influence and so mitigation is not required.

Atmospheric pollution

Increased traffic emissions as a consequence of new development may result in additional atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.

The potential effects of the proposed development are incorporated into the overall results of the transport model prepared for the Site Allocations DPD, which indicates there would not be an overall impact on Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment screening report

The screening assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

Planning Balance and Conclusions

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.

The proposal will enhance community facilities, in accordance with Policies DP24 and DP25 in the District Plan.

Subject to amended details the design of the alterations to the pavilion building will accord with the requirements of District Plan Policy DP26 and Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan.

Given the presence of the existing pavilion at the site and the distance of the site from the neighbouring properties, it is considered that the detailed new uses for the pavilion, and the proposed extension of the pavilion building to add a new first floor and external balcony will not adversely impinge upon the occupiers of these neighbouring properties. Subject to the imposition of recommended planning conditions the proposal is considered to accord with District Plan Policy DP26.

The proposal has been assessed with consideration to District Plan Policy DP39 (Sustainability). The proposed development has been considered in terms of energy efficiency and includes energy efficient features. For reasons including the location of the site and the proposed energy efficiency details of the scheme the proposal has been demonstrated to represent a sustainable development in accordance with District Plan Policy DP39.

The siting of the pavilion on an established recreation ground within the village is sustainable, being within easy access to the surrounding residential area and walking distance of the village centre and local residents. The proposal accords with Policy DP21 of the District Plan and the requirements of the NPPF.

The screening assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development. No mitigation is required in relation to the Ashdown Forest SPA or SAC. A full HRA of the proposed development is not required.

In light of the above it is recommended that the application is approved, subject to appropriate restrictive planning conditions.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved plans

2. 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 interest of proper planning.

3. No development shall be carried out unless and until samples of materials and finishes to be used for external walls / roof additions / balcony and new external doors and fenestration of the extended and altered proposed pavilion building have been submitted to and approved by the Local Planning Authority. The works shall

be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policies 6 and 7 of the Lindfield and Lindfield Rural Neighbourhood Plan.

4. The development hereby permitted shall not commence unless and until details of the proposed solar voltaic array, which is detailed to be added to the roof to generate electricity, have been submitted to and approved in writing by the Local Planning Authority. The solar panels shall thereafter be installed on the roof in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the District Plan (2014 - 2031) and Policies 6 and 7 of the Lindfield and Lindfield Rural Neighbourhood Plan.

5. The premises shall not be open for use except between the hours of 0700 to 2200 hours Monday to Sunday and on Public/Bank holidays (and there shall be no external illumination on the premises except between the above-mentioned hours).

Reason: To safeguard the amenities of nearby residents and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policies 6 and 7 of the Lindfield and Lindfield Rural Neighbourhood Plan.

6. Works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday to Friday 08:00-18:00 Hours
Saturday 09:00-13:00Hours
Sundays and Bank/Public Holidays no work permitted.

Reason: To safeguard the amenities of nearby residents and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

7. Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00-18:00hrs;
Saturday: 09:00-13:00hrs
Sunday & Public/Bank holidays: None permitted

Reason: To safeguard the amenities of nearby residents and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

INFORMATIVES

1. In accordance with Article 35 Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal

to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Existing Floor Plans	PL003	-	09.08.2022
Existing Elevations	PL004	A	09.08.2022
Proposed Floor Plans	PL005	A	09.08.2022
Proposed Floor Plans	PL006	-	09.08.2022
Proposed Floor Plans	PL007	-	09.08.2022
Proposed Roof Plan	PL008	A	22.09.2022
Proposed Sections	PL009	A	22.09.2022
Proposed Elevations	PL010	A	22.09.2022
Location Plan	PL001	-	09.08.2022
Block Plan	PL002	-	09.08.2022

APPENDIX B – CONSULTATIONS

Parish Consultation

Lindfield Parish Council has no objections to this application.

Environmental Health Officer

Given the recreational use is not changing, other than to add the use of learning, and we have had no complaints about the use of the hall, I have no comments to make about the proposed change. The addition of the loft conversion is unlikely to have a significant impact on noise breakout.

I would however recommend conditions in relation to the building works, in order to protect residents.

Recommendation: Approve with conditions

1. Construction hours: Works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday to Friday: 08:00-18:00 Hours

Saturday: 09:00-13:00Hours

Sundays and Bank/Public Holidays no work permitted.

Reason: To protect the amenity of local residents.

2. Deliveries: Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00-18:00hrs;

Saturday: 09:00-13:00hrs

Sunday & Public/Bank holidays: None permitted

Reason: To protect the amenity of local residents.

Urban Designer

While I am prepared to accept the design in principle for the reasons I set out in my previous email, I would like the following issues addressed:

- The fully glazed dormer benefits from simple clean aesthetic. Unfortunately, the vertical timber clad fascia above it looks unduly heavy. I also question whether it will be possible to neatly integrate a scoreboard within the allocated space.
- The fully glazed dormer and balustrade is a sensible design as it allows for a good view of the pitch; however, consideration also needs to be given to the building's environmental performance and potential overheating problems with skylights potentially exacerbating this. It might be alleviated by incorporating solar glass and/or an extended roof canopy. The latter could also help to terminate the roofline more attractively.
- The configuration of the proposed glazing panels is inconsistently drawn on the elevation and first floor plan. It would also be more elegant if the panels were consistently proportioned across the whole dormer facade.
- The proposed rendered end wall should be avoided as it inappropriately draws the eye and is likely to require additional maintenance as it does not normally weather as well as brick.