
APPLICATION DETAILS

Application No:	16/5038/FUL
Location:	Acklam Iron And Steel Works Athletic Club Park Road South Middlesbrough TS4 2RD
Proposal:	Erection of social club and associated car parking
Applicant:	P & L Developments
Agent:	Mr Paul Alexander
Ward:	Longlands/Beechwood
Recommendation:	Approved with Conditions

SUMMARY

This application seeks full planning permission for the erection of a social club with associated parking. The site forms part of the wider Acklam Iron and Steelworks site which is allocated for housing development in the Housing Local Plan. The existing club building on the site will be removed and the club will be relocated to the northeast of the wider site.

This application is considered in conjunction with application 16/5024/OUT seeking outline consent for up to 96 dwellinghouses and 28 apartments.

Following a consultation exercise no objections were received from residents. Sport England have objected to the development of the wider site as a result of the loss of the sports pitches/field on the site.

It is the planning view that the erection of the proposed Social Club, in a new location on the site, is acceptable in planning terms. The development is considered to be in accordance with the relevant local and national planning policies. Issues relating to flooding have been resolved, and the loss of the sports provision on site is not considered to be significantly detrimental to the amenities and wellbeing of residents in the town, subject to a financial contribution towards the replacement of an adult sports pitch in the town being provided as part of the outline housing application. It is considered that, should the proposed Social Club be erected on site, and the proposed housing not come forward at a later date, the sports provision on the site will not be significantly affected as the existing pitches can be incorporated on the site, in a slightly altered arrangement to allow for the repositioning of the Social club.

In instances where there is an objection from Sport England and the application is intended to be approved, the Local Planning Authority are required to give Sport England the ability to

seek the application being 'Called in' for the determination of the Secretary of State. As such, the recommendation is: To be minded to approve the application subject to conditions

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is part of the Acklam Iron and Steeworks Athletic Club land located on the south side of Park Road South, to the east of the junction with Valley Road. The site is an area of open space which forms part of the playing fields associated with the existing club. Existing residential dwellings are located to the east, south and west of the site. The sports field / pitches to the south of the site are subject to a separate outline application for housing.

This application seeks full planning consent for the erection of a Social Club building to replace the existing building on the site which is no longer fit for purpose.

The proposed building has been designed with a two-storey element, slightly off centre, which is flanked by single storey elements. The associated parking provision is located to the west and south of the building.

The building will consist of:

- a) A concert room;
- b) Bar;
- c) Lounge;
- d) Betting office;
- e) Function room (at first floor);
- f) Facilities; and,
- g) Service areas.

In support of the application the applicant has submitted the following documents:

- a) Design and Access Statement;
- b) Flood Risk Assessment;
- c) Transport Assessment; and,
- d) Noise Assessment.

PLANNING HISTORY

16/5024/OUT Outline residential development comprising 96no dwellinghouses and 28no apartments

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- a) The provisions of the development plan, so far as material to the application;*
- b) Any local finance considerations, so far as material to the application; and*

c) *Any other material considerations.*

The following documents together comprise the Development Plan for Middlesbrough;

Middlesbrough Local Plan;

- *Housing Local Plan (2014);*
- *Core Strategy DPD (2008, policies which have not been superseded/deleted only);*
- *Regeneration DPD (2009, policies which have not been superseded/deleted only);*
- *Tees Valley Joint Minerals and Waste Core Strategy DPD (2011);*
- *Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011);*
- *Middlesbrough Local Plan (1999, Saved Policies only); and*
- *Marion West Neighbourhood Plan (2016, applicable in Marion West Ward only).*

The overarching principle of the National Planning Policy Framework (NPPF) is to support sustainable development, and that it should go ahead without delay. It defines the role of planning in achieving economically, socially and environmentally sustainable development and recognises that each are mutually dependent. The NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles', which can be summarised as follows:

- *Being plan led;*
- *Enhancing and improving areas;*
- *Proactively drive and support sustainable economic development to deliver homes, business, industry and infrastructure and a thriving local economy;*
- *Always seek a high quality of design and good standard of amenity for existing and future occupants;*
- *Take account the different roles of areas, promoting the vitality of the main urban areas whilst recognising the intrinsic character of the countryside;*
- *Support the transition to a low carbon future, taking full account of flood risk, resources and renewables;*
- *Contribute to conserving and enhancing the natural environment;*
- *Encourage the effective use of land;*
- *Promote mixed use developments;*
- *Conserve heritage assets in a manner appropriate to their significance;*
- *Actively manage patterns of growth making fullest use public transport, walking and cycling and focus significant development in sustainable locations; and*
- *Take account of local strategies to support health, social and cultural well-being and deliver community and cultural facilities to meet local needs.*

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 - General Development
CS4 - Sustainable Development
CS5 - Design
UDSPD - Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Following a consultation exercise no comments were received from residents. The following responses were received from consultees.

Ward Councillors

No response received

Community Council

No response received

MBC Highways

No objection subject to relevant conditions

MBC Lead Local Flood Authority

No objection subject to conditions

MBC Environmental Health

No objection subject to conditions

MBC Refuse

No objection

Northumbrian Water

No objection subject to a condition

Environment Agency

No objection subject to a condition

Northern Gas

No objection

Cleveland Police Secured by Design

Advice given to the applicant in relation to secured by design principles.

Sport England

Due to an error a formal consultation was not sent to Sport England when the application was first received. This error was discovered during the preparation of this report. As a result the Planning Officer contacted Sport England and informed them of the error. A formal consultation has now been sent to Sport England giving them the necessary 21 days to respond.

Sport England were consulted on, and objected to the outline application for housing which included details of the position of the proposed club on the plans. The proposed Social club is located on an area of the site which is currently sports field/pitch as a result it can be reasonable assumed that Sport England will also object to the relocation of the Social club.

Sport England's objection to the housing application is detailed below:

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England' (see link below):
www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

The proposal seeks outline permission for residential development on 1.8Ha of playing field.

Assessment against Sport England Policy/NPPF

For Sport England not to object to development which results in the complete loss of playing field, the development must comply with either exception E1 or E4.

Sport England considers that the only way that an understanding of whether pitches at an individual playing are needed (or not) is through a local authority-wide review of playing pitch supply compared to demand from teams. This is most commonly in the form of a playing pitch strategy. Middlesbrough has an up-to-date Playing Pitch Strategy (PPS) adopted in 2013.

Our understanding of this work is that there are deficits around certain sports / age groups that need to be tackled. As such exception E1 is not considered to pertain to this application.

The Planning Statement submitted with the application makes brief reference to replacement playing field provision, but there is no further detail within the application. If the playing field were to be replaced by a new area of playing field of equivalent size and quantity in accordance with exception E4 then Sport England's playing field policy might be met. At present however the proposal is not considered to comply with either exception E1 or E4.

Public Responses

Number of original neighbour consultations	156
Total numbers of comments received	0
Total number of objections	0
Total number of support	0
Total number of representations	0

PLANNING CONSIDERATION AND ASSESSMENT

1. Following concerns raised regarding the appearance of the proposed building revised details were submitted. The analysis of this report relates to the revised scheme.

2. This application is a full application, as a result it is necessary to consider the principle of the development, the design, layout, scale and impact on the amenities of local residents and the streetscene.

Policy and Principle of Development

3. The site is part of a wider site that is allocated for housing under policy H33. The development of the wider site for housing is the subject of a separate application.
4. The proposed Social club is to replace the existing building which is located to the east of the application site, and is subject of the aforementioned housing application. Given that the use is currently taking place on the wider site there are no policy issues in relation to the proposed use in the proposed location.
5. It is proposed to locate a Betting Office within the social club. The betting office is situated in the northwest corner of the building. There is a door and small window located on the east elevation providing access to the building. The incorporation of a betting office within a social clubs is common practice. Although the building is located in a residential area it is considered that, subject to the assessment of the application in relation to the amenity of existing residents, the inclusion of a betting office is acceptable in principle.

Loss of Playing Pitches

6. Sport England are a Statutory Consultee for any development which:
 - a) is likely to prejudice the use, or lead to the loss of use of land being used as a playing field; or,
 - b) is on land which has been -
 - a. used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or
 - b. allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or
 - c) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface.
7. The application does not involve the replacement of grass with an artificial surface and the site is not currently being used as a playing field. The applicant has confirmed that the pitches were last used on Saturday 24th April 2010, over five years from the submission of the planning application. As a result it is considered that Sport England are not a statutory consultee. However, given that there is little evidence, other than the statement from the club, that the sports field has not been used for over five years from the submission of this application, Sport England consider that they are a statutory consultee. In circumstances where Sport England objects to a scheme where they are a statutory consultee and the Local Planning Authority intend to approve that scheme, the Local Planning Authority are required to only issue a 'minded to' decision following which there is a period of time which allows Sport England to use the call-in procedures available to them to request the Secretary of State consider the application.
8. Middlesbrough Council does not have a current Playing Pitch Strategy (PPS) within the last one being dated 2013. A PPS is an evidence based document that Sport England recommends Councils produce to guide investment, development and improvement in pitch sport facilities and meet the requirements of the National Planning Policy Framework. A PPS would consider the quantity and quality of sports fields and pitches within the borough in relation to the needs of the town's population. Middlesbrough Council are currently in the process of producing a PPS however, it is

unlikely to be completed until mid 2018 as it has to be undertaken over a period of time which demonstrates current usage of facilities amongst other matters. The applicant has requested the application is determined prior to this date. As a result the loss of the playing fields must be considered without the guidance of a PPS.

9. The sports facilities at the site have not been used for a number of years, the club has been unable to sustain the upkeep of the pitches or the club facilities on the site.
10. Since the figures on the number of pitches within the town, detailed within the outdated 2013 PPS, the provision of sports pitches has increased in the town, with additional pitches having been created at Middlesbrough Sports Village (including changing facilities) and Saltersgill, although it is acknowledged that other provisions have been removed elsewhere. On balance it is considered that the deficit of sports pitches within the town has been significantly reduced as a result of additional pitch provision and those at the Middlesbrough Sports Village are both grouped and well managed which officers consider can lead to a greater viability and overall use, providing a better offer than individual sporadic pitches across the town with limited or no changing / other facilities to support them.
11. Notwithstanding this, neither the applicant or Council can detail the absolute trend in sports provisions within the Borough over recent years and until the PPS has been completed it is considered in this instance, necessary to provide some form of mitigation to reduce the impact of the loss of the sports provision at the site
12. The majority of the impact in relation to the sports provision is as a result of the proposed housing application which is being considered in parallel to this application. The removal of the existing club building and its replacement with a new building to the northwest of the overall site does not have a significant impact on the sports provision. The existing layout of the site in terms of the sports pitches, means that the proposed club building is located on a section of the adult pitch and where the existing dilapidated changing facilities are situated. Should the proposed club building be erected prior to the housing development, the existing pitches on the site can be re-configured placing the pitch in the location of the existing club building, as a result there will not be any loss in playing pitches or playing field on the site.
13. Given the overgrown, unused nature of the site, the site being allocated for housing (albeit with some pitch retention), it is considered a more holistic approach to pitch provision is suitable and can be achieved better off site than being redeveloped immediately adjacent to the housing at the site. As a result it is recommended that a s106 agreement requiring a financial contribution towards the provision of a sports pitch within Middlesbrough, the type of pitch and location to be considered in discussion with Sport England, is required for the housing application which is linked to this application.
14. For the reasons detailed above it is considered that the relocation of the Social club is in line with the requirements of policies DC1 and CS4.
15. Section 8 of the NPPF which relates to promoting healthy communities. Paragraph 73 states 'access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.' As the site has not been used for a number of years, and the changing facilities are not fit for purpose, the site has not contributed towards the health and well-being of the community. Instead it is a messy, unkempt site which detracts from the visual amenity of the area. The site is located opposite Albert Park which provides active outdoor play and leisure provision within the local area, and as detailed above, the Middlesbrough Sports village provides numerous sports and leisure facilities to the community. It is considered that the relocation of the Social

Club will not prevent access to high quality open spaces and sports recreation facilities.

16. Should Members be minded to approve this application no decision will be issued until the consultation period for Sport England has elapsed. If comments are received from Sport England that differ to those detailed in the consultation section of this report, the application will be reported back to the Planning and Development Committee for further consideration.

Flood Risk and Drainage

17. Following objections from the Environment Agency and the Lead Local Flood Authority a revised flood risk assessment has been submitted.
18. The west section of the site is within flood zone 2. This means that the land is assessed as having between a 1 in 100, and 1 in 1000 annual probability of river flooding or between a 1 in 200 and 1 in 1000 annual probability of sea flooding in any year. Land within flood zone 2 is suitable for essential infrastructure and water-compatible development.
19. The proposed building has been located to the east of the application site, outside the flood zone with the associated parking provided to the west of the site.
20. The revised details have been considered by the Environment Agency, Northumbrian Water, and the Lead Local Flood Authority and objections have been withdrawn subject to conditions being imposed to ensure drainage is achieved on site and to ensure the development is in accordance with the Flood Risk Assessment.
21. In view of the above the development is considered to be in line with the requirements of policy CS4.

Highways

22. The proposed Social club is to replace the existing building on the wider site. The proposed vehicular and pedestrian access to the site utilises the easting west access to the existing social club on Park Road South. It is proposed that the eastern access will serve the proposed housing development.
23. The alignment of Park Road South in the vicinity of the site is straight and relatively flat, which means that it should be possible to achieve adequate visibility splays at both access points.
24. The existing club has a floor area of 700sqm, the proposed building will be larger with a floor area of 870sqm, an increase of approximately 24 percent. The application proposes the creation of 44 parking spaces, an increase of 4 spaces on the existing provision. There is public parking available to the north of the site on Park Vale Road providing 52 spaces. The site is in a sustainable location in close proximity to public transport links. The site is also in close proximity to the town centre.
25. On balance it is the planning view that the proposed parking provision is acceptable for the development. It is not considered that the impact of the proposed development on the highway network will be significantly greater than that from the existing social club.
26. The development is considered to be in line with the requirements of policies DC1 and CS4.

Environmental Health

27. The application has been assessed by Environmental Protection. The impact of the proposed uses has been considered in relation to the surrounding properties, including those proposed immediately to the south of the application site.
28. No objections have been raised subject to the imposition of a number of conditions required to ensure the amenities of the nearby residents are protected. The conditions include a requirement for the development to be carried out in accordance with the submitted noise assessment which details necessary mitigation including the erection of a 2.4m acoustic fence is to be provided at the south and east boundaries of the site, to provide protection to the residential properties proposed to the south of the site.
29. The proposed development is considered to be in accordance with the requirements of Policy DC1.

Amenities

30. The proposed social club is located approximately 70m away from the existing residential dwellings to the west, 80m from the dwellings to the south and 95m to the properties to the east. This is considered to be enough separation to prevent a significant impact on the amenity of the residents in this area.
31. The Clairville housing development is located to the northeast of the proposed social club. The existing club sits directly to the south of the dwellings. The noise associated with the existing club was considered as part of the Clairville application. The proposed club building will be located further away from these properties, it is therefore considered that the impact on the amenity of these residents in relation to potential noise issues will be reduced.
32. As detailed above the proposed development includes noise mitigation to protect any residents to the immediate south of the site, should housing be approved on the wider site.
33. The development includes a small external seating and smoking area located to the front of the building. The separation distance to the closest residential dwelling to the north is in excess of 45m.
34. The significant separation distance also prevents the building from having a significant impact on light spillage from the site to any of the surrounding properties.
35. The development includes a betting office in the northeast corner of the building, which has no external openings other than the access door and a small window located on the east elevation of the building at the front, in excess of 55m from the nearest residential dwelling. The betting office will be restricted to the same opening hours as the social club. It is considered that the inclusion of a betting office will not significantly increase the impact of the development on the amenity of the surrounding properties.
36. The development is considered to be in accordance with the requirements of policy DC1.

Design / Streetscene

37. The proposed building is predominantly single storey with a two-storey element. The design incorporates a number of hipped roofs at varying heights. The entrance to the

building is located at the front, positioned centrally within the two-storey element, it has a central gable feature and the doors are flanked by vertical windows. The entrance detailing provides an attractive element on the principle elevation.

38. The building is at an angle on the site, it is located approximately 15m from the boundary of the site to the north with the distance increasing to 25m to the west. The building is located on a corner plot, the distance from the boundary of the site to the west ranges from approximately 30m to 40m.
39. It is proposed to use render finishing for the walls to give a clean modern finish. Given that the entire building is proposed to be rendered consideration should be given to the use of different colours in certain locations to enhance the visual appearance of the building. A condition relating to the finishing material, including the colour of the render, will be required, should this application be approved.
40. The development can be further enhanced through the use of appropriate landscaping and boundary treatments, these will be controlled by condition.
41. It is considered that the design and scale of the building is appropriate in this location. The proposed building and associated works will enhance the appearance of the area improving the visual amenity of the streetscene. It is considered that the development is in accordance with the requirements of policies CS4 and CS5.

Conclusion

42. The proposed social club and associated works has been considered in relation to relevant local and national planning policies. There are no technical objections to the proposal in terms of sustainability of the site, flooding, drainage, highways and environmental health issues.
43. The application has been considered in relation to the objection by Sport England to the associated housing application for the land to the south of the application site, whilst formal comments to this application are received. It is the planning view that the associated housing application will result in the loss of the playing field at the wider site and therefore the housing application should provide any necessary mitigation.
44. The development is considered to be in accordance with the requirements of policies DC1, CS4, and CS5.
45. Should Members be minded to approve this application no decision will be issued until the consultation period for Sport England has elapsed. If comments are received from Sport England that differ to those detailed in the consultation section of this report, the application will be reported back to the Planning and Development Committee for further consideration.

RECOMMENDATIONS AND CONDITIONS

Recommended: Minded to approve subject to conditions

1. Time Limit
The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the plans and specifications detailed below and shall relate to no other plans.

- a) Application form, received 29th July 2016;
- b) Proposed Site Plan, drawing no. 2;
- c) Proposed Site Plan, drawing no. 1 rev. A;
- d) Proposed Ground Floor Plan - GA, drawing no. 2 rev. A;
- e) Proposed First Floor Plan - GA, drawing no. 3 rev. A;
- f) Proposed Elevations, drawing no. 4 rev. A;
- g) Design and Access Statement, received 26th July 2016;
- h) Flood Risk Assessment, report no. JCC16-182 rev. B dated July 2016;
- i) Transport Assessment, report no. 160721-522-TA v1; and,
- j) Noise Assessment report no. 5726.2 version A dated 26th October 2016;

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3. Sample of materials

Prior to the commencement of development samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of the visual amenities of the area.

4. Temporary Car Parking

A plan showing the location of temporary car parking to accommodate operatives and construction vehicles during the development of the site and measures to protect any existing footpaths and verges shall be submitted to and approved in writing by the local planning authority and implemented upon commencement of construction and thereafter such parking is to be removed on completion of works

Reason: In the interests of amenity and highway safety

5. Surface Water Drainage - Lead Local Flood Authority

Before development commences a detailed surface water scheme must be submitted and approved in writing by the Local Planning Authority. This scheme should be designed so that the greenfield runoff rate is 9.2 l/s and should be achieved by means of a sustainable drainage system. The submitted details shall include:

- a) an assessment of existing geology, ground conditions and permeability;
- b) the proposed 'management train';
- c) location and type of source control;
- d) site controls with storage locations;
- e) conveyance and exceedence routes;
- f) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime; and,
- g) if it is not possible to include a sustainable drainage system details as to the reason why must be included.

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area.

6. Foul and Surface Water - NWL
Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

7. Flood Risk Assessment
The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

a) No development shall be sited within flood zones 2 and 3 as shown in drawing 'AL (90) 0500' within 'Acklam Steeworks Middlebrough JCC16-182' FRA

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants

8. Landscaping Scheme
A scheme showing full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved, in accordance with a programme of works also to be approved by the local planning authority. These details shall include proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, refuse or other storage units, signs, lighting etc.), proposed and existing functional services above and below ground (eg; drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.), retained historic landscape features and proposals for restoration, where relevant.

Reason: In the interests of the amenities of the area.

9. Boundary Treatments
No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area.

10. Noise Assessment
The development shall be carried out in accordance with the approved Noise Assessment Report no. 5726.2 version A dated 26th October 2016. Any deviations from the mitigation measures and recommendations made in the report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and in the interests of the amenities of residents.

11. External Amplification Systems

No tannoy, address system or amplified music system shall be installed on the external area of the building.

Reason: To ensure a satisfactory form of development and in the interests of the amenities of residents.

12. Hours of Use

The use of the premises shall be between 11am and 11pm Monday to Sunday including Bank Holidays.

Reason: To ensure a satisfactory form of development and in the interests of the amenities of residents.

13. Deliveries and Collections

Deliveries and collections to the premises must be kept between the hours of 8am and 7pm Monday to Saturday, and between the hours of 9:30am and 6:30pm Sunday and Bank Holidays.

Reason: To ensure a satisfactory form of development and in the interests of the amenities of residents.

14. Fixed Plant and Machinery

Before any fixed plant and machinery, including refrigeration and air conditioning equipment, is used on the premises it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of airborne and structure-borne sound in accordance with BS4142. The scheme shall be approved in writing by the local planning authority before first use.

Reason: To ensure a satisfactory form of development and in the interests of the amenities of residents.

15. Demolition of Existing Social Club

Within a six months of the first use of the approved social club the existing social club, located to the east of the application site, must be demolished and the site made good in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of residents.

16. Re-configuration of Pitches

Within six months of the first use of the approved social club, if the housing development to the south has not commenced, the surrounding sports field must be re-configured to retain a junior and adult pitch in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development.

REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed social club accords with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraphs 186-187 of the NPPF. In addition the social club and associated works accord with the local policy requirements (Policies CS4, CS5 & DC1 of the Council's Local Development Framework).

In particular the social club is designed so that its appearance is complementary to the existing area and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The social club and associated works will not prejudice the appearance of the area and do not significantly affect any landscaping nor prevent adequate and safe access to the site. Consideration has been given to the loss of the sports provision at the site.

The application is considered to be an acceptable form of development, in accordance with the relevant policy guidance and there are no material considerations which warrant the refusal of the development.

INFORMATIVES

Discharge of Conditions

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

Highway Matters

The applicant is advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public

Should the development require Street Names, Numbers and/or Post Codes the developer must contact the Council's Naming and Numbering representative on 01642 728155.

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person.

In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

Gas Apparatus within the Site

The applicant must contact Northern Gas Networks directly to discuss requirements in detail.

Statutory Undertakers

The applicant is reminded that they are responsible for contacting the Statutory Undertakers in respect of both the new service to their development and the requirements of the undertakers in respect of their existing apparatus and any protection/diversion work that may be required.

Case Officer: Shelly Pearman

Committee Date: 8th September 2017

