

**Reference: 06/22/0109/F
and
06/22/0058/LB**

**Parish: Great Yarmouth
Officer: Chris Green
Expiry Dates: 21-03-22 and 14-04-22**

Applicant:

**Proposals: 06/22/0109/F:
Proposed creation of Community 3G Football Turf Pitch with 4.5m high
fencing, a maintenance equipment storage container and 6 no. 12 m high
LED Floodlights, associated hard standing, and external works to
refurbish Tennis Pavilion**

and,

**06/22/0058/LB:
Proposed refurbishment of Tennis Pavilion to include internal
alterations**

Site: Wellesley Road Recreation Ground, Great Yarmouth

Procedural note:

This application was reported to the Monitoring Officer as an application submitted by the Borough Council, as applicant, for determination by the Borough Council as Local Planning Authority. The application was referred to the Monitoring Officer for their observations on 05 April 2022, and the Monitoring Officer has checked the file and is satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application.

REPORT

1. Site Description

- 1.1** The site is a block of open land to the north of the more intensely developed parts of the seafront, that has been used for public recreation since the turn of the 20th century. To the west are terraced houses on Wellesley Road, some in tourism use. To the east are properties on North Drive, many in tourism use with planning policy requiring such use be retained. To the south, Albemarle Road also hosts residences.
- 1.2** There is on-street parking to the south and west, that to the south being end-on to the kerb on what is a very generous width of road.

- 1.3** The site is fringed by roadside trees to the west and mature trees to the south just within the site. None of the trees are identified as being specifically protected by Tree Preservation Order but the area is covered by Conservation Area (no 16, Seafront) status so they are effectively preserved. It should be noted the proposals threaten two Category B quality Sycamore trees and proposal their removal with replacements suggested (it is noted that the application Design and Access Statement thought the site not to be in a conservation area).
- 1.4** The recreation ground is surrounded by 1.8m high concrete walls, that appear to be a fairly early example of this material, and hosts three buildings that are on the national register as listed (grade 2), these being: a brick and timber with slate roof grandstand to the centre of the east side; a tennis pavilion subject to repairs and restoration as part of this application on the centre of the south side next to Albemarle Road; and, a timber framed with render infill and plain-tile roofed ticket booth to the southwest corner entrance to the park.
- 1.5** There is a multi-use games area (40 x 25m) to the south east corner surrounded by a 5m high catch fence and floodlights on columns and a tennis court (31x15m) in the south west corner surrounded by lower fences.
- 1.6** The site is in flood zone 2 with its flood risk relating to tidal over-topping of the sea defence rather than fluvial surface water flooding or pluvial groundwater flooding.
- 1.7** The site is operated by the Borough Council and currently operates to 21.30 on any day. There is no history of planning restriction to constrain this currently.
- 1.8** Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership.
 - Application drawings and drawings for signage
 - Design and Access statement with Planning statement
 - Flood Risk Assessment
 - Transport Statement
 - Visualizations
 - Technical lighting design
 - Heritage impact assessment (including specification for works)
 - Bat roost assessment
 - Arboricultural impact assessment

2. Proposal

- 2.1** Of the three listed buildings within the recreation ground, the tennis pavilion is proposed in this application to be restored (application 06/22/0058/LB) and put into use for its original function as a changing room.
- 2.2** The associated full application 06/22/0109/F proposes a 6 metre long “iso” corrugated metal storage container for sporting equipment. This is now proposed to be located in the northeast corner of the Multi Use Games Area (MUGA) around 25m away from the listed tennis pavilion building.
- 2.3** The application 06/22/0109/F will see the existing floodlighting and smaller MUGA in the southeast corner removed, and the tennis court in the southwest corner surrounded by a low chain-link fence also removed, and a central new larger MUGA constructed

covering an 80 x 50m enclosure marked out with a variety of pitch sizes within, with a new 4.5m high catch fence on rubber isolators around the MUGA, and new flood lighting, of modern type.

- 2.4 The application asks for operation from 08.00 to 22.00hrs every day of the week, with lights out 15 minutes after that to allow for tidy up of equipment and safe dispersal of the public (i.e. no use after 22.15hrs).

3. **Relevant Planning History**

- 3.1 06/95/0887/SU and 06/96/0207/SU: Replacement of sports pavilion, approved (this was before the pavilion was nationally listed but was not enacted / implemented) with new changing facilities/ toilets/storage/attendant's office and veranda.
- 3.2 Tennis pavilion was listed grade 2 in May 2000: Dating to 1890 by J.W. Cockrill, the Borough Engineer. Red brick with applied timber studs and rails forming rendered panels; machine tile roof to enclosed part. The listing identifies corrugated asbestos to the veranda, but this has now been removed and the supports declared as unsafe.
- 3.3 The listing notes the splayed ends to the plan and cross gable form. The glazed brick public urinal to the rear is noted, originally open to the elements. Internally the benches serving as lockers are noted and the lining of all rooms with timber planks.

4. **Consultations: -**

Neighbour comments

- 4.1 A neighbour has provided some images of the pavilion with the veranda in situ in the pre-First World War period.
- 4.2 **Norfolk County Council – Local Highways Authority –**
No objection, subject to conditions

Whilst there may be an increased parking demand which could result in an increased in on street parking, the site is accessible by public transport and to off-street carparks in close proximity and the applicant will promote an "Active Travel Plan" to encourage car sharing and sustainable transport modes.

I do not consider that the development would give rise to an unacceptable impact on highway safety, or that the residual cumulative impacts on the road network would be severe.

The proposals do not include any provision for cycle parking facilities, this can be dealt with as part of the required conditions:

- A scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority
- On-site parking for construction workers is required for the duration of the duration of the construction to details submitted to and approved.
- External lighting shall be installed in accordance with the lighting plan
- An Active Travel Plan shall be agreed, to include travel information to be publicised to staff and visitors and periods for review agreed and maintained thereafter.

4.3 Norfolk County Council - Local Lead Flood Authority: No comments.

4.4 Norfolk Police Architectural Liaison Officer: No objection

The following design advice is offered -

- The main entrance to the development should create a “symbolic barrier” as defensible space
- The Refurbished Pavilion and any storage facility should be designed to incorporate physical security elements
- Maximise overlooking from active windows over access routes and amenity space.
- These community buildings can be subject to criminal damage, anti-social behaviour or even burglary. An intruder alarm to the police Security Systems policy is suggested at www.securedbydesign.com
- Mirrored film/glazing is recommended on overlooking staff rooms/receptions.
- Any car parking needs to be shown as being adjacent to the existing building with active windows overlooking
- The internal landscaping of the venue should be carefully considered to provide a clear field of vision around the structures
- A carefully designed Lighting plan to cover all vulnerable areas should be in place with a constant level of illumination.
- CCTV is recommended with lighting sufficient to support a CCTV system.
- Cycle storage area require Natural Surveillance, cycle stands must facilitate the locking of both wheels and the crossbar. Hooped rings set into the ground would not provide for this.

Whilst much of this advice is good practice and some has been achieved such as cycle storage, some elements should be left to the applicant's discretion to provide and where necessary planning permission would be obtained (e.g. if certain types of CCTV or lighting are proposed and not already covered by permitted development). An Informative Note can be used to formalise these suggestions.

4.5 Great Yarmouth Borough Council - Resilience officer: No objection.

4.6 Great Yarmouth Borough Council – Arboricultural Officer: No objection.

Remedial works recommendations prior to construction works beginning are a good idea and assessment of the trees seems accurate.

Two trees are denoted for removal: T16 Sycamore: which has minor deadwood throughout crown, and T17 Sycamore: which has minor deadwood throughout crown.

These are Category B quality, as per BS 5837, Trees of moderate quality – and they should where possible be retained throughout any proposed development.

As these are of Cat B but being proposed as removed to facilitate the development then securing some replacement planting through a landscaping condition is required.

In an exchange of drawings and emails on 17.3.22 the arborist agreed to replanting with two replacement trees to be planted at the northwest corner of the running track removing the need for a condition to agree the types, species and stature of replacement trees. A condition shall be required to ensure timely planting of the replacement trees.

4.7 Great Yarmouth Borough Council – Building Control: No objection, advice offered.

The submitted porosity tests indicate well drained sub soil. A condition for sizing of soakaways is suggested.

4.8 Norfolk County Council Historic Environment Service -Archaeology: No objection

Based on currently available information the proposed development will not have any significant impact on the historic environment and we do not wish to make any recommendations for archaeological work.

4.9 GYBC Conservation Officer: No objection if plans are revised.

The position of the metal storage container should be amended to be parallel to the pitch and not perpendicular, in order to minimise the 'spread' of the structures.

The unit should also be closer to the pitch, so the impact is not 'spread' further.

If the position is not revised, some natural screening is required.

4.10 Historic England: Objects to loss of veranda, but support to the refurbishment.

The Tennis pavilion listed grade 2 is rectangular in plan, with an open veranda to the north of nine bays. The veranda has now lost its corrugated roof and the square timber posts with scrolled braces have been removed, due to their bad state of repair, and been put into storage.

The application for the refurbishment of the grade II tennis pavilion including internal alterations would result in the building being repaired and brought back into use which we support.

However, the current application would not reinstate the open veranda which is claimed as a later addition but that claim is without clear evidence. Nevertheless, the veranda is major part of the established appearance where removal will harm the significance of the grade II listed building.

The veranda it is an element of the building traditionally associated with sports pavilions and as such its removal could be harmful to the significance of the listed building. We suggest that further information is produced, but also suggest that the Council consider full reinstatement of the veranda.

4.11 Sport England: No objection subject to conditions.

Sport England initially objected to the application because of the loss of the tennis court on this site, however on 29 March 2022 Sport England removed their objection following discussions with the Lawn Tennis Association, and wrote in summary: *Sport England raises no objection to this application which is considered to meet exception 5 of our adopted Playing Fields Policy, subject to conditions relating to hours of use and the need for the replacement MUGA to be designed to a standard which meets FIFA accreditation.*

4.12 Lawn Tennis Association: No objection.

The LTA have asked Sport England to remove their objection as the LTA does not want to block this investment. The Gorleston Cliffs tennis court refurbishment is awaiting the LTA's parks investment funding programme once costs are fully established (which is likely to be within 2 years) which satisfies the LTA that tennis courts will soon be available to compensate for the removal of courts from this site as part of this development.

5. Assessment of Planning Considerations:

Main issues:

1. Principle of development: Proposed use and sustainability of the location
2. Principle of development: Impact on Open Space and Community Facilities
3. Principle of development: Loss of existing sports facilities
4. Impacts on heritage assets
5. Impacts on trees and landscape
6. Highways, access and transport
7. Flood risk and sustainable drainage
8. Amenity and lighting

Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 (as amended) states: *In dealing with an application for planning permission the authority shall have regard to –*

- (a) the provisions of the development plan, so far as material to the application,*
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,*
- (b) any local finance considerations, so far as material to the application, and*
- (c) any other material considerations.*

This is reiterated at paragraphs 2 and 47 of the National Planning Policy Framework.

5.1 The following planning policies are relevant:

The Great Yarmouth Core Strategy (adopted 2015)

- Policy CS6: Supporting the local economy
- Policy CS8: Promoting tourism, leisure and culture
- Policy CS9: Encouraging well-designed, distinctive places
- Policy CS10: Safeguarding local heritage assets
- Policy CS11: Enhancing the natural environment
- Policy CS13: Protecting areas at risk of flooding and coastal change
- Policy CS15: Providing and protecting community assets
- Policy CS16: Improving accessibility and transport

The Great Yarmouth Local Plan Part 2 (adopted 2021)

- Policy A1: Amenity
- Policy E3: Protection of open spaces
- Policy E4: Trees and landscape
- Policy E5: Historic environment and heritage

- Policy E6: Pollution and hazards in development
- Policy C1: Community facilities
- Policy I1: Vehicle parking for developments

Other material considerations:

National Planning Policy Framework (July 2021)

- Section 4: Decision Making
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well designed place
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

Principle of development - Proposed use and sustainability of the location

Re Policy CS8 - Promoting tourism, leisure and culture:

- 5.2** Arguably the proposal meets the aims to improve facilities for residents and visitors, provide high quality leisure facilities, and encourage early evening economy uses, and does not conflict with the other ambitions of the policy.
- 5.3** The policy also requires that *"j) all proposals (shall be) sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services"*. It is considered that the storage container originally proposed challenged this principle to some extent. In its position now proposed distant from the listed buildings, it is more acceptable though a planted screening would ensure its impact on both listed building and conservation area character would be ameliorated.

Re Policy CS9 - Encouraging well-designed, distinctive places, and
Policy CS10 - Safeguarding local heritage assets:

- 5.4** Policy is considered supported in the sense that this application promotes heritage-led regeneration and finds appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk, and ensures that access to the historic asset is maintained and improved.
- 5.5** The proposed works to the tennis pavilion will both secure its future, improve its fabric and provide public access, so are considered wholly positive.

Re Policy CS16 - Improving accessibility and transport:

- 5.6** This policy has relevance because this proposal places an improved leisure facility in a highly sustainable location. A travel assessment identifies the excellent walking cycling and public transport access and the available parking in the area. The conclusions are that this proposal does not increase peak attendance but will extend the periods of usage.

Principle of development – Impacts on Open Space & Community Facilities

Re Policy CS15, Policy C1 and Policy E3: Protection of community facilities and open spaces:

- 5.7 Open spaces which provide local amenity, or recreational benefit to the local community, are considered community facilities and are protected in policy.
- 5.8 LLP2 policy C1 requires: *The retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth, will be encouraged.* This proposal retains football facilities and enhances them.
- 5.9 Sport England require a condition to require confirmation that the pitches have been drawn up and designed with the expectation that they will satisfy the “Artificial Grass Pitch FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS)”
- 5.10 On enquiry with the applicant, it is confirmed that the MUGA has been designed to this standard, so it is considered that a condition should be applied to require compliance to the expected design standard. Furthermore, as Football Association funding is expected to be involved the pitch will need to be of an appropriate standard to qualify for FA grant funding. Any such condition would require registration to the Sport England & FA standards scheme before use.
- 5.11 The development does involve the removal of existing sports facilities (the small MUGA and the tennis courts) and their replacement with only a larger MUGA, so causing a net loss of facilities as the tennis court is not being replaced on site. However, if considering the overall quantum of open space, rather than the types offered, this development proposal broadly does not challenge this policy, rather it could be said to improve open space. There is in any case a balance to be drawn, the new MUGA is bigger and more flexible in use than that being replaced.

Loss of the tennis court

- 5.12 It has been confirmed that tennis pitches and football pitches feature artificial grass of different length so the use of the MUGA for tennis is not practical. The funds available to carry out the works do not cover for tennis court improvement.
- 5.13 Initial objection from Sport England was predicated on the loss of the existing very poor condition tennis court, following referral to the Lawn Tennis Association, and consultees sought reassurance, if not a condition, ensuring other courts would be refurbished elsewhere.
- 5.14 It is reported that there is intent to refurbish Gorleston Cliff tennis courts, funded by the LTA in the 2022-2023 financial year.
- 5.15 The loss of the tennis courts specifically has been considered by Sport England and the Lawn Tennis Association and is found to be acceptable, on balance, given the intended improvement and bringing back into use of the tennis courts at Gorleston Cliffs.
- 5.16 Sport England has since confirmed their initial objection is removed following this confirmation from the LTA.

Historic environment and heritage

- 5.17** The proposal includes refurbishment of the existing Listed building and its conversion and reuse as part of a new community facility – a 3G Football Turf Pitch.
- 5.18** Wellesley Recreation Ground is within the boundaries of the Seafront Conservation area and contains three Grade II listed buildings, one of which is the Tennis Pavilion designed by J.W Cockrill and built in 1889-1890.
- 5.19** The building has not been used for years and its fabric is in an urgent need of repairs. A formerly present early 20th century veranda has been removed from the site due to the serious decay of the timber construction. The veranda is a slightly later addition to the pavilion.
- 5.20** The introduction of a new community facility at the recreation ground in the form of the MUGA has encouraged the refurbishment and conversion of this dilapidated heritage asset. According to the submitted information the proposal would not only ensure a preservation of the building but will also secure its viable future use as changing and welfare facility supporting the activities of the grounds.
- 5.21** The loss of the veranda would however cause an impact on the listed building, and it is considered this amounts to a 'less than substantial' degree of harm to the heritage asset in NPPF terms, for which a corresponding degree of public benefit is needed to outweigh that harm before permission can be considered. This is considered in the concluding planning balance.
- 5.22** In accordance with national planning policy and Policy CS10 of the Core Strategy, LLP2 Policy E5 requires that: *proposals for development should seek to conserve and enhance the significance of heritage assets, including any contribution made by their setting, by positively contributing to the character and local distinctiveness of the area.*
- 5.23** This proposal is generally positive for the listed building. The storage container initially proposed, would have impacted on the setting of the listed ticket booth by being within 5m of it and of similar size. The applicant has altered the proposal to place the container in a location that is about as discrete as can be managed in terms of the impacts on the setting of the listed buildings in the site, and views from outside the site.
- 5.24** This current proposal does not seek to replace the veranda which has already been removed and placed in storage. Historic England object to this aspect and a neighbour has provided photographs showing probable Edwardian provenance of this feature, which was in bad order and unsafe.
- 5.25** The Conservation Officer has expanded his response following the Historic England objection, stating:
- “The pavilion has been vacant and vandalised. It is at immediate risk of loss through deterioration because of its slender timber frame with mortared brick infill panels. This leading to water ingress, dry and wet rot. Internal scaffolding currently keeps the building standing.*
- The council have developed building and usage schemes over the last 15 years none of which have progressed because of lack of funding or lack of viability of proposed use.”*

- 5.26** The concerns from Historic England are noted, but it is considered on balance that the proposed scheme will repair and bring the listed building back to use in conjunction with the beneficial use of the new football pitch at the same site. This proposed use and the new pitch siting and size prevent the veranda from being reinstated because there is insufficient space. This does not mean that the importance of the veranda should go unrecognised, so mitigation is recommended: As the veranda frame is in storage (currently stored in the Wellesley Grandstand under GYBC stewardship), it can therefore be protected, reserved for use and required to be reinstated in the future if the proposed MUGA is ever removed, amended or becomes life expired, by planning condition.
- 5.27** Conditions are suggested: to protect existing fabric and effect repairs with like materials, to provide further joinery details before works and to report “discovered” historic features unexpectedly encountered, and to preserve, store and retain the veranda frame and re-install it upon the cessation of use and removal of the MUGA.

Trees and Landscape

- 5.28** Although there is a presumption against the removal or loss of trees and landscape / townscape features, especially in Conservation Areas, and even more especially concerning Category B trees, the removal of two category B trees in this proposal is considered acceptable because these two sycamores are two trees amongst around 50 surrounding the recreation ground both within it and without, and specified replacement planting is proposed and has been accepted by the Tree Officer as appropriate.
- 5.29** Two trees require removal and following discussions replacements in a different part of the recreation ground have been agreed by the Arborist, removing the need for agreement by condition. Replacements are Norway Maple Mauritz and Bowhall Red Maple of an upright growth and narrow mature form, carefully selected in order not to obscure views or impede car parking (as shown on drawing S21-292 DWG 0019.02). The replacement trees will be required by condition to be planted and protected during their establishment, prior to first use of the MUGA.

Highways and access

- 5.30** There is no current vehicular access into the site (other than works vehicles) and the proposals do not alter this. There would be increased parking demand from greater use, there is however widespread on street parking around the site and given non-residential uses cite maximum parking levels and there is no evidence of severe impact on the highway network from this proposal the access requirements are considered met.
- 5.31** Cycle parking was not originally addressed but further details have been provided for 5 No. secure Sheffield bicycle stands in an accessible and well-lit location submitted (drawing PAM-CS-MPC-WTP-03 Cycle Stands), and should be required by condition.
- 5.32** Details for construction workers parking during construction have been provided removing the need for details to be agreed by condition (Drawing S21-292 DWG 0018.01 Construction Logistics Plan), but conditions shall require its implementation.
- 5.33** The application travel assessment has determined there will be no increased impact from vehicle movements, only prolonged uses. If there is parking stress in the peak

tourism season, not identified in the "travel plan" this will serve to encourage other modes and there is no parking minimum standard for non-residential uses in NCC policy, so it is not considered a reasonable reason to refuse the application on parking grounds or cumulative highways impacts on the network.

Flood Risk and Sustainable Drainage

- 5.34** As this is a less vulnerable existing use the Sequential Test and Exception Test are not considered to apply. However, a satisfactory Flood Response Plan is required and has been prepared. Sustainable Drainage Systems (SuDS) is also required, and in this case, the pitch surface has been demonstrated as drain-able, in that the percolation test figures indicate a well-drained soil so that only soakaway sizing now requires further engineering input.
- 5.35** The drainage strategy for the proposed Community 3G Football Turf Pitch (FTP) is to discharge surface water into an existing soak-away within the Recreation Ground. This proposal maintains the current surface water drainage arrangements at the Recreation Ground without change. Ground conditions are detailed in Appendix C of the FRA and are recorded as Topsoil over Made Ground over Blown Sand and North Denes Formation, with groundwater at 2.6 below ground, which is deep enough to not affect the functionality of soak-aways as demonstrated by infiltration tests.
- 5.36** This subject to appropriate soakaway sizing based on the submitted drainage trial pit figures, meets with requirements and in a 1 in 30-year flood event and 1 in 100-year flood event plus climate change (40%); and therefore, satisfies Local Lead Flood Authority (LLFA) and National Planning Policy Framework (NPPF) requirements, as well as relevant technical standards.
- 5.37** A subsequent re-issue of the FRA includes full calculations and at Appendix H of the document a drawing reference FRA03 revision A showing a soakaway size. If this drawing is referenced in the decision notice no further condition is required.

Amenity and Lighting

- 5.38** This proposal is considered to have no material impact in terms of overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; or building and structures that will be overbearing; this is because the 4.5m high catch fences replace larger areas of 5m catch fencing to the southeast and 2m high fences to the southwest are replaced by 4m tall fencing it is considered by degree that impacts are reduced.
- 5.39** The replacement floodlighting uses support poles optimised to provide a uniform lighting level across the pitch with minimised lighting overspill. This together with the proposed curfew time is considered to enable judgement that overall amenity impact is reduced.
- 5.40** Intrusive lighting could, with the introduction of flood lighting represent a harmful impact, however the lighting is designed to have low spill and it is suggested that the introduction of operational control of the lighting timing will address illumination at anti-social hours. Furthermore this new floodlighting replaces existing lighting albeit in a slightly varied position, such that overall, more residences are further from the light source than before. Visual movement is not considered an issue as there is movement within the existing use and sporting activity and exercise are considered generally positive for society.

- 5.41** Noise can be caused by balls striking catch fencing, but there are two reasons why the remediation here is considered to avoid harms: Firstly the smaller fenced area is further from the majority of surrounding housing; and secondly, the proposal is to incorporate rubber isolators.
- 5.42** It is not considered that poor air quality (including odours and dust) or and vibration are issues requiring consideration with this application.
- 5.43** Given proximity to residents, the hours of work should be controlled during the construction phase, and conditions should be used to ensure hours of work should be restricted to 07:30 to 18:30 hours Monday to Friday, 08:30 to 13:30 Saturdays, with no working on Sundays or Bank Holidays.

Local Finance Considerations

- 5.44** Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example.

6. The Planning Balance

- 6.27** This application to improve a recreation area and bring a historic building back into use is positive in character, providing improved and enhanced sport facilities for the community overall.
- 6.28** The need to provide a storage container for sports equipment is harmful to the character of the conservation area, but this has been reduced by negotiated repositioning, use of trees to help screen, and the improvement to the listed heritage asset is likely to be more enduring.
- 6.29** The new floodlighting is designed to reduce light spillage compared to existing models at the site. This will represent an improved condition regarding floodlighting.
- 6.30** The catch nets shown on isolators represent an improved form in comparison to the existing catch netting with regard to noise generation. Noise from sports-facility users is outside the controls achieved by BS4142 (planning and noise).
- 6.31** The benefits of the potential repurposing and future use of the heritage asset as part of the new community facility are considered to outweigh the 'less than substantial' harm to the listed building and its setting, whilst conditions can be used to secure the ongoing storage and future re-installation of the veranda feature which is said to make an important contribution to the original character of the listed pavilion building.

7. Conclusion

- 7.1** This scheme has no notable drawbacks other than the need to use a steel container for secure storage in what is a sensitive location, and the loss of an underused Tennis court.
- 7.2** When taken together, as the collective benefits of the proposal are considered to outweigh the low level of heritage harm involved, the proposal is recommended for approval.

9. RECOMMENDATION 1:

Approve application 06/22/0109/F and grant full planning permission subject to the following conditions:

Conditions

1. Development to commence within 3 years.
2. Development to accord with approved plans and drawings and tree replacement plan and drainage details.
3. On-site parking for construction workers to follow the submitted details.
4. Construction hours to be restricted to those proposed in this report.
5. Cycle provision to be installed prior to use in accord with the details agreed.
6. Replacement trees to be planted and protected during their establishment, prior to first use of the MUGA.
7. Before use, registration of the pitch on the Football Foundation 3G register.
8. An Active Travel Plan shall be agreed –
 - i. to include travel information to be publicized to staff and visitors, and,
 - ii. to include periods for review, and to be implemented and maintained.
9. Hours of use to be 8.00 to 22.00 daily with a 15-minute clearing up allowance.
10. External lighting shall be installed in accordance with the lighting plan.
11. Hours of floodlight operation – no use outside 8.00 to 22.15 daily whatsoever.
12. The remnants of the veranda shall be retained in store in a dry condition for the duration of the use of the MUGA. In the event that the MUGA facility ceases to be used or is removed, a scheme for reinstating the veranda to the building shall be submitted and agreed.

And any other conditions considered appropriate by the Development Manager.

Informative Notes:

1. Norfolk Police Advice.
2. Highways debris from vehicles.

RECOMMENDATION 2:

- 9.1 Approve application 06/22/0058/LB** and grant listed building consent subject to the following conditions:-

Conditions

1. Timing condition - to commence within 3 years.

2. Works to accord to drawings and specifications.
3. All historic features (including roof and wall structure, brick work, clay tiles, decorative ridge tiles, glazed bricks, rusticated quoins, joinery) should be preserved and protected from any further damage. Any damaged fabric should be repaired in a like-for-like manner with relevant matching materials and techniques.
4. The remnants of the veranda shall be retained in store in a dry condition for the duration of the use of the MUGA.

Reason: To ensure that regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to retain the veranda for potential reinstatement to restore the special interest of the building in the event that the alternative development and use that prevents its reinstatement (the MUGA) ceases to be used and or is removed.

5. Before work begins, details/references of all new doors and windows (if applicable) should be submitted and approved by the Local Planning Authority.

Reason: To ensure that regard is paid to protecting the character and appearance of the Listed Building and the Conservation area.

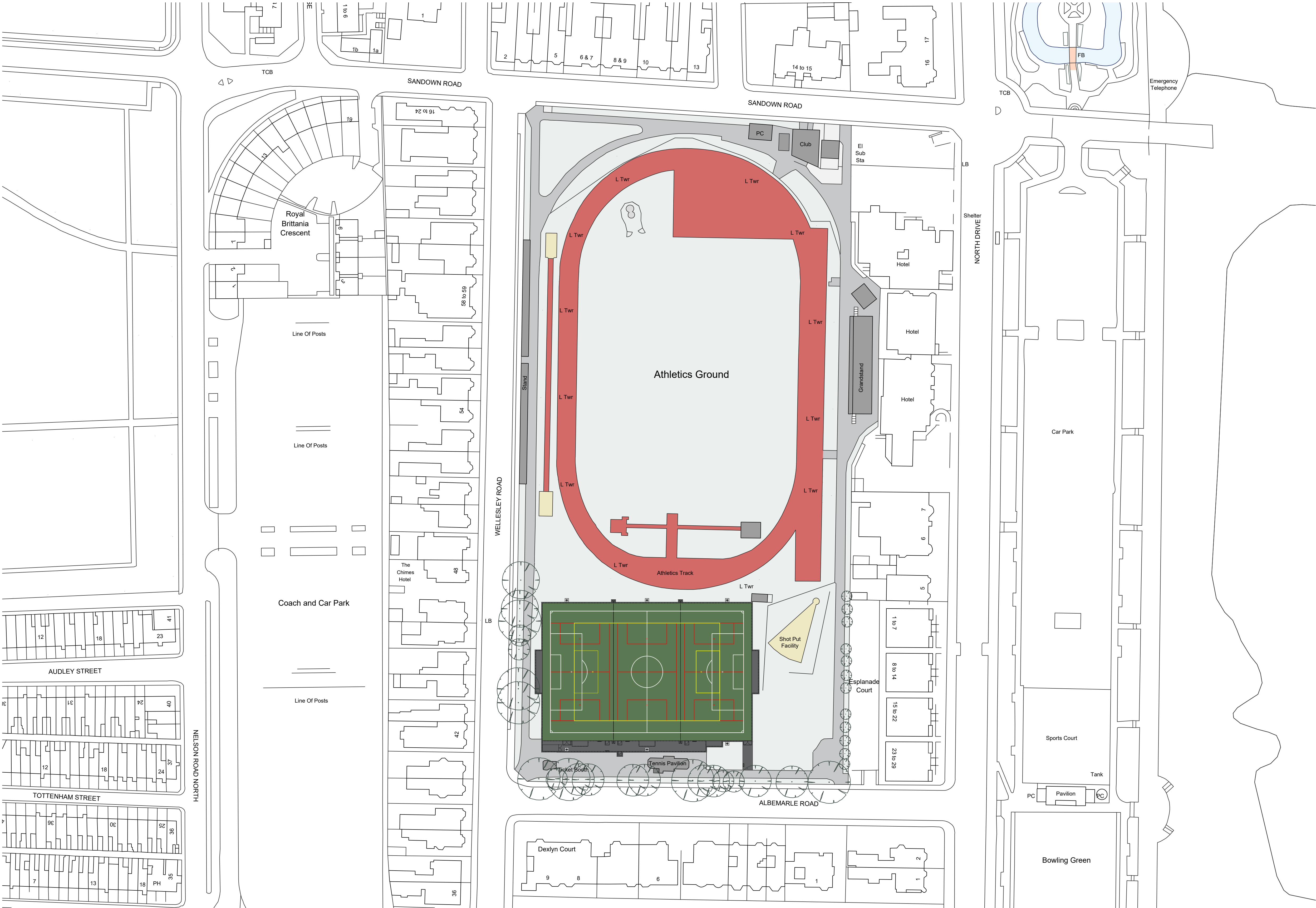
6. During the works, if hidden historic features are revealed they should be retained in-situ and the Local Planning Authority should be notified immediately.

Reason: To ensure that these are recorded, and special regard is paid to the preservation of historic features which contribute to the special character of the heritage asset.

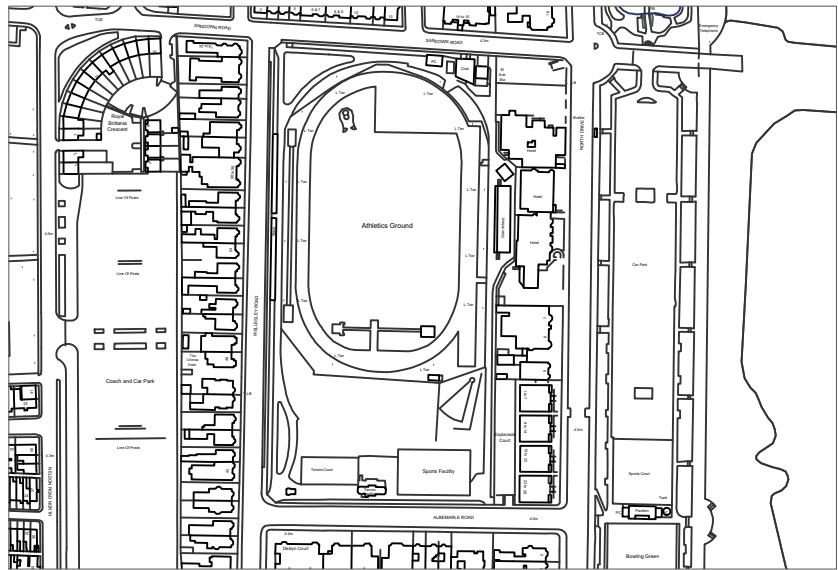
And any other conditions considered appropriate by the Development Manager.

Appendices

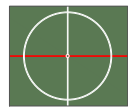
- 1 - Site location plan
- 2 - MUGA layout plan
- 3 - Tennis pavilion elevations



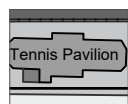
PLAN KEY



LEGEND



COMMUNITY 3G FOOTBALL TURF PITCH (FTP)



REFURBISHED TENNIS PAVILION



HALL PLAIN
GREAT YARMOUTH
NR30 2OF



STEPHEN'S YARD ENBORNE
NEWBURY BERKSHIRE RG20 0HA
01635 34521 info@sandcslatter.com www.sandcslatter.com

NOTES

COPYRITE S&C SLATTER.
DO NOT SCALE FROM THIS DRAWING UNLESS FOR PLANNING PURPOSES.
ALL MEASUREMENTS ARE IN MILLIMETRES (MM) UNLESS STATED OTHERWISE.
BASE MAP REPRODUCED FROM ORDNANCE SURVEY MAP DATA © CROWN
COPYRIGHT 2020 ALL RIGHTS RESERVED. LICENCE NUMBER 100022432.

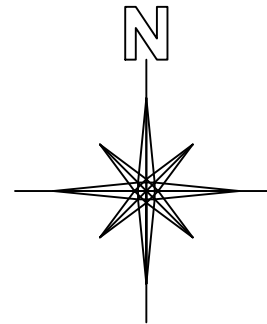
SAFETY HEALTH AND ENVIRONMENTAL (SHE) INFORMATION

IN ADDITION TO HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK, NOTE ANY PROJECT SPECIFIC RISKS DETAILED ON THIS DRAWING. RISKS LISTED HERE ARE NOT EXHAUSTIVE AND WILL BE DEVELOPED AND MITIGATED DURING TECHNICAL DESIGN AND MANUFACTURING AND CONSTRUCTION PROJECT STAGES.

CONTROL MEASURES WILL BE APPLIED TO RESIDUAL RISKS AS APPROPRIATE AND IDENTIFIED WITH HAZARD TRIANGLES.



INFORMATION RELATING TO USE, MAINTENANCE, AND DEMOLITION TO BE DETAILED IN DUE COURSE WITHIN A BUILDING MANUAL AND HEALTH AND SAFETY FILE.



1:750 SCALE



REVISION	DATE	DRAWN	DESCRIPTION
.00	30 12 2021	TB	ORIGINAL ISSUE

CLIENT

GREAT YARMOUTH
BOROUGH COUNCIL

PROJECT

COMMUNITY 3G FOOTBALL TURF
PITCH (FTP) AND TENNIS PAVILION
REFURBISHMENT

LOCATION

WELLESLEY RECREATION GROUND
WELLESLEY ROAD
GREAT YARMOUTH
NR30 1EY

DRAWING TITLE

PROPOSED
SITE LAYOUT

STATUS

PLANNING
(SPATIAL COORDINATION)

PROJECT NO.

S21-292

DRAWING NO.

S21-292 / DWG / 0003

REVISION NO.

.00

SCALE	SIZE	DRAWN	CHECKED
1:750	A1	TB	

