

Application Number and Registration Date	MO/2018/1894 (Detailed) 08-Jan-2019
Applicant	Mr J Rabbetts, Dorking Wanderers Football Club
Case Officer	David Webb
Amendments /amplifications	
Committee Date	3 July 2019
Ward(s)	Dorking North
Proposal	Retrospective application for erection of five structures including a condiments shelter, merchandise store, snack hut and two storage sheds.
Site Description	Dorking Football Ground, Meadowbank, Mill Lane, Dorking, Surrey

RECOMMENDATION: Approve subject to conditions
Summary

Retrospective permission is sought for five structures within the Dorking Football Club grounds. The structures include a condiments shelter, merchandise store, snack hut and two storage sheds.

The principle of the structures for use by the football club is acceptable as they are related to a recreational use which is supported by Local Plan Policy REC10 and Core Strategy Policy CS16. The structures themselves are all small scale and as a result would not be unduly prominent and the structures would not cause a significant impact upon neighbouring residential properties. Permission is therefore recommended.

This application has come to the Development Management Committee as this site is owned by Mole Valley Council.

1. Development Plan

- 1.1. Built up area
- 1.2. Flood Zone 3

2. Relevant Planning History

MO/2015/0626	Redevelopment of Dorking Football Club site to include new clubhouse and offices and associated facilities; sustainable pitch; children's soft play area; toilets and cafe; stands, dugouts and cycle stores. Change of use of site from assembly and leisure (Use Class D2) to a mixed use encompassing restaurant and cafe Use Class A3), business (Use Class B1) and assembly and leisure (Use Class D2).	17-Jul-2015 APPROVED WITH CONDITIONS
MO/2016/0401	Variation of conditions 13, 14, 23 and 25 for landscaping, habitat survey, clubhouse bar and drawing numbers respectively of approved planning permission MO/2015/0626 for the redevelopment of Dorking Football club to allow a reduced scheme in accordance with the submitted drawings and reports.	07-Jun-2016 APPROVED WITH CONDITIONS
MO/2017/1622	Erect a kiosk between the two turnstiles at entrance	16-Nov-2017 APPROVED WITH CONDITIONS

3. Description of Development

- 3.1. The application site is situated within Dorking Football Club which is to the north-west of Mill Lane. The site is adjacent to Meadowbank Recreation Ground to the west and St Martin's Walk car park to the south. The Pipp brook runs from west to east along the southern boundary of the site. The Dorking Conservation Area adjoins the south-west corner of the site. The application site comprises 5 structures within the site which have been erected without planning permission.
- 3.2. The current application seeks planning permission for the 5 structures. The positions of the structures are shown below (see locations in figure 1), please note structures #1 – 4 will be covered in a separate planning application to be submitted:

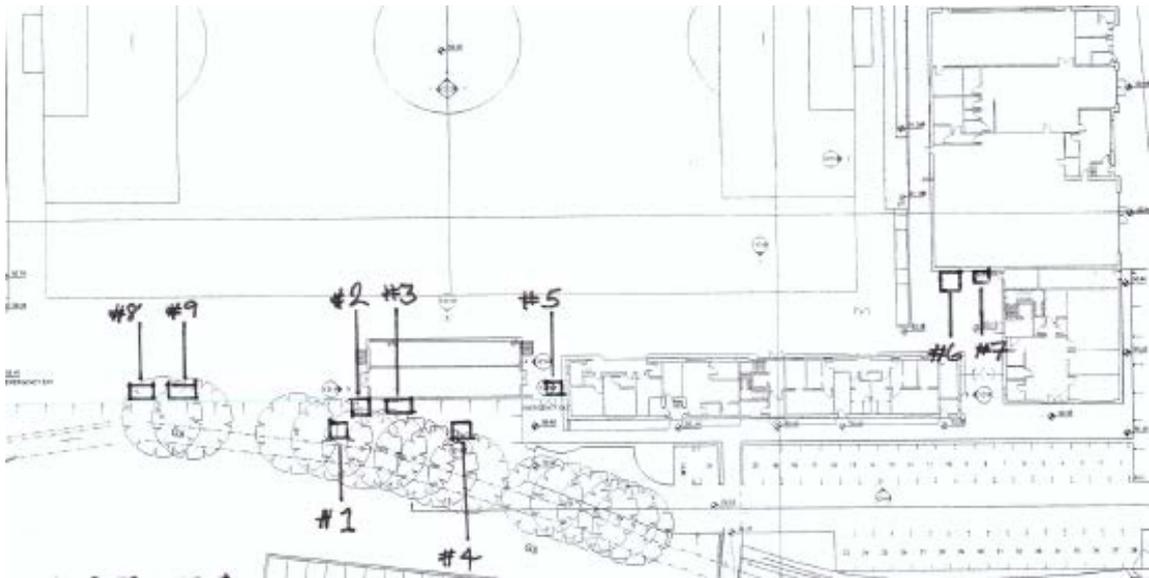
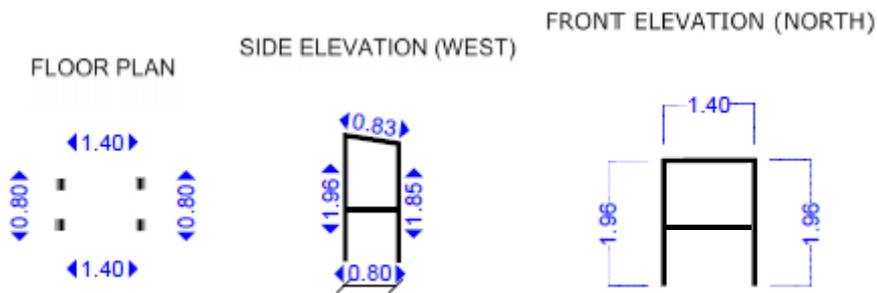


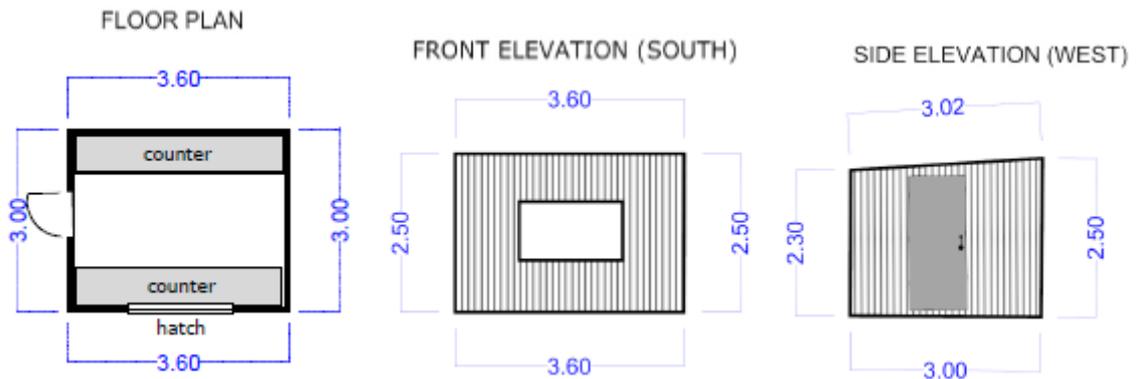
Figure 1 - Locations of the structures

3.3. The structures are as follows (corresponding to the # numbers above):

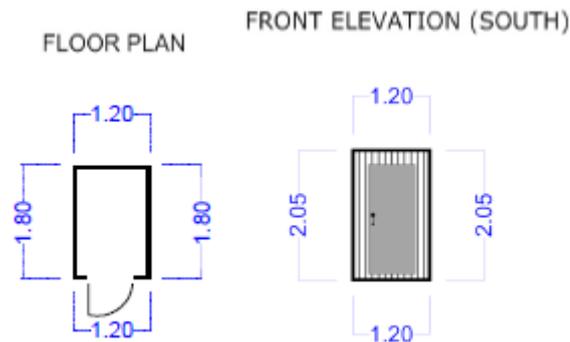
- Condiments Shelter (#5) - provides a very small covered area for customers to self-serve condiments to their food and drinks e.g. sugar, milk, ketchup, mustard, salt, vinegar.



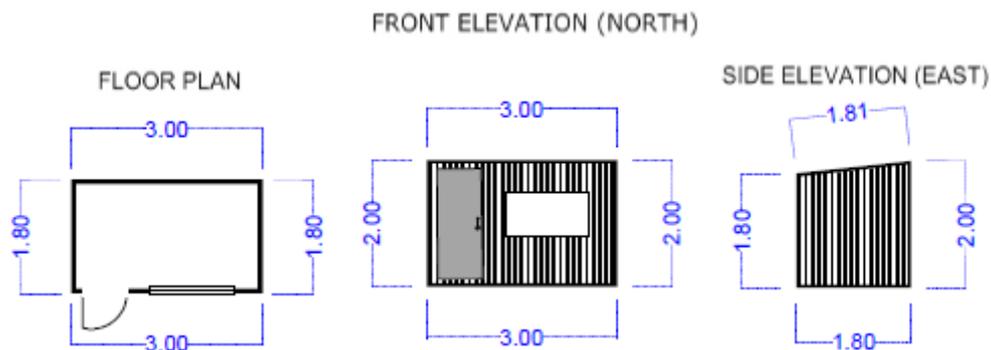
- Snack Hut (#6)- used for the preparation and serving of hot and cold food and beverages



- Merchandise Store (#7) - The Merchandise Store is a wooden shed used for general storage. No staffing. Storage only



- Two storage sheds (#8 and #9) - wooden sheds used for general storage (both of the same design, shown below).



4. **Consultations**

- 4.1. Environmental Health – No objections.

5. **Representations**

- 5.1. 1 representation was received raising the following summarised concerns:

- Referring to requirements of a previous planning application (screening and trees)
- The buildings will be in clear view

6. **Main Planning Policies**

Government Guidance

National Planning Policy Framework

Section 8 - Promoting healthy and safe communities

6.1. Mole Valley Core Strategy

CS12 – Sustainable Economic Development

CS14 – Townscape, Urban Design and the Historic Environment

CS16 – Open Space, Sports and Recreational Facilities

6.2. Mole Valley Local Plan

ENV22 – General Development Control Criteria

ENV23 – Respect for setting

REC10 – Built Recreation Facilities in the Built-up Area and Villages

6.3. Other Documents

Dorking Area Action Plan

7. Main Planning Issues

- 7.1. The main planning issues for consideration are the principle of the development, the impact on the character of the surrounding area and the impact on the amenities of the neighbouring properties.

Principle of development

- 7.2. Core Strategy Policy SC16 states (inter-alia) that *“The Council will encourage the provision of new open space, sports and recreation facilities provided they accord with the principles of PPG17 and the Mole Valley PPG17 Assessment.”* PPG17 has been superseded by the NPPF (section 8).

- 7.3. Section 8 of the NPPF seeks to promote healthy and safe communities such as recreational facilities, paragraph 91 (c) states that decisions should aim to achieve places which *“enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities...”*.

- 7.4. Local Plan Policy REC10 states that:

“Proposals for new, replacement, and extensions to buildings used for recreational activities in the built-up area and within the boundaries of villages defined in accordance with Policies RUD1, RUD2 and RUD3 will be considered in the light of Policy ENV22.

Development proposals for facilities ancillary to outdoor recreation activities in the built-up areas and villages defined in accordance with Policies RUD1, RUD2 and RUD3 will be permitted provided they are appropriate in scale to the recreation use and would not prejudice the residential amenities of the area. In considering such development proposals regard will be had to the criteria in Policies ENV20, ENV21 and ENV22.”

- 7.5. Policies RUD1, RUD2 and RUD3 refer to Green Belt Villages and development within, and beyond, the Green Belt which are not relevant in this case as the site is within the built-up Area of Dorking. Policies ENV20 and ENV21 relates to Strategic, and Important Open Land and both state that development will not be permitted other than for purposes ancillary and important to the use of the land for outdoor recreation, this is the case with the erected buildings in this case so are considered to have been complied with.

- 7.6. Policy ENV22 is the General Development Control Criteria and covers the design and layout of the development and its impacts. The scale of the structures are all considered to be appropriate to their respective purpose and would be subservient and minor compared to the overall scale of the main buildings that make up the football ground. Neighbouring residential amenities will be covered later in this report.

- 7.7. The structures are all used in connection with the day to day running of the football ground and are there to improve the experience for spectators, it is therefore considered

that the principle of structures is acceptable and complies with policy REC10 and the advice contained within the NPPF.

The impact on the amenities of the neighbouring properties

- 7.8. Policy ENV22 states under point 2 that proposed development will be required which, *“does not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect, noise, traffic or other adverse environmental impact;”*
- 7.9. A concern has been raised regarding the appearance of the structures when seen from neighbouring properties. Not all of the structures would be seen from outside of the site as some are hidden from view by the main buildings, and all of the structures are relatively small scale so are not unduly prominent on the site. Furthermore, the structures themselves would not create noise for neighbouring properties that could cause a significant adverse environmental impact on neighbouring properties.
- 7.10. Overall it is therefore considered that the structures do not cause a significant harm to the amenity of neighbouring residents and therefore the proposal complies with Policy ENV22.

Conclusion

- 7.11. To conclude, the principle of the structures is acceptable given the recreation ground use, the proposed buildings themselves are considered to be appropriate in scale and design for their respective use and the structures do not cause a significant adverse impact upon neighbouring properties.

8. Recommendation

Permission be **GRANTED** subject to the following conditions:

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan number(s) ... contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.