

Application Number:	AWDM/1188/24	Recommendation - APPROVE
Site:	Brighton And Hove Albion Training Ground, 60 Mash Barn Lane, Lancing	
Proposal:	Levelling out of running hill; proposed covered padel courts along with associated 2-storey building comprising changing rooms and office/classroom space	
Applicant:	The Community Stadium Limited	Ward: Mash Barn
Agent:	DMH Stallard	
Case Officer:	Peter Barnett	

The Principal Planning Officer presented the report and clarified for members that the white dome of the structure would be only covering the padel court section. He also confirmed that neither the National Park Authority or the Lead Local Flood Authority had offered any objections regarding the application.

In response to Members' questions, the Officer explained that the application had met the sequential test and it had been considered that this was the only preferable or practical site for that building.

There were two registered speakers giving representations in support of the application.

In response to Members' questions the speakers clarified that the colour of the dome was proposed to be white because the suppliers had informed them that was the best colour to maximise natural light, which would reduce reliance on electric lights. They also confirmed that, whilst they hadn't yet considered it, they would be very willing to use air source heat pumps and were eager to make the structure as sustainable as possible.

Members were keen that the applicants should consider some community use for the proposed padel courts. The applicants explained that the academy players' parents and every member of staff would be able to use the facility but general community use would pose security issues. They also clarified that the courts would also be available for use by the Brighton & Hove Albion Football Foundation as part of their existing charity work.

The applicants agreed that they would consider members' suggestions regarding planting to achieve the 10% net biodiversity gain required by condition and in response to members concerns regarding noise emanating from the padel courts, they explained that the facility would be over 150 metres away from the nearest

building to the west and 100 metres to the north. In addition there was a significant bund and a large building on the site that would assist with blocking the noise.

During debate members discussed the issues of biodiversity, air source heat pumps and the domed roof colour. The majority of the committee were adverse to the white roof on the grounds that this would be particularly noticeable from a distance, despite the South Downs National Park Authority making no comment regarding the application. Muted green or grey were suggested as alternative colours whilst other members felt that no roof or a completely transparent roof would be more preferable options.

The Officer confirmed that condition 4 (regarding appearance), could be amended to include a requirement for materials, including colour, to give due consideration to visual impact and to energy efficiency.

Members asked that in the event of approval of the current application being approved, that the determination of a subsequent application for approval of materials, colour and finish under condition 4, in particular the roof, should be made by Committee. The Officer confirmed that this would be the case.

A proposal was put forward to agree with the Officers recommendation and approve the application but with amendments to condition 4, 5 and 6 as below -

- Condition 4: to include a requirement for materials, including colour, to give due consideration to visual impact and to energy efficiency.
- Condition 5: landscaping to be increased where possible, including provisions for biodiversity.
- Condition 6: to include that details are to be submitted of renewable energy and energy efficiency measures, in addition to the final details of the number, position and appearance of PV panels, including glint and glare assessment.

This proposal was seconded and voted in favour of unanimously

Decision - Approved - Subject to conditions:-

1. Approved Plans.
2. Standard time limit.
3. Construction Management Plan.
4. Notwithstanding the details shown on the approved plans, no development shall be carried out unless and until a schedule of materials and finishes (including details of the colour and finish) to be used for the proposed building and its roof, giving due consideration to visual impact and energy efficiency, has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

5. Notwithstanding the details shown on the approved plans, no works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting, including increased provision for biodiversity, have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.
6. No development shall take place until final details of renewable energy and energy efficiency measures, including the number, position and appearance of proposed PV panels, and a glint and glare assessment, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved details.
7.
 - 1) Prior to the commencement of the development details showing the proposed location of [1] one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.
 - 2) Prior to the first occupation of any unit forming part of the proposed development that they will at their own expense install the fire hydrant (or in a phased programme if a large development) in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.