

Mr Peter Mitchell
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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/23/1174

DESCRIPTION: REPLACEMENT CLUBHOUSE AND NEW STORAGE FACILITY FOLLOWING THE DEMOLITION OF THE EXISTING PREMISES. THE PROPOSAL ALSO INCLUDES AMENDMENTS TO THE VEHICULAR ACCESS VIA WHITEMANS GREEN (SOME OF WHICH HAVE BEEN CARRIED OUT PREVIOUSLY BY WEST SUSSEX COUNTY COUNCIL), AND ADDITIONAL CAR PARKING AND SERVICING ARRANGEMENTS.

LOCATION: HAYWARDS HEATH RUGBY FOOTBALL CLUB, SPORTS PAVILION, WHITEMANS GREEN, CUCKFIELD

DECISION DATE: 8 SEP 2023

CASE OFFICER: STEVEN KING - STEVEN.KING@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. Time Limit

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Pre-commencement

2. The development hereby permitted shall not commence unless and until samples of materials and finishes to be used for all facing materials, including the external walls / roof / fenestration of the proposed buildings and structures, has been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: In the interests of visual amenity and to accord with Policies DP16 and DP26 of the District Plan and Policy CNP1 of the Neighbourhood Plan.

3. Prior to the commencement of construction of any building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to accord with Policies DP16 and DP26 of the District Plan and Policy CNP1 of the Neighbourhood Plan.

4. No development shall be carried out unless and until details of the following matters have been submitted to and approved in writing by the local planning authority:
 - i) Detailed drawings at an appropriate large scale including sections and annotated to show materials and finishes of typical examples of windows and external doors. Drawings to show as appropriate depth of reveal.
 - ii) Details of any external lighting. The lighting scheme installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) for zone E1. Thereafter the approved installation shall be maintained and operated in accordance with zone E1 requirements unless the Local Planning Authority gives its written consent to a variation

Works shall only proceed in accordance with the approved details.

Reason: To protect the character of the area of outstanding natural beauty, the setting of the conservation area and to protect neighbouring residential amenity and to accord with Policies DP16, DP26 and DP35 of the District Plan, Policy CNP 1 of the Neighbourhood Plan and the NPPF.

5. No development shall commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the District Plan

6. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;
- the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - details of public engagement both prior to and during construction works and details of a neighbour notification procedure for particularly noisy construction works.

Reason: In the interests of highway safety and the amenities of the area and to accord with Policy DP21 of the District Plan and Policy CNP16 of the Cuckfield Neighbourhood Plan.

Construction

7. Works of construction or demolition, as well as deliveries or collection, and the use of plant and machinery necessary for implementation of this consent shall be limited to the following times:
- Monday to Friday: 08:00 - 18:00 Hours
 - Saturday: 09:00 - 13:00 Hours
 - Sundays and Bank/Public Holidays: no work permitted

Reason: To protect the amenity of local residents and to comply with Policy DP26 of the District Plan.

8. The development shall only proceed in accordance with the sustainability details contained within Section 5 of the Design and Access Statement v2 June 2023 submitted with the application.

Reason: In the interests of sustainability and to accord with Policies DP39 and DP41 of the District Plan.

Pre-occupation

9. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved site plan.

Reason: In the interests of road safety and to accord with Policy DP21 of the District Plan and Policy CNP16 of the Cuckfield Neighbourhood Plan.

10. Prior to the development hereby permitted being occupied and used, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall then be implemented as approved. The Noise Management Plan should require that all external windows and doors of the premises must remain closed, except for necessary access or egress, whenever regulated entertainment activities are taking place on the premises.

Reason: To protect the amenity of local residents and to comply with Policies DP26 and DP29 of the District Plan.

11. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the District Plan and Policy CNP16 of the Cuckfield Neighbourhood Plan.

12. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and to accord with Policy DP21 of the District Plan and Policy CNP16 of the Cuckfield Neighbourhood Plan.

13. The development hereby permitted shall not be occupied until provision for bin and recycling storage has been made within the site in accordance with plans to be submitted to and approved in writing by the Local Planning Authority and thereafter retained permanently.

Reason: In the interests of sustainability and visual amenity and to accord with Policy DP26 of the District Plan and Policy CNP1 of the Neighbourhood Plan.

Post-occupation and management conditions

14. No commercial goods or commercial waste shall be loaded or unloaded onto or from a delivery or collection vehicle except between the hours of:

Monday to Friday 08:00 - 18:00 Hours
Saturdays 09:00 - 13:00 Hours
Sundays and Bank holidays, none permitted.

Reason: To protect the amenity of local residents and to comply with Policy DP26 of the District Plan.

15. The noise rating level of any operational ventilation, refrigeration, kitchen extract, air conditioning plant or machinery hereby permitted shall be at least 5dB below the existing background noise level at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014. The results of any assessment and details of any mitigation measures shall be submitted to the Local Planning Authority upon request.

Reason: To protect the amenity of local residents and to comply with Policies DP26 and DP29 of the District Plan.

16. Within three months of the substantial completion of the new clubhouse building hereby permitted, the existing clubhouse shall be demolished and the debris removed from the site.

Reason: In the interests of visual amenity and to accord with Policies DP16 and DP26 of the District Plan and Policy CNP1 of the Neighbourhood Plan.

17. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

INFORMATIVES

1. Works within the Highway - Implementation Team The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
2. In respect of the materials and landscaping conditions, your attention is specifically drawn to the requirements set out in the consultee responses from the landscape consultant, the tree officer, the conservation officer and the High Weald AONB Unit.
3. Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location Plan			03.05.2023
Site Plan	E1195 104	P3	23.05.2023
Proposed Floor and Elevations Plan	1825/PL.10	Rev A	10.05.2023
Drainage Details	7507-HJCE-00-XX-DR-D-30	PO1	17.08.2023
Proposed Floor Plans	E1195 101	Rev A	02.05.2023
Proposed Floor Plans	E1195 102	Rev A	02.05.2023

Sections
Proposed Roof Plan

E1195 103
E1195 105

Rev A
Rev A

02.05.2023
02.05.2023



Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS
FORM

PEFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

