

**WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE – 27 SEPTEMBER 2016**

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**Title:**

**SUBMISSION OF A PLANNING APPLICATION FOR FARNHAM TOWN  
FOOTBALL CLUB CHANGING ROOMS**

**[Portfolio Holder: Cllr Jenny Else]**

**[Wards Affected: Farnham Castle]**

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**Summary and purpose:**

This report seeks authority to submit a planning application seeking to retain the recently constructed changing room facility at Farnham Town Football Club.

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**How this report relates to the Council's Corporate Priorities:**

The construction of the changing rooms for Farnham Town Football Club has been an essential part of the enabling phase to deliver the project to redevelop the Memorial Hall which in turn is a key asset for delivering health and wellbeing activities and services to Farnham residents. The football club itself is a community asset that provides health benefits to its junior and senior teams as well as entertainment to its spectators.

**Financial Implications:**

Planning applications typically require the support of a planning consultant and/or architect to create drawings and submit the application. Additional documents may be required to be submitted as part of the process. In the event of this, these costs will be accommodated from within existing budgets, but further approval will be requested if necessary.

**Legal Implications:**

The Town and Country Planning (General Permitted Development) (England) Order 2015 Part 4 Class A allows for the provision of buildings required temporarily in connection with and for the duration of operations being or to be carried out on land or on adjoining land. The changing rooms were constructed on this basis and therefore were considered permitted development as they were intended as temporary provision for the duration of the Memorial Hall refurbishment. Changes to the works at the Memorial Hall means the new changing rooms will need to remain for use by the football club beyond the Memorial Hall construction phase. This requires the Council to apply for express planning permission for the changing rooms so that it may be granted before the works at the Memorial Hall are concluded.

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**Background**

1. Members will recall that at the 12 July 2016 meeting of the Executive, it was agreed to relocate Waverley Training Services to the lower ground floor of the refurbished and extended Memorial Hall.

2. Members will also recall that Farnham Town Football Club, who are longstanding users of the changing facilities at the hall, were to be provided with temporary changing facilities within the Memorial Ground site, but on the opposite side of the football pitch for the duration of the Memorial Hall works.
3. It was originally the Council's intention that Farnham Town Football Club could return to the Memorial Hall. For this reason the changing rooms were considered temporary and so did not require planning permission. They were erected under Part 4 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 after advice from the legal services team at Waverley.

### **Requirement for Planning Permission**

4. With Waverley Training Services occupying the lower ground floor of the Memorial Hall, the most appropriate solution to address the football club's needs is for them to continue to use the newly-erected changing rooms.
5. As this solution would see the club occupying the changing rooms beyond the completion of the Memorial Hall construction, the new buildings can no longer be regarded as permitted development in accordance with the GPDO.
6. The solution to this situation is to submit a planning application to the local planning authority seeking planning permission. This should take place as soon as possible.

### **Planning Process**

7. Planning applications typically require the support of a planning consultant and/or architect to create drawings and submit the application. Planning conditions may require the submission of specific supporting documents.

### **Conclusion**

8. In view of the relocation of Waverley Training Services to the lower ground floor of the Memorial Hall, it is now necessary to submit a planning application for the erection of the changing rooms at the football club.

### **Recommendation**

It is recommended that officers be authorised to submit a planning application seeking to retain the changing room facilities at Farnham Town Football Club.

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### **Background Papers**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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