

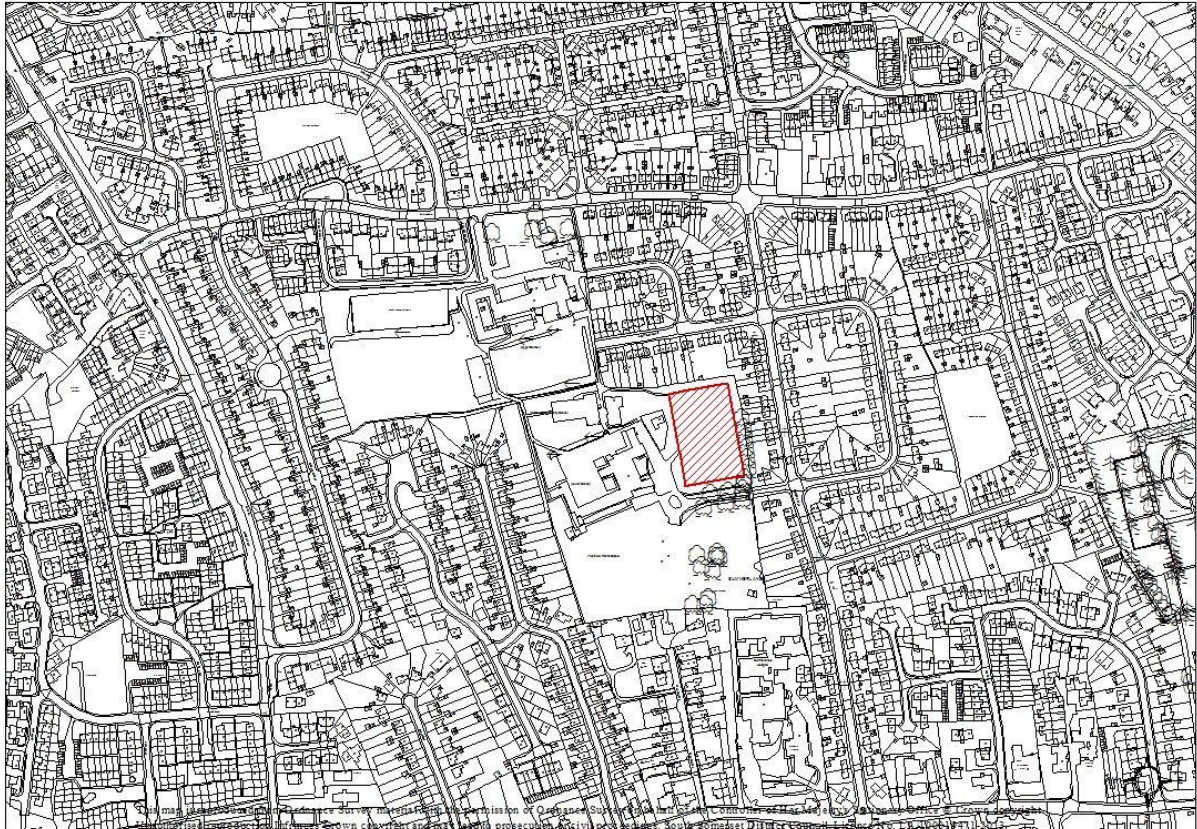
Officer Report On Planning Application: 13/01191/FUL

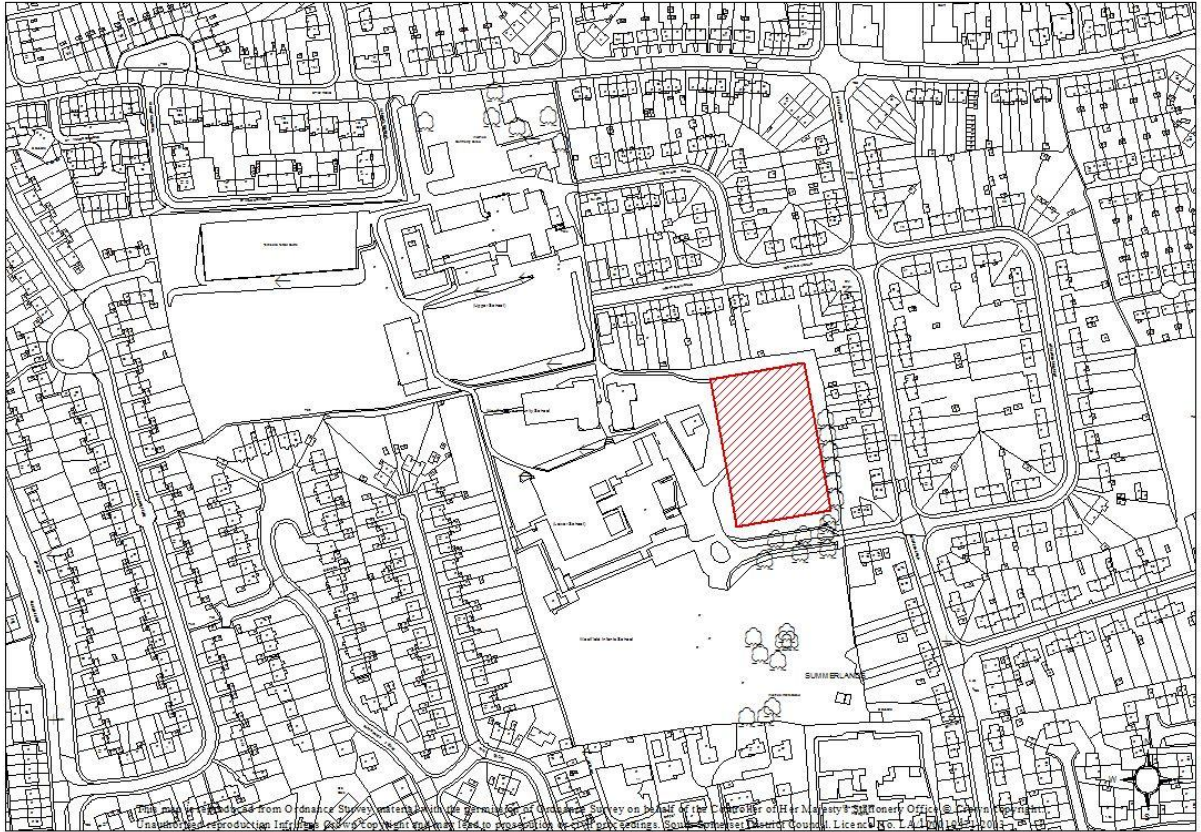
Proposal :	Replacement of existing Redgra area with a synthetic multi use surface, replacement and extension of existing fencing with new 3.06m high fencing, and the installation of 8x12m high floodlight columns and lights. (GR 354515/116820)
Site Address:	Westfield Academy Stiby Road Yeovil
Parish:	Yeovil
Yeovil (West) Ward (SSDC Member)	Cllr T Carroll Cllr W Read Cllr I S Martin
Recommending Case Officer:	Simon Fox Tel: (01935) 462509 Email: simon.fox@southsomerset.gov.uk
Target date :	14th June 2013
Applicant :	Westfield Academy
Agent: (no agent if blank)	
Application Type :	Minor Other less than 1,000 sq.m or 1ha

Reason for Referral to Committee

This application has been referred for Committee consideration at the request of the Development Manager in accordance with the scheme of delegation and with the agreement of the Chairman in the interests of probity.

Site Description and Proposal





The application site comprises an existing Redgra surfaced sports pitch located to the east of the school site adjacent to properties at Westfield Road and Westfield Avenue. The Redgra surface is an all-weather surface installed years ago and was designed for multi-purpose sports but now as technology has improved the synthetic turf industry has evolved.

This application seeks to effectively lay a 88.50m by 56.50m synthetic pitch over the existing surface. Initially the proposed type of synthetic surface was a sand based surface but during the course of the application this was changed to a Third Generation (3G) all-weather sports pitch (AGP). The facility would be used by the school and also available outside school hours for community use.

The pitch will be enclosed with fencing at 3.06m high to the long side and 5.06m at the goal ends. All fencing and support posts are proposed to be finished with a green powder coating. There is no increase to the size of the current surfaced area.

Floodlighting is the other significant part of the proposal. In total eight 12m high columns are proposed to provide illumination at an average 236lux (this was reduced during the course of the application). During the course of the application rear cowls have been included to reduce spill further and a 2.8m high acoustic fence has been proposed along the eastern edge to further mitigate lateral light spill.

It is proposed that the AGP would operate from 08:30 to 21:00-lights out by 21:15 (reduced from 21:30 during the course of the application) Monday to Friday and 09:00 to 18:00 (lights out by 18:15) Saturdays, Sundays and Bank Holidays. A lighting assessment is included within the application.

The applicant is happy to provide additional planting where necessary through discussions with the LPA. A protected species tree assessment has been submitted during the course of the application.

The site is within the development area as defined in the South Somerset Local Plan.

Due to the fact that this school is now an Academy the District Council as Local Planning Authority is the determining body for applications on this site and not the County Council.

HISTORY

11/03685/FUL: The installation of floodlighting to existing netball courts and the erection of replacement fencing: Approved: 04.11.2011

- This related to the former tennis courts adjacent to St Anne's Gardens in the north-west part of the school site. The proposal sought 10m high floodlighting columns and use until 9.30pm. Neither adjacent neighbours or YTC raised any objections at the time.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

In March 2012 the existing national Planning Policy Statements and Guidance Notes (PPS's and PPG's) were superseded by the publication of the National Planning Policy Framework.

National Planning Policy Framework - March 2012

Chapter 7 - Requiring Good Design

Chapter 8 - Promoting Healthy Communities

The Secretary of State confirmed The Regional Strategy for the South West (Revocation) Order 2013 on 20 May 2013. This had the effect of revoking the Regional Strategy for the South West and the partial revocation of the Somerset and Exmoor National Park Joint Structure Plan (all policies except policy 6 - Bristol/Bath Green Belt).

The development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

ST9 - Crime Prevention

EC3 - Landscape Character

EC8 - Protected Species

EH10 - No Development Area

EP2 - Pollution and Noise

EP3 - Light Pollution

CR1 - Existing Playing Fields/Recreation Areas

Other

Somerset County Council Parking Strategy (March 2012)

The South Somerset Needs Assessment for Artificial Grass Pitches (updated March 2012)

CONSULTATIONS

Yeovil Town Council:

At the meeting of YTC 08 May 2013 councillors resolved to support the application on the proviso a positive response was received from Environmental Protection regarding the floodlighting.

Highways Authority (Somerset CC):

No observations.

Sport England:

"The site forms part of or constitutes a playing field as defined in The Town and Country (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No.2184).

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches".

"The Council has looked recently at the future strategic need of AGPs in the district and have identified one sand (hockey) and one 3G (football) as meeting the identified need. The Yeovil/Mudford Rec AGP (sand) is currently under construction. A proposal for a 3G AGP is currently in for consideration at another site. This strategic analysis does not include the need to deliver the curriculum. However it should be noted that AGPs generally need to generate income to pay for annual maintenance and provide for a new artificial playing surface when needed".

Consultation with the FA shows demand in Yeovil is for 3G surfaces; the size does not meet any recommend sizes for football and this may limit usage, and changing room and toilet facilities are questioned. The FA object to the proposal as its stands (at that time).

Sport England are satisfied that the proposal meets one of the exceptions within the playing field policy (policy E.5) in that:

- The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

"This being the case, Sport England does not wish to raise an objection to this application providing that the said facility is open to the wider community in perpetuity and adequately maintained including a 'sinking fund' to replace the synthetic surface when worn out. However, given the concerns raised in this letter further discussion is needed regarding the strategic need of AGPs in the district".

SSDC Community, Health and Leisure Service:

The application was assessed alongside a pending application for an AGP at Preston Academy (ref 13/01477/FUL).

CHLS is supportive of the principle of dual use sports facilities where there is clear community benefit and need.

Comments provided relate to how the facility may address community needs as identified in local Needs Assessment only.

"The South Somerset Needs Assessment that the Community Health and Leisure Service has conducted for Artificial Grass Pitches (updated March 2012 and compliant with the National Planning Policy Framework) indicates that by 2028 there will be a shortfall of 11,459m² or 1.79 full size pitches in Area South.

In addressing this shortfall, the council has set out strategic policy proposals (AGP4 and AGP5) to provide two new AGP's (1 x sand based and 1x Third Generation (3G)) to meet the needs for hockey and football in Yeovil/Area South. One of the two required AGP's is about to be delivered at Yeovil Recreation Centre; this will be a sand based facility which will primarily meet hockey need (Policy AGP 4).

This means that the future delivery of one additional 3G AGP in Yeovil would meet the remaining identified deficiency in community provision that will exist by 2028. This shortfall however, does not include the status of the existing Yeovil Town Football Club (YTFC) provision which is an important consideration.

The quality of YTFC provision has deteriorated resulting in the pitch being unsuitable for use since 2004. Within the Needs Assessment, the council has set out an option to work with YTFC to develop a new 3G AGP at their site. However given that the quality deficiency still exists in 2013, it is the view of the Community Health and Leisure service that there is a low likelihood of any scheme coming forward in the foreseeable future.

On this basis, we are of the view that the need for two additional 3G AGP's in Area South can be justified".

A full sized football pitch would need to be 106x71m with the surface being 3G. The proposed surface will be suitable for football and recreational hockey but will not meet National Governing Body guidelines for quality due to size.

"It is unclear from the information provided with the planning application whether the applicant has fully appraised the community demand for the proposed facility or whether consideration has been given to programming and sports development in order to maximise future community usage.

It is unclear whether users will have adequate access to changing rooms/toilets.

Recommendation that a sports development programme is submitted which secures the delivery of a development programme for football and/or other sports during periods of community use.

SSDC Environmental Protection Unit:

"From an Environmental Protection perspective, sports pitches generally raise 2 concerns; that of noise and, if there is artificial lighting, light spill. This application is for the installation of new artificial lighting and replacement of the surface only. The lights and new surface will not therefore create noise themselves and as a sports pitch already exists, albeit not in current use, the issue of noise cannot properly be considered as part of this application. Whilst new lighting will allow for more extended use of the pitch in the winter months, having discussed the matter with planning colleagues, this is not considered to be materially different from the existing situation.

Having considered the application I had some concerns regarding the amount of light spill into the adjoining garden areas. The light spill onto the actual dwellings was within the levels suggested by the Institute of Lighting Engineers, however, the level of spill into the far end of the gardens was of some concern. We have therefore conducted a site meeting at the school and discussed options to reduce the light spill. This has resulted in a revised lighting scheme being submitted on 3rd June 2013, with a further revised plan submitted on 10th June 2013.

This scheme has been based on lower lux levels on the pitch itself, reducing the number of lighting heads from 16 to 12, mounted on 8 columns. The scheme also incorporates back cowls to the light heads to reduce line of sight, and also proposes the erection of a close boarded fence adjacent to the pitch of 2.8m height. Whilst this won't reduce the line of sight to the light columns, it will reduce line of sight to the illuminated pitch and it is

believed this will improve the subjective impact of the lighting. The light spill into the garden areas has been reduced as a result of this revised scheme and I believe it is the best that can be achieved in this location. Whilst the lights and pitch will be visible I do not believe there will be a material loss of amenity to the nearby residential properties and therefore I have no objection to the proposal. I have however recommended that the use of the lights and pitch cease at 9pm. This has been agreed by the applicant. I would recommend that if permission is granted, conditions be attached to require the following:

- a) The scheme that has been submitted and agreed to be implemented in full prior to any use of any artificial lighting on the pitch and retained thereafter, and
- b) That use of the artificial lighting is restricted to 08.30 to 21.00 hrs. Mon to Fri as agreed, 09.00 to 18.00 hrs. Sat, Sun and bank holidays as per the application.

Whilst not specifically considered as part of this application, both the hours of use restriction and the provision of the fence will help reduce any noise impact from the facility as well".

SSDC Ecologist:

Further to assessment of the protected species tree assessment - no objections or recommendations to make.

SSDC Tree Officer:

The development will have a minimal impact on existing trees. There is an opportunity to improve the screening values of the trees by clearance of undergrowth and also providing areas for new trees. Suggestions for a planting scheme are given.

SSDC Landscape Architect:

"...the application seeking to establish a synthetic pitch with floodlighting is noted. I see that the area is already used for sports, and that it is fenced. Consequently the prime impact will be that of the floodlighting, which will have a time limitation placed upon it, and has strong downward deflection. Given the wider urban context of this site, with its street lighting and other sources of urban light, I do not see this as an unduly adverse addition, and hence raise no landscape issues".

AgustaWestland:

Floodlights at 12m will be acceptable and will not affect safeguard areas. Reference should be made to the Air Navigation Order (CAP 393), Articles 221 & 222 which cover lights liable to endanger and lights which dazzle or distract to ensure that the development will not contravene legislative requirements. AgustaWestland cannot foresee that there will be a problem but sodium lights will not be allowed as they may be confused with airfield lights.

SSDC Technical Services:

No comment.

REPRESENTATIONS

Neighbouring properties to the site have been notified and a site notice has been displayed.

1 letter of objection has been received; comments include:

- The floodlighting will cause an unacceptable impact.
- The proposal will cause unacceptable disturbance in the evenings.
- "The north and east boundaries of the application site runs tight up against the rear boundary fencing of a number of homes off Westfield Road and Westfield

Avenue. Existing planting within the small margin between the outer edge of the sports pitch and the houses rear garden fences is sparse and, I would suggest, unviable to accommodate any meaningful and necessary screen planting. The proposed lighting columns will appear anomalous and stark on the skyline; a situation significantly exacerbated when illuminated. I do appreciate that the lighting will be shielded and directed towards the sports pitch. However, light will still spill into the neighbouring properties gardens due to the very close relationship. The number of light columns and the amount of light that will be generated will significantly light up the sports pitch and the night sky above the pitch. Whilst I appreciate the need for such a high level of illumination, the impact on the rear of the near neighbouring houses will be deleterious-it will be appreciated that these are two-storey family houses and that the rear windows serve bedrooms. Bats circle over the rear gardens and I would have thought that the lighting will not prove conducive to their wellbeing also".

- "The existing sports pitch is used of an evening by the Academy during school hours. This proposal will allow the pitch to be used of an evening by outside clubs etc. for competitive games. The noise generated by players and their supporters/coaches will significantly impact on the enjoyment of the neighbouring houses-young children/shift workers sleep will be disturbed in particular-windows and doors will need to be closed during the summer months".
- "Whilst I wish to support the Academy, in submitting this application they appear to be unappreciative of their near neighbours living conditions. This proposal, if allowed, will result in significant and detrimental harm, as explained above. The adverse resulting impact, in my view, cannot be addressed or ameliorated by the impositions of planning conditions. As such the proposal is contrary to Local Plan policy ST5, ST6, ST8, EP2 and EP3 and contrary to the core planning principles set out in the NPPF and part 123 and 125".

CONSIDERATIONS

The application raises several key considerations and as such will be assessed in turn:

Principle of Development

The determination of this application must be considered on its own merits and it is not material to the decision to suggest 'it would be better elsewhere'. It is a case of assessing those issues that can be afforded weight and can clearly be identified as planning issues.

The first two issues revolve around the designation of a 'no development area' and the 'loss' of playing field.

The areas of the site not containing buildings are defined as a 'No Development Area' in the South Somerset Local Plan and so Policy EH10 is relevant. A 'No Development Area' recognises open areas of land within villages and towns that are an important part of the street scene or character of the settlement; sometimes allowing views out of settlements to the open countryside, providing a setting for the built environment and creating a feeling of space.

It is understood that officially the school playing fields are not for public use, in the sense of general recreation, like say Yeovil Recreation Centre, and are there to provide formal recreation for the school. In addition this situation is unique in so far as this part of the site already accommodates a Redgra surface and therefore is not a formal natural grass pitch or area of land used for informal play.

Policy EH10 states, "Development which would have an adverse impact on the amenity or recreational value of open land identified on the proposals map will not be permitted unless a special community, educational or recreational need is identified".

From the local needs assessment it is accepted that a need for additional AGP provision is required in Yeovil. As such with an identified recreational need demonstrated it is considered Policy EH10 is met. The Redgra surface is also an artificial surface and will be simply replaced by a different type of artificial surface.

Saved Policy CR1 of the Local Plan seeks to protect playing fields unless certain criteria are met. Whilst the criteria appear to relate to non-recreational development it does ensure that alternative provision of equivalent community benefit is made available, which it is and so it is considered Policy CR1 is satisfied.

The Government's National Planning Policy Framework (NPPF) states (paragraph 74): Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus of requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in term of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In line with legislation, where the site forms part of, or constitutes a playing field the LPA has consulted Sport England. Sport England has been consulted on the application and do not object to the application.

The Community, Health and Leisure unit have requested the imposition of a condition referring to a Sports Development Programme to secure the delivery of a development programme for football and/or other sports during periods of community use to ensure the facility meets the SSDC standards for AGPs. No such requirement is set out in local planning policy and this request is more likely to be achieved via a condition of a grant application where the Council may assist. Often funding criteria or other legislation gets confused with planning policy. The LPA support this application on the basis it is set to be used by the school and the community but importantly would also support it if it were only to be used by the school.

In conclusion it is considered the proposal is broadly consistent with the aims and objectives of the NPPF and Policies ST5, EH10 and CR1 of the South Somerset Local Plan.

Landscape Impact, Floodlighting, Noise and Residential Amenity

The comments of the Council's Landscape Officer are noted and Policy EC3 is relevant. Clearly the principle difference from a landscape point of view is the introduction of floodlighting. The Redgra pitch has historically required an area to be levelled and fencing to be erected around its perimeter. Whilst the surface and fencing will be replaced this will have a very low visual impact. The applicant has added an acoustic fence to the proposal during the course of the application to further mitigate, but not remove, all visual, noise and lighting concerns. All the existing trees along the northern and eastern boundaries will be retained. The applicant has indicated willingness to

landscape further and this can be secured via a planning condition. This is not an answer to any one issue in itself but will help diffuse some of the issues.

The floodlighting columns themselves, unlit, will be seen but are slimline features and would appear like any form of street lighting and therefore will cause limited harm in terms of visual impact.

The impact of the proposed lighting and perception of noise are two significant areas of objection and clearly constitute planning considerations. As such each matter is discussed here, at all times the key question is whether any one substantive issue would warrant refusal of the application.

The school intends to use the facility for internal school activities but, crucially, also wish to make the facility available for local community use thus promoting local well-being and healthy lifestyles. The decision to include floodlighting was made to offer the maximum value to the local community and sports teams. This means the facility will be accessible to the community outside school hours and provide much needed revenue to maintain the facility and cross subsidise the school use. Without floodlighting community use would be restricted to holiday times and summer evenings and obviously restrict rental streams.

As a guide the nearest house at Westfield Road is approx. 12m away from the playable part of the pitch and 38m from the nearest property at Westfield Avenue. It should be pointed out that the majority of properties at Westfield Road are approx. 27m distant.

The application is accompanied by a Light Spill diagram. The lighting design, to be ratified/controlled by condition, is such so as to avoid light spill, in order to concentrate light on the pitch and not elsewhere and to minimise sky glow. Inevitably the lit columns will be seen and some lateral spill is predicted from the lighting modelling exercise the average LUX level has been reduced during the course of the application and rear cowls have been introduced and the time of operation reduced and the result is a scheme in accordance with advice published by the Institute for Lighting Engineers. Local Plan policies ST6 and EP3 seek to protect residential amenity from light trespass. The Council's Environmental Protection Officer gives a detailed assessment and concludes that demonstrable harm would not result. The application now suggests the lighting will be turned off by 21:00 every week day but the planning condition will state 21:15 in order for the users to vacate the pitch and the operator to conduct any visual check and/or preparation for the next day's use.

The reduction in average LUX levels to 236lux, the inclusion of a solid timber fence to further reduce lateral spillage from that shown on plan and the curfew for use are seen as appropriate and enforceable measures that mean there will be no material loss to residential amenity. The site benefits from some existing mature landscaping along its northern and eastern boundaries. This with the proposed landscaping will, in time, provide increased diffusion of the facility and its perceived lighting/noise impact.

By comparison the floodlighting at Yeovil Recreation Ground was approved at max 500lux for hockey with the system switchable down to 350lux for recreational football, at Bucklers Mead Academy the floodlighting was approved at 371lux. Switch-off for lighting at Yeovil Recreation Ground is 22:15 Monday to Friday and 18:15 weekends and at Bucklers Mead Academy its 22:00 on any day.

The issue of noise is an awkward one to assess given the existing Redgra pitch. The pitch is still currently usable and could be used/is used well into the evening during the summer months and so therefore lighting is not required and some degree of noise is already being created. The summer months are those times when local residents are more likely to be enjoying their gardens and would therefore experience noise during the school use and later in the evening during community use. The lighting will only allow additional use in the evening during the winter months and so there is the potential for greater noise generation but this is when local residents are less likely to be enjoying their gardens and windows will be closed to retain heat. Mitigation for noise is in the form of the curfew and the acoustic timber fence. One other point to bear in mind is the fact that the Redgra surface could arguably be replaced with a synthetic surface pitch with no floodlighting without the need for planning permission. It is the new perimeter fencing at over 2m high and the floodlighting that requires planning permission.

Noise assessments will normally talk about noise character. It is generally accepted that the introduction of a new noise source, that is wholly different in character to the existing noise environment will be perceived as more disturbing by local residents than a new noise source that is similar to the existing environment. In this case the site is already an all-weather Redgra pitch and so the character of noise created by the lit all-weather pitch will be similar, if not identical to that which local residents already experience.

Noise levels are unlikely to be continuous as levels will go up and down related to the play, and also vary depending on who is using the pitch, the intensity and significance of the activity, and the precise location of the activity.

The application does not take into account the use of the pitch with different levels of spectatorship and therefore the applicant has not to date demonstrated that spectators will not cause harm. Defining and restricting a spectator, from somebody who may watch the whole game/session, to somebody who watches part of a game/session to a parent arriving 10 minutes from the end to pick up their child pose enforcement difficulties regardless of whether a league fixture or a training session or a casual get together. 10 spectators could conceivably make as much noise as 50 and it seems unreasonable to stop a parent or guardian watch their child undertake football practice.

The school are not keen for a condition which restricts any form of school tournament or inter school tournament at any level, and given the fall-back position it has been agreed that some reasonable provisions be imposed to safeguard amenity via condition. This will restrict activity by time. This in itself will not prevent 'spectators' from a planning point of view. If a later stage the school decided that league fixtures and tournaments at different times were required then an application under Section 73 of the Act could be made to vary the restriction but this would need to be evidenced that any extra associated noise with such would remain within acceptable levels, which if proved could mean such a request (with further parameters perhaps) is granted.

Due to the specific nature of hockey a ball damper board has been requested around the edge of the pitch to mitigate some noise impact, the details of which would be agreed by planning condition. The applicant has commented that this is unnecessary given hockey will only be played during the school day. It is felt the condition is necessary and reasonable given hockey will be played and the potential for ball strike noise to be potentially audible to those residents during the day.

It is not felt therefore that the need for floodlighting to allow use during the winter months would bring about demonstrable harm from noise to those adjacent neighbours who will

have purchased properties knowing an all-weather pitch was located at the bottom of their garden.

Hours of construction could be conditioned to temper the impact on residential amenity however given the works to be carried out it is not considered this is a significant issue.

Transport

The proposed point of access for vehicles using the AGP is via the Westfield Road lower entrance to the school where 30 parking spaces exist. All spaces will be made available for the AGP users. This entrance will also be used by pedestrians and cyclists. Changing rooms are located within the sports hall and toilets are located adjacent to the AGP.

It is considered the proposal will not have a detrimental effect on the existing highway network and furthermore that the site is considered to be in a highly sustainable location in terms of transport choices. No physical works to the highway network are required.

Given the fall-back position of the Redgra surface or a synthetic surface being laid without lighting arguably without the need for planning permission, being opened for community use, the proposal is seen to comply with the aims and objectives of the NPPF.

Hours of construction could be conditioned to temper the inevitable impact of traffic but again given the nature of the work to be undertaken it is not envisaged significant volumes of heavy machinery will be required.

Trees and Ecology

No trees need to be felled as part of the proposal. The Council's Tree Officer has reviewed the potential impact upon those existing trees and concludes the scheme can take place and not harm the trees. Suggestions for a planting scheme are given to diffuse views of the pitch, its lighting and act as a visual foil to the activity.

The application is accompanied by a Protected Species Tree Assessment which sets out a ground level visual assessment of surrounding trees and habitats for the potential to support bat roosts. This was a point raised within the representation received. The assessment did not identify suitable features for roosting bats however the habitats surrounding the site would sustain foraging bats although the impact of the development is seen as negligible.

The potential for breeding birds was also assessed. It is recommended any clearance of undergrowth takes place outside the bird nesting season.

There are no other known wildlife issues or implications.

The NPPF suggests consideration should be given to create new habitats or features of biodiversity gain within a sustainable development. This may involve installing bat and bird boxes on suitable trees.

The Council's Ecologist has assessed the survey and is satisfied with its conclusions. The development is said to comply with the NPPF and Policy EC8 of the South Somerset Local Plan.

Flooding and Surface Water Drainage

The application is of a scale that does not require a flood risk assessment.

The proposed surface water strategy builds on that already in situ for the Redgra surface which appears to function adequately, with additional drainage being proposed. A condition will ensure the details of the drainage are known and comply with modern day standards/policy regarding betterment.

Other

The comments of AgustaWestland are noted with regard to the safeguard area, the representation has been forwarded to the agent for information but from reading the relevant articles and the fact the proposed lights are facing down onto the pitch and are cowed then it is not envisaged to be a significant issue given the general environment.

The entrance to the site benefits from CCTV and an evening caretaker/Sports Development Officer will provide supervision. The proposed timber fence will also satisfy any security concerns and policy ST9 of the Local Plan.

RECOMMENDATION

Grant permission for the following reason:

01. The proposal maintains the visual characteristic of the area whilst safeguarding residential amenity and enhancing a recreational/sporting facility for school and community use in accordance with the aims and objectives of the National Planning Policy Framework (March 2012), Somerset County Council Parking Strategy (March 2012) and Policies ST5, ST6, ST9, EC3, EC8, EP2, EP3, EH10 and CR1 of the South Somerset Local Plan (adopted April 2006).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- a) Ordnance Survey, Drawing No. NSWA003c
- b) Location Plan (Scale 1:200), Drawing No. NSWA002c, received 25 March 2013
- c) Location Plan (Scale 1:500), Drawing No. NSWA002d, received 16 April 2013
- d) Location Plan (Light Spill), Drawing No. NSWA002b, received 10 June 2013
- e) Pitch layout and Fencing Cross Profiles, Drawing No. NSWA001

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The floodlights hereby permitted shall not be illuminated and the pitch shall not be used except between the hours of 08:30 and 21:15 hours Monday to Friday and 09:00 and 18:15 hours Saturdays, Sundays and Bank Holidays.

Reason: To minimise any potential nuisance and disturbance to neighbours and the surrounding area to accord with the NPPF and policies ST6 and EP3 of the South Somerset Local Plan (adopted April 2006).

04. Hockey is not to be played on the pitch hereby permitted except between the hours of 08:30 and 18:00 hours Monday to Friday and 09:00 and 18:00 hours Saturdays, Sundays and Bank Holidays.

Reason: To minimise any potential nuisance and disturbance to neighbours and the surrounding area to accord with the NPPF and policies ST6 and EP3 of the South Somerset Local Plan (adopted April 2006).

05. Prior to the first use of the development hereby permitted full details of the floodlighting scheme inclusive of light pollution measures (cowling and shielding) shall be submitted to and approved by the Local Planning Authority. The lighting shall thereafter be fully installed in accordance with those approved details and any future amendments, alterations or replacement lighting equipment shall be first agreed in writing by the Local Planning Authority.

Reason: To ensure that local residents are afforded the same protection in perpetuity to accord with policies ST6 and EP3 of the South Somerset Local Plan (adopted April 2006).

06. The development hereby approved shall not be used for any non-school, district or county league appointed fixture or organised tournament outside of the hours 9:00 to 18:00 on any day of the week.

Reason: To safeguard residential amenity to accord with policies ST6 and EP3 of the South Somerset Local Plan (adopted April 2006).

07. Details of the acoustic fence to be installed along the eastern edge of the pitch and the ball damper board, to be installed around the perimeter of the pitch to mitigate the impact of hockey balls, plus rubber dampening grommets to fencing shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be fully installed and maintained in accordance with such agreed details prior to the first use of the facility hereby approved. The bottom of the proposed acoustic fence shall be set so as to be level with that of the finished floor level of the synthetic pitch.

Reason: To minimise any potential noise/light nuisance and disturbance to neighbours and the surrounding area to accord with the NPPF and policies ST6, EP2 and EP3 of the South Somerset Local Plan (adopted April 2006).

08. No works shall be carried out unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping; all planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the facility or the completion of the development, whichever is the sooner; and any trees or plants which within a period of ten years from the completion of the development 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.

Reason: To maintain the character and appearance of the area to accord with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

09. Prior to the first use of the facility a surface water drainage scheme for the pitch, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is first used. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system to accord with the objectives of the NPPF.

10. Prior to the first use of the facility hereby approved a scheme of ecological enhancement based on the recommendations of the submitted protected species assessment (Colmer Ecology Ltd, June 2013) shall have been submitted to and approved by the Local Planning authority and shall have been fully implemented in accordance with that approved scheme.

Reason: To enhance ecological biodiversity to accord with the aims and objectives of the NPPF.

Informatives:

01. With regards to Condition 08 the applicant is advised to consider the comments of the Council's Tree Officer, which are contained on the application file.
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