
APPLICATION NO.	18/02218/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.08.2018
APPLICANT	Rugby Football Union
SITE	The Trojans Club, Stoneham Lane, Eastleigh, SO50 9HT, CHILWORTH
PROPOSAL	Creation of new footpath and relocation of landscape bunding
AMENDMENTS	Drawing 06 J following comments from the Tree Officer received – 10.12.2018
CASE OFFICER	Miss Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 This application has been referred to the Southern Area Planning Committee in accordance with the Council's scheme of delegation. The application is at committee due to staff interest.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The Trojans Club is a well established sports facility accessed from Stoneham Lane on a private access track. The site is located within designated countryside as set out on Map 6 of the Revised Borough Local Plan 2016.

3.0 PROPOSAL

3.1 This application seeks permission for:

- The relocation of landscape bunding on the northern and western boundaries. The bunding would be no higher than 2m in overall height and would be made up of earth from the creation of the new pitch permitted under the app detailed in para 4.1 below.
- The laying of a new footpath from the car park to the new pitch which was permitted under the application set out in paragraph 4.1 below. The footpath will be constructed of macadam.

4.0 HISTORY

4.1 17/03173/FULLS - Artificial Grass Pitch with associated hard and soft landscaping, fencing, floodlighting, ancillary storage container and dugouts – Permission subject to conditions and notes – 14.03.2018.

4.2 15/00118/OUTS - Outline (with Access to be considered): Provision of a new sports clubhouse and associated facilities to replace existing clubhouses/pavilions; new multi-use sports pitches with associated enclosures and floodlighting; new areas for the parking of cars, coaches, minibuses and cycles; access improvement works (linking to and within Stoneham Lane);

associated landscaping and works, engineering operations and supporting infrastructure; demolition of existing buildings. (Matters of Appearance, Landscaping, Layout and Scale are reserved) – Outline permission – 02.06.2015.

4.3 12/01845/FULLS – Installation of 9no 15m high galvanised steel columns with new floodlighting to serve 2no rugby training pitches – permitted, 24.10.2012.

5.0 **CONSULTATIONS**

5.1 Trees – No Objection subject to condition.

5.2 Landscape – No Objection.

5.3 Ecology – Comment Awaited.

6.0 **REPRESENTATIONS** Expired 21.09.2018

6.1 Chilworth Parish Council – No Objection.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2 – Settlement Hierarchy

E1 – High Quality Development in the Borough

E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

E3 – Local Gaps

E5 – Biodiversity

T1 – Managing Movement

T2 – Parking Standards

7.3 Supplementary Planning Documents (SPD)

Test Valley Sports and Recreation Strategy (2015 -2029)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Landscape & Strategic Gap
- Trees
- Ecology Issues

8.2 **Principle of development**

The application site lies in an area designated as both countryside and a local gap within the Test Valley Revised Borough Local Plan 2016. Policy COM2 relates to development outside settlement boundaries in the countryside and states that development will only be permitted if a) it is appropriate in the countryside as set out within relevant Revised Borough Local Plan policy or if b) it is essential for the proposal to be located in the countryside.

8.3 This application does not relate to the policies listed in criterion a) and therefore criterion b) is considered as follows. Both the Trojans and Hardmoor Sports Grounds are well established recreational facilities, providing for a range of sports including cricket, football, hockey and rugby, with increasing membership and pressure on the existing facilities and pitches available. The proposed bunding and footpath in association with the already permitted upgrade to this existing pitch would allow a significant community benefit in the form of an enhanced sports leisure facility that would encourage year round participation in rugby and other sports even in inclement weather.

8.4 Given the established use and the associated facilities already located in this existing countryside site the principle of the proposed development is therefore considered essential and acceptable, subject to the consideration of the potential impact of the development to the strategic gap and countryside setting, as well as ecological and highway issues.

8.5 **Landscape & Strategic Gap**

As noted above, the application site lies in an area designated as local gap within the adopted Revised Local Plan. Policy E3 states that development will be permitted provided that it would not diminish the physical separation and/or visual separation and it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

8.6 The site is currently in sporting use, with Trojans and Hardmoors being established clubs/grounds within the local area. The proposed development does not result in an increase in the overall area of the gap being used for recreational purposes – it merely seeks to provide bunds and a footpath on the site. It is not therefore considered that the proposed development would result in any physical diminishment of the gap as a result of the proposals or that the development would compromise the integrity of the gap.

8.7 The site itself is well contained and screened in terms of landscaping, with areas of hedgerow and tree planting to the site boundaries. The bunding proposed would be located adjacent to the tree line to the north and east of the site. Its impact on these trees is discussed below. Confirmation on the appearance of the bunding will be provided in the update paper.

8.8 Given this existing boundary treatment and the enclosed nature of the site it is considered that the development protects and conserves the wider landscape of the Borough by providing appropriate development on this existing sports pitch complex. As such it is considered that the development can be provided in accordance with policies E1, E2 and E3 of the Revised Borough Local Plan 2016.

8.9 **Trees**

Original plans submitted with this application provided bunding across the length of the northern boundary creating unacceptable impacts on TPO protected trees which are primarily the mature Oak trees given the age of the order which dates from 1954. Following discussions between the Tree Officer and the applicants arboriculturist amended plans have been received provided

two areas for bunds. One to the north of the recently permitted all weather pitch and another around the corner of the site to the north west. The Tree Officer now has no objection to the proposals as the bunding remains clear of significant trees with the exception of facilitation pruning only. Some trees that are low quality self set trees are required to be removed but there is no objection to this work given the type of trees which would be removed. The agent has confirmed that any works undertaken would be crown lifting only which the Tree Officer is in agreement with.

8.10 **Ecology**

Comments are awaited from the Ecologist and will be provided in the update paper.

9.0 **CONCLUSION**

9.1 The proposed development is considered appropriate and in accordance with relevant policy in the development plan.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
MUK1854 06 J
Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **Any crown lifting required to adjacent trees shall not be begun until full details of the extent of work have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.
Reason: To prevent the loss during development of trees and natural features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.**
4. **The bunding annotated in the locations on the proposed plan no 06 J shall be provided at a height no greater than 2m unless otherwise agreed in writing with the Local Planning Authority.
Reason: To protect the character and appearance of the area in accordance with policy E2 of the Test Valley Revised Local Plan (2016).**
5. **Prior to commencement of works to create the bunds detail including a section through the bund, existing topographical survey and finished levels of the bund shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To protect the character and appearance of the area in accordance with policy E2 of the Test Valley Revised Local Plan (2016).

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
 - 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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