

8 week date	Application No.	Date of meeting	Report No.
03/08/07	GR/07/0414	25.07.07	

Bat and Ball Sports Ground, Wrotham Road, Gravesend.

Outline application for the demolition of the existing pavilion and erection of a replacement pavilion in the south west corner and erection of a two storey building to provide eight one and two bedroom self contained flats in the north east corner of the site.

Gravesend Cricket, Lawn Tennis and Bowls Club

Recommendation:

Permission

1. Site Description

Members will be aware that this site sits to the west of Wrotham Road and comprises the cricket pitch, pavilion, bowls club, greens and former tennis courts.

The 'Bat & Ball' ground was originally part of a large parcel of recreational land owned by a wealthy local merchant who lived at Ruckland House (now the Masonic Hall) in Wrotham Road. Local histories chronicle the commencement of cricket at the ground in 1845 when a Tom Adams laid a wicket in the grounds of the mansion. Tom Adams was a Gravesendian who played at the ground and for Kent XI for some 25 years. The publication "The Bat & Ball, Gravesend" by H Milton gives details of the ground's illustrious history. Lord Harris, W G Grace, Frank Woolley and Colin Cowdrey are among the famous cricketers who have played at the ground which was the home of County Cricket until 1971. It is widely accepted that the ground has a "first class cricket history".

The ground is also home to the Gravesend Bowling Club which also has a long and illustrious history. The club came into being in 1901 with the first club competition taking place in 1904. The club was proud to celebrate it's centenary in 2001 and continues to succeed in competitions at local and county level. The current proposals seek to ensure that bowls, cricket and tennis continue to be enjoyed at this "jewel in the crown" of Gravesend's sporting history.

There are currently 65 senior and 60 junior members of the cricket section, 85 members of the bowls section. The tennis section is currently inactive following an arson attack, which resulted in the loss of their hut, but a member of the Club is currently working on re-establishing the tennis section. The Club is a popular local sporting and recreational facility which attracts a wide, varied membership across all ages.

The facilities at the ground were provided between the Wars after the Gravesend Cricket Club acquired the freehold in 1921. The main pavilion was built in 1922. H Milton records that "Accommodation for about 500 was provided on the roof, an important feature it was considered, for County Cricket". In 1934 a covered stand known as the 'Austin Stand' was built on the northern perimeter off Trafalgar Road. Other pavilions for bowls and tennis, a dining room, a scorecard printing hut and a large scoreboard were also provided. Some of these structures are now demolished but the main pavilions remain.

Facilities for players at the ground have for many years been regarded as sub-standard and this was a contributory factor to the cessation of County cricket matches. Since then the situation has worsened. A survey carried out in July 2000 recommended that in the case of the main pavilion, it would be advisable to carry out temporary repairs until such time as finances were available to demolish and rebuild. In respect of the tennis club pavilion, it recommended that it was "not worth spending much money on – may last 5 years". This building is now burnt out following an arson attack and the tennis section is not currently active. In the case of the Bowls Club tea room/bar the survey comments that "the suspended part of the floor could fail at any time, in general too many construction defects to repair". The Bowls Club pavilion was found to be generally sound despite some rot, defective windows and plumbing problems. The survey concluded however that it was in need of repair.

The Clubs now consider that action is urgently needed to allow them to continue to play there, and to restore the ground to its former status as an asset to the Borough.

2. Planning History

The site has a lengthy planning history much of which is not relevant. The last most significant application was GR/06/167 and was an outline application for the erection of a two storey terrace of eight self-contained flats and a replacement sports pavilion. Following objections from occupiers in Weavers Close this application was withdrawn. The current application has been designed to overcome those objections and prior to submission the applicant has confirmed that pre-application discussions/consultations were carried out with residents in Weavers Close.

3. Proposal

The proposal is in outline form with appearance & landscaping reserved for future consideration. Access (existing), layout and scale are not reserved and therefore fall to be considered as part of the current application. There are two main elements and each of these will be described in turn.

The Pavilion

This building will sit on the site of the current pavilion although it will be approximately 10 metres longer to the west. It will measure approximately 49 metres by 10 metres (as opposed to the current pavilions 35 metres by 10 metres).

The building will be orientated east west.

Accommodation at ground floor will comprise bowls club social room with bar and kitchen on the western half with glazed patio doors in the end elevation facing west (towards the bowls green). The central core will comprise female changing, lift, and

stairwell going up. Eastern half will be two sets of male changing rooms and showers. The main entrance to the building will be from the north into the core area.

Accommodation at first floor will be to a reduced floor area, a central section of approximately 31 metres length comprising social room, bar and food preparation area on the west. Core with lift to first floor and one accessible wc to rear, staircase and balcony area in front looking north over the cricket pitch and members room, plant room, male and female WC.

Main windows on this floor will be looking north over the cricket pitch. Those to the rear (south) will be high level or obscure glazed.

The Flats

The residential part of this development is required as 'enabling development'. The flats are located on the south side of Trafalgar Road in the north west corner of the site. This area is comprised of the site of an extensive concrete base of a former building that used to be the tennis pavilion... The brick wall here fronting Trafalgar Road will be retained but reduced to 900mm and the mature tree retained.

The accommodation will comprise 2 one bed units and 6 two bed units with 7 standard and 2 disabled parking bays provided in the north west corner of the site where the access will be located (relocated from the existing position by approximately 5 metres to the west). A landscaped garden of approximately 10 metres in depth will be provided to the rear.

The flats will be in one block measuring 38.6 metres in width and 7.5 metres in depth. Each end of the building will have a front stairway area projecting 2.5 metres by 9.5 metres in width. The stairwell will be closest to the footway at 2 metres.

The flats will feature brick elevations with rendered stairwell projections. Elevations indicate 8.7 metres height with a traditional pitched roof. Balconies will be provided to the rear to overlook the cricket pitch.

4. Development Plan

Policy

Proposals came forward for development of part of this site at the time of the Gravesham Local Plan First Review. It will be noted that the Inspector did not rule out the principle of enabling development but that, if a proposal came forward, it would be for the Local Planning Authority to determine the balance to be struck.

The current scheme is a re-design of the one previously submitted that was considered to be inappropriate by virtue of the mass and bulk and how this would affect neighbours to the west at Weavers Close. This scheme places the pavilion on the site of the original one; this is almost certainly the best location for it. Impact on the neighbours to the south will be similar to that which currently exists and less than the original pavilion that had open air seating on the roof.

The current proposal is far more modest than that being suggested in the early 1990s and that proposed in GR/06/167. The proposal at that stage was that around 5 acres of the 7 acre site should be allocated for development to enable new facilities to be provided at Thong Lane or Ifield, with the remaining 2 acres being dedicated as

public open space. The latest proposal is for a far smaller area of the north–west corner of the site to be developed to provide matched funding for a new pavilion and the general upgrading of the site.

The current proposal should be considered in the context of policies contained in the adopted *Gravesham Local Plan First Review* (November 1994); the *Gravesham Local Plan Second Review Deposit Version* (May 2000); Planning Policy Guidance note 17 on *Planning for Open Space, Sport and Recreation* (2002) and Planning Policy Guidance note 3 on *Housing* (2000).

The weight which can be accorded the *Second Review* is limited given, the stage it reached prior to the suspension of work in favour of the emerging *Local Development Framework*.

The relevant policies under the Local Plan are:-

Adopted Gravesham Local Plan First Review

Policy LT3

Planning permission will not normally be granted for proposals which involve the loss of playing fields, whether that land consists of public or private playing fields, or playing fields used for educational purposes unless:-

- (a) sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site; or***
- (b) alternative provision of equivalent community benefit will be quickly made available; or***
- (c) there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision, including the contribution of the playing fields to the quality of the local environment.***

It should be noted that the Bat and Ball Ground was also identified under Proposal PLT1 as an opportunity to provide additional public open space in an area of deficiency – this could include dual use of such open space.

Gravesham Local Plan Second Review Deposit Version (May 2000)

The Bat and Ball site is shown as Green Grid on the Second Review Proposals Map hence a number of policies apply. These include:-

Policy LT2 Green Grid Site Protection

The Borough Council will protect and enhance the existing elements of the Green Grid network to help achieve the objectives of the Green Grid.

Policy LT3 Development of Green Grid Sites

Any development within the Green Grid network justified in terms of other policies in this Local Plan Review or specifically defined on the Proposals Map

must incorporate Green Grid links, areas, corridors and linear features within the proposal, in accordance with the objectives of the Green Grid.

Policy LT4 Extensions or Improvements to Existing Sports Facilities

Proposals to upgrade or extend existing indoor or outdoor sports facilities within the urban area and village confines will be allowed where:-

- i. the proposal would not adversely affect residential amenity; and***
- ii. it would not cause unacceptable traffic and parking problems.***

Policy LT5 Development of Existing Sports Facilities or Areas of Open Space

Proposals for development which result in the loss of existing indoor or outdoor sports facilities, open space or allotments will only be allowed if:-

- i. appropriate replacement facilities are to be provided at a suitable location elsewhere, in accordance with the objectives of the Green Grid; or***
- ii. it can be demonstrated that there is no longer an actual or potential demand for such facilities and there is no deficiency in other open space and recreation facilities in the urban area for which the site could be utilised.***

In either case, it should be demonstrated that the loss of the existing sports facilities, open space or allotments will not adversely affect the functioning and objectives of the Green Grid.

In this instance, the proposal involves the re-development of part of the site, much of which was previously used for built development, to enable an upgrading of facilities on site. As such, the site of the former buildings adjoining Trafalgar Road would be deemed 'brownfield' and potentially suitable for residential development in this location. However, in determining any planning application it would also be necessary to take into consideration paragraph 14 of PPG17. This states:-

“Parks, recreation grounds, playing fields and allotments must not be regarded as ‘previously-developed land’ as defined in Annex C of PPG3. Even where land does fall within the definition of ‘previously-developed’, its existing and potential value for recreation and other purposes should be properly assessed before development is considered.”

The inference here is that even if part of the site is deemed to be 'previously-developed', it is still necessary to make a judgement as to whether it has an existing or potential value for recreational purposes.

Also of relevance here is the advice set out in paragraphs 12, 13 & 15 of PPG17. These states:-

12. Development of open space, sports or recreational facilities may provide an opportunity for local authorities to remedy deficiencies in provision. For example, where a local authority has identified a surplus in one type of open space or sports and recreational facility but a deficit in another type, planning conditions or obligations may be used to secure part of the development site for the type of open space or sports and recreational facility that is in deficit.

13. Equally, development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility. The new land and facility should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality. Wherever possible, the aim should be to achieve qualitative improvements to open spaces, sports and recreational facilities. Local authorities should use planning obligations or conditions to secure the exchange land, ensure any necessary works are undertaken and that the new facilities are capable of being maintained adequately through management and maintenance agreements.

Playing Fields

15. In advance of an assessment of need, local authorities should give very careful consideration to any planning applications involving development on playing fields. Where a robust assessment of need in accordance with this guidance has not been undertaken, planning permission for such developments should not be allowed unless:

i. the proposed development is ancillary to the use of the site as a playing field (eg new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;

ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);

iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location; or

iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field

The Borough Council is in the process of undertaking an assessment of open space provision in accordance with the advice set out in PPG17 and the associated Good Practice Guide. Whilst previous assessments have shown that there is a general deficiency in open space provision within Pelham Ward, it is also important to recognise that the criteria by which provision is now evaluated include quality, quantity and accessibility.

5. Reason for Report

At the request of Councillor Singh

6. Consultations and Publicity

Regulatory Services

There is no objection to the proposed application, subject to the following comments:

It is noted that this application is outline only. There is the potential of lighting to cause difficulties with this development. The following is therefore recommended:

Lighting

A suitable written lighting report shall be submitted to Planning and Regeneration Services providing sufficient information as to

- 1) What extent the new properties are to be affected by floodlighting from the adjacent sporting uses and
- 2) What extent existing properties are to be affected by the lighting of the new pavilion.

The report shall demonstrate what works are to be carried out to minimise this disturbance and the premises shall not be occupied until the applicant receives written confirmation from Planning and Regeneration Services that they are satisfied all measures included in the report have been put into place.

Domestic Refuse Arrangements - Multiple Occupation

Each dwelling should have sufficient storage capacity to cope with the waste generated in between collections (1 week). A large internal/external storage area should be considered where there is more than one dwelling contained in a domestic block. The distance between the storage area and the collection point shall not be more than 30 metres.

Domestic Refuse Arrangements - Advisory Notes

Plastic sacks are issued for solid waste storage and collection will be from the front entrance to the property adjacent to the road or footpath.

Commercial Refuse Arrangements

Storage facilities provided shall be of sufficient capacity having regard to the quantity of waste produced and the frequency of waste collection. All waste shall be removed from site on a regular basis by a licensed waste carrier and disposed of at a licensed waste disposal site.

Commercial Refuse Arrangements - Advisory Notes

Compliance with the Environmental Protection Act 1990 "Duty of Care" is essential.

Advice on Solid Waste Management can be obtained from Waste Services on [01474] 337533.

Works of Construction.

Please add code of construction practice.

Licensing

In the event permission is minded, the applicant needs to be advised that they contact the Licensing section of Regulatory Services on (01474) 33 71 83 prior to operating these hours in order for an application to be made under the relevant licensing legislation.

Soil Decontamination.

No development approved by this permission shall be commenced prior to a contaminated land assessment (in accordance with the CLEA guidelines and methodology) and, if the assessment concludes it necessary, an associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval

1. The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant

information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site (ref1).

2. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology (ref 2).

3. A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

4. Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance (ref 3). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

5. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Ref 1 : Contaminated Land Research Report no. 2, 3 & 4 (DoE)

Ref 2 : Contaminated Land Research Report no. 1 (DoE)

Ref 3 : CIRIA Vols 1-12 Contaminated Land Series and CIRIA "Building on Derelict Land"

Kent Highways

It is noted that the proposed replacement sports pavilion will have an increased floor area over that of the existing. However, taking into account the considerable number of additional off-street parking spaces being provided in support of the proposal and the fact that a number of other out buildings have previously been demolished and removed from the site, there are therefore no highway objections to this aspect of the proposal. With regard to the proposed development of flats fronting Trafalgar Road, there are no highway objections in principle to either the parking layout or provision of 9 spaces to serve 8no 1 and 2 bed units.

It is recommended that a condition be included to secure the required vehicle crossover alterations in respect of the residential parking access. It is also recommended that, if possible, a condition be included to secure a requirement for improvements to the vehicular access to the Bat and Ball sports ground from Wrotham Road to be made as part of any future detailed planning application, to be submitted to and approved by the Highway Authority prior to any works commencing on site.

The application was advertised via neighbour notification letters to surrounding residents and a site notice was posted. This resulted in the receipt of 2 letters of objection from:

J. Phillips	1 Harpur Mews London
Mr & Mrs Hayson	17 Weavers Close
L. Neville	11 Essex Road
G. Munns	5 Weavers Close
Mrs Rhodes	8 Weavers Close
Mr & Mrs Humphrey	11 Weavers Close
J Wooders & D Johnson	9 Weavers Close
Mrs Moore & Family	31 Essex Road
Mr M Sall	17 Essex Road
Mr Curnow	33 Essex Road
B Hardy	13 Essex Road

Registers objections to the application being illegal due to no site notice being posted and that her request to include the area in a Conservation Area has not been dealt with.

Raises concerns about possible noise from the function room being greater than at present. Windows on the stair well should be obscure glazed, noise should be monitored and the parking area does not seem sufficient.

Raises concerns that external lighting should be controlled and that the building should make use of energy generation in the form of solar panels etc. if possible.

G. Munns 5 Weavers Close

Has no objections to the plans but raises concerns about the level of parking.

7. Director (Regeneration and Regulation) Comments

Firstly, concerning the objections raised, the application has been advertised with a public notice and the requests relating to designation of the site a Conservation Area are separate from the case in hand. As regards the noise from the function room this issue can be dealt with via hours of use conditions and noise conditions. The obscure glazing to the stairwell can be dealt with via the detailed pursuant application and it has already been noted that this element will need a slight redesign as a accessible shower / w.c. is also shown in this area with a glazed wall. Some redesign of the stairwell glass is therefore required.

The supporting statement for the application states:-

'It is estimated that the cost of providing the proposed new main pavilion will be in the region of £800,000, despite the fact that this proposal is for a 'scaled down' version of the building due to rising costs.

An analysis of the financial statements for the Clubs prepared in connection with the original submission showed a modest retained profit (capital and reserves) of £16,757 for 2003/2004. 2004/2005 accounts showed liquidity as similar or slightly down, a full set of current accounts can be supplied if necessary but the position is very similar. It is not however the case that any retained profit is available to finance the work needed to upgrade facilities because a substantial proportion of the clubs reserves will be needed to meet professional fees to facilitate the development and the Clubs will wish to retain some of their retained profit/reserve in case of a need for pitch work, or emergency repairs to remaining buildings, fences or other grass playing areas. Financial statements demonstrate that the Clubs have limited

financial resources, which are not sufficient to allow upgrading and improvement of facilities without grant assistance and/or revenue from enabling development.

It is therefore necessary to obtain a significant amount of the necessary finance from elsewhere and the Clubs have been actively pursuing alternative sources such as grants, loans etc., however such contributions usually cover partial costs only. The Clubs need an "approved" scheme to present with their applications for lottery funding and other grant aid. They have taken advice from Gravesham's Sports and Recreation Manager and External Funding Officer and from Kent County Council's Sports Facilities Development Manager on these matters. It is understood that KCC have a success rate of approx 80% with grant applications and it is hoped that they will assist the Clubs in due course.

This proposal will allow them to meet approximately 50% of the cost from the proposed 'enabling' residential development, it was previously estimated that the housing element will generate in the region of £379,500 (based on build costs of £95 per sq.ft. and sales at £210-220 per sq.ft.). Revenue may have increased over the last year but as costs have also risen the proportion/contribution will remain very similar.

If approved the proposal will allow the applications for external funding to be progressed further. These were put on hold following the withdrawal of the previous application.'

It is accepted that there is a need to enhance the quality of sports provision on site, given the poor condition of existing structures etc. Under these circumstances, it does not seem unreasonable that a small amount of enabling development should be permitted and this would seem to accord with Policy LT3 of the adopted Gravesham Local Plan First Review and the principles set out in PPG17. In terms of the latter, paragraph 12 allows for the development of sports facilities where this provides an opportunity to remedy deficiencies in provision. In this case, the development would be to remedy a qualitative deficiency in provision, whilst the development of the new pavilion would be ancillary to the use of the site as a playing field. Further, the development of the residential units only affects land which is incapable of forming a playing pitch, the new pavilion only affects land that is incapable of forming a playing pitch. Albeit the question of whether the club will require additional buildings for storage of plant, machinery and materials in conjunction with the improved facilities needs to be asked.

However, on the basis of the above, I do not consider that there would be an objection in principle to the proposed development of the area adjoining Trafalgar Road to assist in funding the improved facilities. The proposals for the residential units and the improvements to the sports ground itself should be judged on their own merits in the light of existing policy.

Should planning permission be granted, it would need to be subject to a S.106 agreement linking the proceeds of the development to the scheme of improvement. If this is the case, it is probably best that the applicant has included all the proposed elements (i.e. dwellings and the new pavilion) in one application so they can be linked.

The Leisure Services Manager was previously, in general terms, comfortable with the proposals for the development of the Bat and Ball Sports Ground as outlined on behalf of Gravesend Cricket, Lawn Tennis and Bowls Club.

The Bat and Ball Sports Ground is an important component part of the council's Playing Pitch Assessment and its need for local sport and recreation forms part of the overall requirement for the borough. The sports ground is also important in terms of community and educational use.

These organisations need to give consideration from time to time to their sustainability in the long term. If the most effective way to achieve this is to provide residential development on part of the site without detriment to the aims and objectives of the club for sport and recreation the department was happy to support the proposals.

Impacts of new pavilion:-

The main impact of the new pavilion is likely to be on the dwellings to the northern side of Essex Road, namely 15 to maybe 35 inclusive (odd). The pavilion has a height of 8.1 metres with a low pitch roof. (Members should remember that the original pavilion here was single storey with a roof top seating area). Windows to the southern elevation at first floor level are obscure glazed but in any event the windows here relate to:-

First Floor:-

High level windows to social area on the west half and toilet / wc to the east half.

Due to the high level nature of the first floor windows overlooking is not likely to be a serious problem.

Distance from this façade to the rear of Essex Road properties is 30 metres + In the circumstances I do not consider that there are any significant issues with overlooking, loss of outlook, height and massing of structure causing an oppressive feature etc.

As regards the properties in Weavers Close (3-17 odds only) these dwellings currently look out over the Bowling Green. The new pavilion will be some 50 metres from the rear of these. Windows to the elevations will be as follows:-

Ground floor:-

Glazed area to bowls room at ground floor. Stairwell in the middle of building jutting out from rear elevation to both floors. Accessible shower at first floor therefore a requirement to obscure glaze this. This element of the design probably won't work; the window would be abutting the shower. It will probably have to be deleted.

First Floor:-

Glazed stairwell runs into shower as set out above. Acute oblique views from the balcony to the west towards Weavers Close would be possible but this is not considered to represent a loss to the privacy of residential occupiers bearing in mind the distance and the angle.

These elements introduce a degree of overlooking that currently does not exist (although the original pavilion had an open roof which would have afforded overlooking all around.)

The overlooking from the ground floor at this distance is unlikely to be so bad as to warrant refusal.

The Weavers Close properties are 3 storey and have first floor rear curtain glazed lounges with very good views out over the bowling green and cricket pitch. The current pavilion is an altogether better design than the earlier application that introduced a two storey element with tea room, veranda at ground level and restaurant at first. These rooms would have looked west towards Weavers Close and introduced an unacceptable degree of overlooking to the rear of Weavers Close and lack of privacy. The building itself would also have closed off some of the open aspect that these properties enjoy. The bulk of the building was also be oppressive and destroyed the setting of the green space when viewed from these properties.

The current scheme builds on the line of the existing pavilion albeit to a slightly larger (longer) footprint.

Impacts of the proposed flats:-

The flats are to be located opposite (to the south) of St James Oaks and to the east of 107-109 Darnley Road.

In terms of the impact to the latter, the site will be some 60 odd metres away with a parking area to the side / rear. This distance is sufficient so as to ensure that there is no adverse impact from the parking area (there is a commercial wood yard in between as well). No windows are proposed in the flank (west) elevation.

Front elevation to the flats is set back some 4 metres from the road windows are to serve kitchens and stairwells only. Distance to the flats opposite is approximately 22 metres and in excess of the usual 21 metre face to face standard.

There may be a loss of 'view' from the flats towards the cricket pitch but that is not a planning reason for refusal.

The proposal for 8 flats is relatively low key and well designed. The space provided would appear adequate and the flats themselves are likely to appeal to older residents. In that respect I consider that the balconies, deck and garden areas are more than adequate in my opinion (depth of 10 metres including deck).

Access appears to show gates that will need to be verified with the engineer as to whether they need to be set back from the pavement.

Details of fencing landscaping etc. will be required.

On balance the current proposal would appear to have taken on board the concerns raised during the determination of the previous outline that resulted in it being withdrawn.

Consultation expiry date **6 April**

Recommendation

Delegated to Director (Regeneration and Regulation) to permit subject to clarification over access and relevant planning conditions / Section 106 agreement to ensure that the proceeds from the enabling development are used to finance the new pavilion.

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