

RECTORY PAVILION, CHINNOR RUGBY CLUB, KINGSEY ROAD

Single storey side extension, to provide two team changing rooms.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

The proposal is for a single storey, minimally glazed extension on the north-eastern end of the existing clubhouse. It would appear to minimise the introduction of inappropriate levels of artificial lighting and the nearest residential uses are either reasonably distant or shielded by landscape features.

- Impact on the Character and Appearance of the Area

Clubhouses are development considered appropriate development to have in association with playing fields and sports facilities. The scale and form of the extension is in keeping with the use and aesthetics of the main building and its adjacent uses.

- Design

The design is functional and has been informed by the existing building. It is stated within the applicant's Design & Access Statement that the proposed extension has been "right sized" to ensure the minimal use of materials. The risk of the existing and proposed building appearing cumulatively bulky has been reduced by the stepping back of both the front and rear elevations.

It is proposed that the extension would use an Air Source Heat Pump for both glazing and lighting with occupancy sensors automatically turning off lighting in vacant rooms. The building would be constructed from brick with a mineral felt roof and UPVC / aluminium windows and doors. One of the metal fire escapes serving the first floor of the existing building would be moved and reused. The proposal is considered compliant with LP 2035 Policy DES8 which seeks to promote sustainable design.

- Provision of Sports Facilities

Local Plan 2035 (LP2035) Policy CF2, Provision of Community Facilities and Services, supports new or extended community facilities where:

- i. they are located within or adjacent to the built-up area of an existing settlement;
- ii. they would clearly meet an identified need; and
- iii. they are accessible for all members of the community and promote social inclusion.

The applicant states that extra changing rooms are required to cater for the rising interest in rugby across all ages of girls' and the senior women's teams. The proposal would be compliant with Policy CF2 and, furthermore, would presumably be built to the latest RFU accessibility standards.

The proposal would be compliant with the relevant requirements of LP 2035 Policy CF3 (New Open Space, Sport and Recreation Facilities) concerning co-location with other services and proximity to settlements. It would also be compliant with Thames Neighbourhood Plan Policy ESDQ10 in proposing expansion of changing room facilities in line with the South Oxfordshire February 2017 Sports Facilities, Local Leisure Facilities and Playing Pitch Study Part 3: Playing Pitch Strategy and its addendum update (December 2018).

- Relation with earlier proposals

This application, should it be built out, would supersede some of the remaining unbuilt elements from planning permission P13/S3185/FUL. That permission gained approval for a two-storey extension on a similar footprint and if built, this proposal would enable a first-floor extension to be sought in the future. The proposal would not prevent the construction of the extant permission P22/S0026/FUL for a spectator stand that would connect with the first-floor terrace and hospitality suite.

3. Planning History:

[P22/S0026/FUL](#) – Erection of a new covered tiered seating stand
TTC supported
SODC granted planning permission on 1 March 2022

[P21/S4364/T28](#) – Removal of three antennae. Installation of three antennae. Equipment cabinet to be upgraded internally. Proposed single GPS unit to be installed on existing gantry pole. Development ancillary to the upgrade proposal.
SODC – Telecommunications Development (28) - Approval Granted

[P18/S2084/FUL](#) – Erection of a new covered tiered sports stand including all enabling works.
TTC recommended approval
SODC granted planning permission

[P17/S1250/A](#) - Display of new signage
TTC recommended approval
SODC granted permission to display an advertisement

[P13/S3185/FUL](#) - Erection of two storey front extension, two storey side extension, first floor viewing terrace extension to existing clubhouse building and internal alterations. Erection of spectator grandstand.
TTC recommended approval

4. Risk Appraisal

Dependent on the Town Council's recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

- ESDQ10 Produce a Sports Facilities Strategy
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ21 Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside

SODC Local Plan 2035 Policies

- CF2 Provision of community facilities and services
- CF3 New Open Space, Sport and Recreation Facilities
- CF4 Existing open space, sport, and recreation facilities
- DES8 Promoting sustainable design