

County Hall, Beverley, East Riding Of Yorkshire, HU17 9BA Telephone 01482 393939
www.eastriding.gov.uk
Stephen Hunt Director of Planning and Development Management

Mr David Sedman
51 Church Street
South Cave
HU15 2EP

Your ref:
Our ref: 23/10190/PREP
Enquiries to: Mrs Amy Barrett
E-mail:
amy.barrett@eastriding.gov.uk
Telephone: (01482) 393746
Date: 16 May 2023

Dear Mr Sedman

Proposal:	Proposed extension to existing building to provide a club base with safe and level access to the facility; and proposed upgrade to the parking area adjacent to the site
Location:	South Cave Sports Ground And Pavilion, Church Street, South Cave, East Riding Of Yorkshire, HU15 2EP,
Applicant:	Mr David Sedman
Application Type:	Pre Application Planning Enquiry

I write further to your pre-application enquiry received by this office on 28 February 2023 and can make the following comments:

I note that you are investigating the possibility of the erection of an extension to the exiting sports pavilion to provide a club base with safe and level access to the facility; and proposed upgrade to the parking area adjacent to the site at South Cave Sports Ground and Pavilion. The site comprises a Club House located to the north east corner of the site. The rest of the overall site comprises football pitches. There are mature trees to the north and east of the building which are protected by a Tree Preservation Order.

The submitted enquiry includes a tree report, tree survey and a floor layout plan of the proposed building and its extension. The proposed area for the extension would be located to the north east of the existing buildings foot print. The proposed area is chosen due to constraints of the playing field, and an underground LPG tank and the existing mature trees around the perimeter of the site. The enquiry is made to try and improve the facilities on the site for both female and male footballers changing areas.

The Development Plan for the area comprises of the East Riding Local Plan Strategy Document (ERLP SD) and the National Planning Policy Framework (NPPF). The policies relevant to the proposal are Policy S4: Supporting development in Villages and the Countryside, Policy ENV1: Integrating a high quality design, Policy ENV2: Promoting a high quality landscape, Policy C1: Providing infrastructure and facilities, Policy C2: Supporting community services and facilities, Policy

Alan Menzies
Executive Director of Planning and Economic Regeneration

C3: Providing public open space for leisure and recreation and Part 2 'Achieving sustainable development', Part 11 'Making an effective use of land' and Part 12 'Achieving well-designed places' of the NPPF. These policies can be viewed in full on the East Riding Website.

History of Site

Planning history for the site includes the following:

19/03030/PLF - Change of use of land to create a secure compound for the siting of 2 shipping containers for the storage of a tractor and associated grounds maintenance equipment, erection of security steel fencing to perimeter and retrospective application for 1 existing shipping container (Approved 2020)

13/04001/VAR - Variation of Condition 3 (opening hours) of planning permission 12/01620/PLF (Approved 2014)

12/01620/PLF - Proposed change of use of part of sports pavilion to a children's day nursery (AMENDED DESCRIPTION) (Approved 2012)

07/06915/STPLF - Erection of a building for use as changing facilities, construction of football pitches with associated vehicular access and parking (Resubmission of 06/09142/STPLF) (AMENDED PLANS) (Approved 2008)

These applications can be viewed on the East Riding Website. In particular interest from these previous planning applications is the 2008 application for the erection of the building (07/06915/STPLF). This application was recommended for refusal on highways issues although the application appears to have been approved by Committee Members. The application raised concerns with the access and egress onto Church Street and the limited amount of car parking proposed for the club users. This application seeks to extend the buildings footprint and as such potentially increase the amount of persons using the building. Therefore, the Highway issues will be of relevance for any future proposals at the site.

Principle of Development

The site lies to the south of the settlement, South Cave, outside of the settlements Development Limits and as such is on land regarded as the Countryside. Policy S4 (A) of the ERLP SD states that outside of the settlements development limits development will be supported to help maintain the vibrancy of Villages and the Countryside where it: 1) is of an appropriate scale to its location taking into account the need to support sustainable patterns of development; 2) Encourages the re-use of previously developed land where appropriate; and 3) does not involve a significant loss of best and most versatile agricultural land. Part C of the policy goes on to list which forms of development may be supported. Part C.11 identifies Sports, recreation and community facility development as supportable forms of development. The supporting text of the policy, paragraph 4.52, states that the Countryside can often provide for certain sports, recreation and community facilities. Where possible, community services and facilities should be well related to the village they serve and proposals will also need to be considered against policy C2. Sports and recreation development in the Countryside should be of a generally open nature, with priority given to the re-use of existing buildings. Policy C2 Part A states that in order to maintain and improve access to a range of services and facilities in the East Riding, which meet the needs of residents and in appropriate circumstances

visitors, proposals will be supported that: 1) retain or enhance existing services and facilities; and /or 2) provide for new services and facilities, including where appropriate, new mixed use and multi-purpose facilities. Policy C3 Part A states that proposals should maintain and/or enhance the quantity, quality and accessibility of open space.

The proposal is for the extension to a building in the Countryside which has use as a Sports Pavilion for cricket and football and has also had a change of use of part of the building during the week as a Pre-school Nursery for children. As such it is an existing building in the Countryside which has use for both sporting facilities for the local community and also as a private nursery facility. The proposed extension to the building would therefore allow for a greater number of persons utilising the building and would allow the continued mix-use of the site. Therefore, the principle for the erection of an extension for the continued use of the building for a community and sporting facility is considered to accord with policies, S4, C2 and C3 and may be supported should the development be acceptable in all other regards. Issues such as impact on Highways and Trees and Landscape, are further explored below.

Impact on Trees

Policy ENV2 of the ERLP SD states that development proposals should be sensitively integrated into the existing landscape, demonstrate an understanding of the intrinsic qualities of the landscape setting and, where possible make the most of the opportunities to protect and enhance landscape characteristics. The enquiry is accompanied with a Tree Survey and Report. The report acknowledges the TPO at the site and surrounding area and identifies that there are a number of mature trees constraints around the perimeter of the existing building. The report states that there are three trees that would be required to be removed from the site in order to facilitate the proposed extension. These include two Maple trees and an Oak tree.

The Trees and Landscape has been consulted on the proposal and they have made the following comments: *'The proposals will require the removal of two retention category B trees which would ordinarily be resisted by the planning authority and expected to be retained. However, the two trees show poor form and have received multiple pruning wounds in the lower canopies, in order I would assume to maintain them safely in the context of a child's nursery which could have potentially limited their longevity and therefore if a full planning application was submitted I would not raise any objections to the removals but I would recommend a comprehensive planting scheme is submitted illustrating species type and several replacement trees of at least heavy standard size.*

An Arboricultural Impact Assessment and an Arboricultural Method Statement (AMS) will need to be undertaken to assess the potential impact from constructing the building extension in close proximity to T006 & T007. The resurfacing of the driveway and car park should be of no-dig construction and the surfacing and levels in the root protection areas (RPA's) of the trees should not be altered and an Arboricultural Impact Assessment undertaken to demonstrate and illustrate with details to show how this will be achieved without damaging the tree roots and an Arboricultural Method Statement (AMS) in accordance with B5837: 2012, 'Trees in Relation to Design, Demolition and Construction – Recommendations' and an area for buildings materials illustrated to avoid them being stored in the RPA's of the trees.'

In summary, whilst there are mature trees constraining the potential development of the site, subject to a robust landscaping scheme to mitigate the removal of mature trees, it is considered that a proposed extension in the proposed location may be acceptable. However, as requested by the Trees and Landscape Officer a full Arboricultural Impact Assessment and an Arboricultural Method Statement will be required to demonstrate the impact on the remaining trees at the site will be

required. Furthermore, a preliminary Ecological Report may also be required for an assessment of the potential impact on local wildlife due to the removal of the trees.

Impact on Highways

The proposed development is for the erection of an extension to an existing clubhouse. The surrounding area indicates that there is informal car parking areas, however these sites are not in connection with the proposed development site. It is understood from our Site Meeting that it is your intention to liaise with the relevant land owners of the surrounding car parking areas to try and upgrade the facilities and enter negotiations to allow use of the car parks. The Council's Infrastructure/ Asset Strategy Team may be able to advise you further on this point.

The Highway Development Management Officer has been consulted on the proposal and they have provided the following comments: *'This application is a Pre-Application Planning Enquiry for the Proposed extension to existing building to provide a club base with safe and level access to the facility; and proposed upgrade to the parking area adjacent to the site at South Cave Sports Ground and Pavilion, Church Street, South Cave, East Riding of Yorkshire, HU15 2EP.*

In this case the loose proposal allows a broad range of interpretations with regards to access, parking and turning. The current use is limited by the limited informal parking arrangements, lack of accessible provision and the narrow access.

Church Street is a traffic sensitive C road. The proposed site is accessed from Church Street via a narrow lane, which is restricted by trees and bollards and is shared by a school, tennis courts, children's play area, bowling green, leisure centre, children's nursery and four football pitches and a pavilion. Passing places are evidenced north of the junction with the leisure centre, south from this point the road narrows considerable and there is evidence of verge damage due to the lack of either passing places or capacity for two-way traffic.

The capacity of the access lane is sub-optimal even for the current facilities and bollards on the pavement north of the leisure centre suggest that drivers have used the pavement in the past to the detriment of pedestrians. Additional passing places or widening the whole section of highway to allow two-way movements (min 4.3m) should be considered, however, this is within private land and outside the remit of HDM.

Any extension to the sports ground and pavilion could affect the potential use of the site and reference should be made to the most recent edition of the ERLP Sustainable transport SPD as to how that development will affect the requirements for parking provision and how to meet the standards required. Reference should also be made to Building Regulations Documents.

The current site appears to have an unbound access which indicates that any proposal should consider and provide details of drainage provision for the access, parking, and pedestrian facilities. The access for emergency services is uncertain when the site is fully utilised and due to the casual nature of the parking provision and the narrow access lane this would need to be clarified.

A Transport Statement would be required as part of any formal submission, this is due to the shared nature of facilities with the day nursery and the Leisure Centre and the combined impact on the road network and access/parking and turning provision. This would also allow assessment of the adequacy of sustainable transport options, such cycle/motorcycle parking, as well as pedestrian and disabled access provision.

Due to the limited information available at this time Highway Management cannot make a recommendation in principle. If further information is submitted highway management should be reconsulted. As stated previously this application seeks pre application advice so the specific details including access and layout of the proposal will be reviewed following the submission of any future applications.

In summary, it is acknowledged that the car parking provision for the existing site and the proposed extension is undergoing further investigation with the relevant parties, however should a planning application be submitted then the information as requested by the Highways Officer will be required

and demonstrated that the site can be accessed and egressed appropriately with providing sufficient car parking spaces for the increase in persons utilising the facilities.

Impact on Playing Field Provision

The site is located to the rear of an existing building and as such would not impact on the playing field and the marked out area of football playing pitches. As such, it is not necessary to liaise with Sport England at this time. The site of the development is however over the outdoor play area for the private nursery and as such it is understood that a reconfiguration and alternate area would be required for the nursery. This has not been provided at this time and as such it is not able to make any further comments on this aspect.

Conclusion

In conclusion, the proposed development for the erection of an extension to the north of the existing pavilion building may be acceptable in terms of principle. However, issues such as highways and trees and landscape will have to be addressed fully in compliance with the points raised by the Highways Team and the Trees and Landscape Officer in order for the proposal to gain the support of the Planning Department.

Notwithstanding this advice, please see the attached documents which sets out the key Development Plan policies that are of relevance, and what would be required should you choose to submit an application for the proposed development.

The Council encourage the use of Planning Performance Agreements (PPAs) where relevant to agree timescales, actions and resources for handling particular applications. PPAs seek to set out an efficient and transparent process for determining applications which covers all aspects from the pre-application through to the post-application stages. Further information on the Council's approach to PPAs can be found on the Council's website, or you can contact the office for advice.

You may also need permission under the Building Regulations. Local Authority Building Control is wholly independent, non-profit making service that operates only to protect and look after your interests. The service operates from regional offices in Beverley, Bridlington and Goole so help and advice is always available and enables us to offer same day inspections for requests made prior to 10am. All the details of the Building Regulation Approval service, and the relevant application forms, are available at <https://www.eastriding.gov.uk/buildingcontrolservices/>. You can also contact Building Control at building.control@eastriding.gov.uk or by calling the Building Control helpdesk on 01482 393800.

Please note that while every effort is made to ensure that the advice given is as accurate as possible, I must advise you that the contents of this letter are the informal opinion of an officer and cannot prejudice the outcome of a formal application for planning permission. Planning applications are subject to consultation processed and any responses have to be taken into consideration prior to a decision being made. Please also note that in the interests of transparent decision making, if you progress to make a planning application for this proposal then this pre-application advice will be made available by the Council in the public domain. Until then, however, the advice will remain confidential and will not be disclosed by the Council.

I trust that this information is satisfactory, should you wish to discuss these matters further please do not hesitate to contact this office.

Yours sincerely

A handwritten signature in black ink that reads "Stephen Hunt". The signature is written in a cursive style with a large, sweeping initial 'S' and a distinct 'H'.

Stephen Hunt MRTPI
Director of Planning and Development Management

Advice for 23/10190/PREP

Key Development Plan Policies	
<p>These are the key local plan policies against which your application will be considered.</p> <p>Your proposal will also be considered against guidance in the NPPF and the Planning Practice Guidance.</p> <p>You can view the Local Plan in the councils website at https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/</p>	<p>East Riding Local Plan</p> <p>Policy S1 Policy S4 Policy ENV1 Policy ENV2 Policy C1 Policy C2 Policy C3 Policy A1</p> <p>Other Relevant Documents</p> <p>NPPF</p>

Validation Requirements	
<p>These are the items from the Council's Local List that you need to submit with your application for it to be registered as a valid application.</p> <p>These are in addition to the national requirements (application form, certificates, fees and plans).</p> <p>You can find more guidance on each of these requirements in the Validation Checklist which is available on the Council's website at https://eryc.link/planning-permission-prior-approvals</p> <p>Fees can be calculated on the Planning Portal at https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1</p>	<p>Local List validation requirements</p> <p>Application Form Fees Location Plan Site Layout Plan Existing Elevation & Floor Plans Proposed Elevation & Floor Plans A Transport Statement Arboricultural Impact Assessment Arboricultural Method Statement Preliminary Ecological Assessment</p>