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30 April 2024



A long-standing Surrey cricket club's ambitious plans to construct modern facilities has sparked controversy in the local community, leading to a tense planning decision.

Banstead Cricket Club's plans to modernise its ground have been rejected, by the narrowest of margins. The club, which has been in the village for more than a century and a half, had hoped to update its dilapidated changing rooms and clubhouse to give it a home ground fit for the 21st century.

Residents living near the ground objected over the harm it would do to the character of the green belt. In a nail-biting finish it hinged on whether there were exceptional circumstances to build on the green belt. In the end it came down to the chairman to cast the deciding vote after members were split down the middle.

In an unusual turn of events the planning chair voted against officer recommendations and the cricket club's plans were refused. Councillor Simon Parnall said: "I knew this was going to happen. You have your name on the block sometimes."

He added: "Given the weight of the meeting, and the way that people have their feelings quite openly expressed, I, contrary to my normal position which is to support officers, I think now I ought to stand and vote for the reason for refusal because this is so controversial and it would need another go."

Reasons the club had wanted new facilities included money gained by renting out the space for events. It was also in part due to the massive growth of the game among girls and women, and therefore the need for changing rooms for women.

Martin Long said he was representing the 107 objectors who had written in against the development, where he claims the vast majority live in Banstead Village. He said: "The report does not mention that of the 157 letters of support only 10 per cent are from addresses within the borough.

He said there are three other community venues in the borough, all with better access, and questioned why a fourth was needed. He told the meeting that the Lady Neville park was given to the people of Banstead, not the Banstead Cricket Club.

Opposition focused on the scale of the development and not the club's need to modernise. He added: "A vast two-storey development would be an appalling blot on the green belt, the surrounding treeline and the view from the park itself.

"A single storey cricket club house is all that is needed not a vast function venue with an all round terrace. The impact of noise and traffic that this new facility will have on residents is unimaginable."

The Thursday, April 24, meeting of Reigate and Banstead Borough Council's planning committee heard the primary focus of the club was the provision of cricket but it needed revenue for other activities to survive financially. The club wanted to demolish its current clubhouse and replace it with a new modern facility to conform with "Sport England and the sports governing body standards".

It also wanted to refurbish its pavilion to create a dedicated changing space for women and girls. The plans had been recommended for approval and received more letters of support than opposition during the consultation stage, although it was argued the majority if this came from outside the borough.

Ray Smythe, a resident of De Burgh Park which backs on to the grounds, spoke against the plans. He said they were inappropriate for the green belt and should only be approved if there were very special circumstances.

He said: "The positioning of the new premises will eliminate the only distinct view from the recreation ground that is not currently obscured by buildings in the area." He added that clubhouse's second floor was not needed for cricket and the financial implications were not a planning matter. He said they could also reduce the cost of the project by scaling back the clubhouse.

Arguing for the plans was Ian Thorpe who told the meeting the club had been in Banstead since 1850 and that its facilities were no longer fit for purpose. The new proposals, which had already been scaled back and revised, was needed to fit in with the latest guidelines for sport.

He said the clubhouse was no longer compliant for all players regardless of gender or age and that the site would operate under its current licensing hours with no desire to extend them further. He said: "Its hoped that the facility will be more than just a cricket club to the local community. With this proposal Banstead Cricket Club is seeking to offer its members and the local community a clubhouse to be proud of."

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Image – visualisation of new pavilion and current inset.

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