

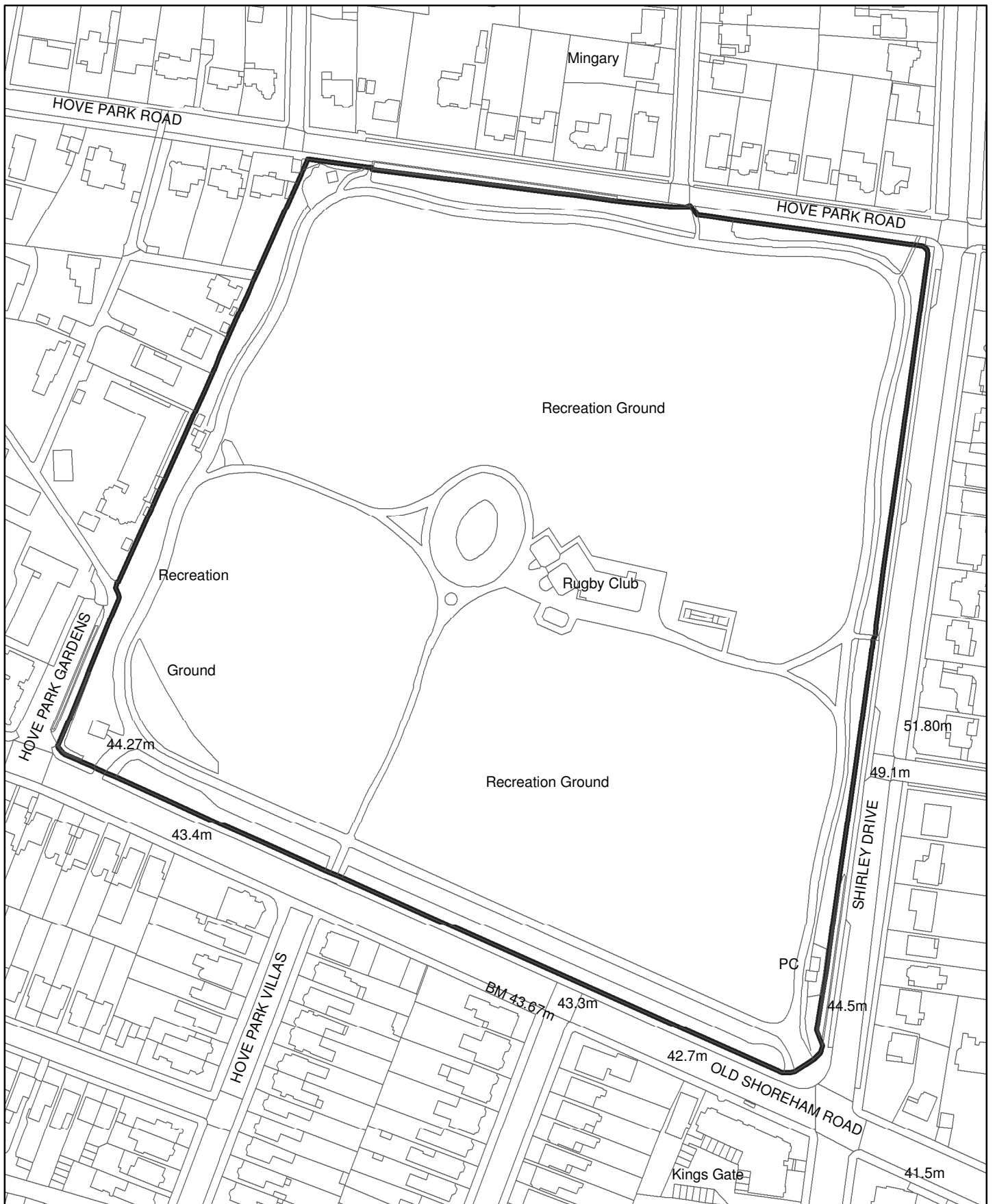
**PLANS LIST
ITEM D**

**Hove Rugby Football Club, Hove Recreation
Ground, Old Shoreham Road, Hove**

**BH2012/03147
Full planning consent**

30 JANUARY 2013

BH2012/03147 Hove Rugby Football Club, Hove Recreation Ground, Old Shoreham Road, Hove.



Scale: 1:2,000

<u>No:</u>	BH2012/03147	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Hove Rugby Football Club, Hove Recreation Ground, Old Shoreham Road, Hove		
<u>Proposal:</u>	Change of use of public toilets to offices and store room for Hove Rugby Club and external alterations to layout of doors and windows.		
<u>Officer:</u>	Jason Hawkes, Tel: 292153	<u>Valid Date:</u>	18/10/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	13/12/2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	The Alexander Partnership, Europa House, Goldstone Villas, Hove		
<u>Applicant:</u>	Mr A Ward, Hove Rugby Football Club, Hove Recreation Ground, Shirley Drive, Hove		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site relates to Hove Rugby Football Club which is located in the centre of Hove Recreation Ground. Hove Recreation Ground is a municipal park mainly comprising playing fields with buildings for Hove Rugby Club. The park is bounded by Old Shoreham Road to the south, Shirley Drive to the east and Hove Park Road to the north. To the west boundary, the park backs onto the rear gardens of houses on Hove Park Gardens.
- 2.2 Hove Rugby Club is formed of a number of attached low rise brick buildings of modern design. The western annex includes three separate public toilets (a male toilet, a female toilet and a disabled toilet) which are currently closed. There is also a detached pavilion building in front of the rugby club to the south. The park includes a number of substantial trees which are predominately located around the boundary of the park.

3 RELEVANT HISTORY

- BH2007/01574:** Extensions to clubhouse to provide additional changing rooms, new clubroom & entrance porch. Approved 10th September 2008.
- BH2006/02938:** Erection of 2 no. 12 m high lighting columns to training area (2 luminaires per column). Refused 15th November 2006.
- BH2003/03004/FP:** Construction of 40 new car parking spaces and provision of 3 new disabled parking spaces and creation of associated vehicular access from Shirley Drive in connection with Hove RFC clubhouse. Refused 11th November 2003.

BH2002/02524/FP: Erection of 4 additional 12m lighting columns to pitch No. 2
Approved 22nd December 2003.

BH2002/02010/FP: Re-arrangement of south entrance and formation of porch.
Rear addition to house refuse and bottle stores. Amendments to windows and
doors on north and south elevations (Amendments to approval 3/93/04109F)
(Retrospective). Approved 8th November 2002.

BH2000/01482/FP: Alteration to lighting scheme approved under ref. 93/0410
to reduce number of lighting positions to 4 and re-locate 3 lighting positions.
Approved 9th August 2000.

3/93/0410(F): Extension of existing changing facilities. Provision of clubroom
bar and ancillary services. Regrading of existing porch / playing areas.
Provision of 2 netball courts. Approved 10th March 2000.

4 THE APPLICATION

- 4.1 Planning permission is sought for the change of use of the public toilets to be used as part of the rugby club. The male toilet is proposed to be used as a store room. The female toilet and disabled toilet are proposed to be used as additional office space for the club.
- 4.2 The scheme includes external alterations to facilitate the conversion of the toilets. The alterations comprise removing the doors to the female and disabled toilet. The female toilet door is proposed to be infilled and two windows would be inserted along the elevation where the current disabled toilet door is located.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: Nineteen (19)** letters of representation have been received from **1, 7(x2), 11(x2), 15, 17 & 23 Shirley Drive, 6 & 14 Rigden Road, 11 Elrington Road, 1, 15, 20 & 23 Shirley Road, 1A Orpen Road, 48 & 63 Hove Park Road and 22 Radinden Manor Road** objecting to the application for the following reasons:
- The public toilets are required by the users of the recreation ground and are an essential facility. The explanation for them closing at present is apparently one of financial cut backs. The closing of these public toilets is yet another move away from the needs of local residents and another plus for Hove Rugby Club, a private members club. The toilets should be reopened as soon as the financial climate allows.
 - The park is not just used by Hove Rugby Club. The ground is also used by cricketers, schools, fitness classes, athletic trainers, volley ball teams and many others. The toilets should remain open to supply facilities for these users.
 - Hove Rugby Club should be required, as a condition of consent been given, to open their toilets to the public during the same hours that the existing toilets have been available. They should also be required to have a notice displayed prominently on their door stating that this is the case.
 - The nearest public toilets are at Hove Park which is far too far for the elderly and young children. The lack of the toilets will mean that people will relieve

themselves in the grounds. The toilets should not be closed they should be upgraded.

- The rugby club have shown disregard to users of the park through the erection of a sign and lighting. The club also has private functions which cause disturbance. The use of the toilets as additional accommodation for the club will lead to further surrounding traffic problems and hazards.

Internal:

5.2 **City Infrastructure:** No objection. The public toilets were closed as part of budget savings as agreed by the Council in February 2012. There are alternative public toilets in Hove Park and the rugby club has joined the council's 'Use our Loo' scheme whereby they allow access to their toilets.

5.3 **Estates Team:** No objection.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose 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."

6.2 The development plan is:

- The Regional Spatial Strategy, The South East Plan (6 May 2009);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006);
- Brighton & Hove Local Plan 2005 (saved policies post 2004).

6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.

6.5 All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

- SU2 Efficiency of development in the use of energy, water and materials
- SU13 Minimisation and re-use of construction industry waste
- QD1 Design – quality of development and design statements
- QD2 Design – key principles for neighbourhoods
- QD27 Protection of Amenity
- HO20 Retention of community facilities

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of the proposed use, the loss of the community facility, whether the proposal is appropriate in terms of design, highway implications and the impact of the scheme on residential amenity.

Planning Policy:

- 8.2 The proposal is for the change of use of the public toilets into additional storage space and accommodation for Hove Rugby Club. The public toilets have been closed since February 2012. The toilets are formed of separate male, female and disabled toilet and are located in the eastern section of Hove Rugby Club. The toilets face south onto a paved area.
- 8.3 It is proposed to merge the female and disabled toilet with two internal rooms used by the rugby club to create a new office room. The male toilets are proposed to be converted and used as store by the rugby club.
- 8.4 Policy HO20 states that planning permission will not be granted for development that involves the loss of community facilities. The City Infrastructure Team has commented the public toilets were closed as part of Council budget savings. There are alternative public toilets in Hove Park and the rugby club has also agreed to join the council's 'Use Our Loo' scheme.
- 8.5 The 'Use Our Loo' scheme is when businesses are willing for customers and non-customers to use their toilets. This is to augment the public toilet provision in the city, but greatly helps the local communities and those people who might not otherwise be able to go out and about in parts of the city. Participants in the scheme are asked to display a window sticker to identify the scheme with passers-by. Hove Rugby toilets would be available during business hours. The club has separate male, female and disabled toilets which will be available for public use during business hours every day under the Council's 'Use Our Loo' scheme.
- 8.6 Given that the rugby club has joined the 'Use Our Loo' scheme and that there are toilets nearby at Hove Park, no planning objection is raised to the loss of the public toilets in policy terms.

Design:

- 8.7 Brighton & Hove Local Plan policies QD1 and QD2 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and that emphasises and enhances the positive characteristics of the local neighbourhood.
- 8.8 To facilitate the use of the toilets by the rugby club, the scheme proposes to infill the female toilet door and replace the disabled toilet door with a new window. An additional window is also proposed adjacent to this new window. The new casement windows are proposed with timber frames to match existing windows in the building. The scheme also requires the removal of existing disabled access railings and a ramp. No external changes are proposed to the existing male toilets as this is intended to be used as a store by the rugby club.

- 8.9 The existing toilets are located in a part of the rugby club which is modern in design. Subject to matching materials, the proposal will preserve the appearance of the building and surrounding area.

Impact on Amenity and Highway Considerations:

- 8.10 Policy QD27 states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.11 Given that the rugby club is situated in the middle of Hove Recreation Ground, and the minor nature of the works the scheme does not result in an impact on the amenity of any adjacent properties in terms of loss of light, outlook or privacy.
- 8.12 The proposal would create additional office and store room for the rugby club. The additional floor space for the rugby club would be 17.6m². It is considered that the use of this additional space would not result in a significant increase in the use of rugby club or result in increased demand for travel or parking by the users of the club.

9 CONCLUSION

- 9.1 Given that Hove Rugby Club have committed to the 'Use Our Loo' scheme and that there are toilet facilities nearby at Hove Park, there is no objection in planning terms to the loss of the toilets. The scheme also results in an appropriate alternative use of the empty toilets which are no longer open to the public.
- 9.2 The scheme is also deemed appropriate in terms of its appearance and does not harmfully impact on the amenity of any adjacent properties.

10 EQUALITIES

- 10.1 The existing Rugby Club toilets within the clubhouse are accessible for disabled persons.

11 CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

PLANS LIST – 30 JANUARY 2013

Plan Type	Reference	Version	Date Received
Location plan			03/10/2012
Block Plan			03/10/2012
Existing Plans	01/1208545		22/10/2012
Existing Elevations	02/1208545		02/10/2012
Existing Elevations	03/1208545		02/10/2012
Proposed Floor Plans	04/1208545		02/10/2012
Proposed Elevation (South)	05/1208545		02/10/2012
Proposed Elevations (East & West)	06/1208545		02/10/2012

- 3) The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

11.2 Informatives:

1. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-
 Given that Hove Rugby Club have committed to the 'Use Our Loo' scheme and that there are toilet facilities nearby at Hove Park, there is no objection in planning terms to the loss of the toilets. The scheme is also deemed appropriate in terms of its appearance and does not result in an impact on the amenity of any adjacent properties.
2. The Local Planning Authority would request that Hove Rugby Club endeavour to encourage the use of their toilets to the public as part of their commitment to the 'Use Our Loo' scheme. This includes the continued display of information which clearly indicates that the rugby toilets are available for public use and how they can be accessed.
3. IN01.01 National Planning Policy Framework
 In accordance with the National Planning Policy Framework the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible