

Search ▾

My Profile ▾

Login

Register

22/0492/VAR | Variation of condition 2 (approved plans) of application 19/1521/MFUL. | Land North Of South Farm Cottages East Budleigh Road Budleigh Salterton

Total Consulted: 11 Comments Received: 5 Objections: 0 Supporting: 2

 [View all comments](#)

Dr Stan Roberts (Neutral)

Comment submitted date: Mon 04 Apr 2022

Opinion...NEUTRAL

Application 22/0492/VAR relates to the construction of a cricket pavilion which is fundamentally different in shape and design to that extant in the granted Application 19/1521/MFUL. The significant variation is emphasised in the Planning Statement (PS) 3.1.15 the 'Design...[has]been significantly improved'.

The Cricket Club was consulted on the unobtrusive single story pavilion (19/1521/MFUL Design and Access Statement 2.5) and the suggested ostentatious variation is not a 'minor material amendment' in my opinion. The statement that there is a 'modest increase in height' of the structure is risible in view of the relative heights shown in the Planning Statement (page 9).

The change of plan is focused on attracting 'a multitude of different events' (unspecified) (PS 3.1.8). The 'similar internal design' (PS 3.1.17) obviously works for the Cricket Club and so it is the element that is the 'detailed input from the Applicant', aiming to attract 'other users' (PS 3.1.17) that promotes the need for the fundamental change of layout.

I understand that, at any one time, there could be up to 80 persons accommodated on the new upper floor and such an 'event' could take place at the same time as a cricket match. Since the site is out-of-town, most visitors will arrive by car, so the concept of integrating 'events' and cricket matches means the size of the car park is wholly inadequate. I recommend that there should be allocated spaces for at least 80 cars. If not, one can predict queuing on East Budleigh Road to get in, or, far worse, parking on East Budleigh Road and the lanes/verges in Kersbrook.

Noise and air pollution will be increased by cars arriving at the site, but the openness of the site will mitigate the problems. It is more likely that noise pollution will be due to outside 'events' (e.g. 'gigs' on the juniors' field out of season). The Club should be mindful of local residents when organising such outside 'events' and the EBBPC should be restrained in issuing licences that extend the hours beyond 10.00 p.m.

Overall, I am delighted that the Cricket Club has a splendid new ground and a viable future. On the other hand, this Application is questionable at best and fatally flawed at worst. Just how much input from the Cricket Club (as opposed to 'detailed input from the Applicant' (CDE) (PS 3.1.17)) is moot. A Google search 'cricket pavilions' shows