

Item No. 08

APPLICATION NUMBER	CB/15/02104/FULL
LOCATION	Land at Memorial Playing Field, Greenfields, Shillington, Hitchin, SG5 3NX
PROPOSAL	Demolition of existing club house and construction of a purpose-built community facility together with associated car parking. Relocation of existing storage container.
PARISH	Shillington
WARD	Silsoe & Shillington
WARD COUNCILLORS	Cllr Ms Graham
CASE OFFICER	Alex Harrison
DATE REGISTERED	18 June 2015
EXPIRY DATE	13 August 2015
APPLICANT	Rowan Homes & Shillington Village Hall (Charity No. 3000656)
AGENT	Optimis Consulting
REASON FOR COMMITTEE TO DETERMINE	The application is linked to CB/15/02102/FULL also on this agenda, which is a scheme recommended for approval as an exception to policy due to the funding link between that scheme and this proposal.
RECOMMENDED DECISION	Full application – Approval recommended

Reason for recommendation.

The proposal provides an enhanced community facility in a recreation location closely associated with the existing village. The design is larger than the existing facility but not considered to have a harmful impact on the character of the area. Appropriate conditions are proposed to ensure that the development will not harm neighbouring amenity. The development increases the parking in the area and is suitably access using the existing arrangement. The loss of open space is noted but considered acceptable in this instance given the gains of the development overall.

Site Location:

The application site lies within the existing Memorial Playing Field and is an area of public open space. The playing fields sit partly within the designated settlement envelope and partly outside and the location of the proposal is within the envelope.

There is an existing pavilion located on the playing fields at the southern extent of the site which sits close to an existing car park and play area. Vehicular access to the site is obtained through the adjacent residential area, via Greenfields.

The Application:

Full planning permission is sought for the demolition of the existing pavilion and the construction of a new community facility with associated parking. The proposed facility will be located further east within the site and will provide approximately 790

square metres of floor space and will provide a multi-functional hall, meeting space, changing room facilities, a bar and Parish Council Office.

The application is proposed alongside a separate application for full planning permission (CB/15/02102/FULL) for 19 dwellings on a site largely outside of the settlement envelope, adjacent the edge of the village. The applications are linked in that the profits made from the residential scheme will be used to fund the construction of this proposed facility. This accompanying application is also on the agenda.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS1 – Development Strategy.

CS3 – Healthy and Sustainable Communities.

CS14 – High Quality Development

DM3 – High Quality Development

DM4 – Development Within and Beyond Settlement Envelopes.

DM5 – Important Open Space within Settlement Envelopes.

Emerging Development Strategy for Central Bedfordshire 2014

The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014. After initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council issued judicial review proceedings on the 12th March 2015 against the Inspectors findings. At the Council's Executive Committee on 6th October 2015, Members agreed to recommend to Full Council (19th November 2015) that the Development Strategy be withdrawn and to discontinue legal proceedings. Once withdrawn no weight should be attached to the Development Strategy. However, its preparation was based on and supported by a substantial volume of evidence studies gathered over a number of years. These technical papers are consistent with the spirit of the NPPF and therefore will remain on our web site as material considerations which may inform future development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

None

Consultees:

Shillington Parish Council. Support the application

Highways This proposal has been the subject of pre-application discussion and the contents of the Design and Access

Statement together with the Transport Statement accurately reflect the highways position. As such I can confirm that there is no fundamental highway objection to the proposal. The site is located within the village, easily accessible by foot, cycle and car. The vehicle access arrangements together with the on-site parking proposals are satisfactory.

Trees and Landscape

Prior to the application being received there was some discussion regarding tree issues on the site, these primarily related to trees on the south east boundary some of which are covered by Tree Preservation Order, this includes the mature tree located close to the existing club building that is to be demolished. Because of its proximity and the potential for damage to the structure of the tree including roots during the demolition phase including removal of existing foundations/hardstanding we have asked for a BS5837 2012 Tree Survey and Arboricultural Impact Assessment (AIA) to be supplied with regards to trees along this part of the south east boundary. This will include the trees in the vicinity of the new parking area.

Any new service lines and soakaways are to avoid root protection areas of trees to be retained.

Details will be required with regards to additional planting and landscaping.

Leisure Services

- The Planning, Access and Design Statement list the Leisure Strategy Chapter 1: Leisure Facilities Strategy in relation to local needs. This is irrelevant to this application as Chapter 1 deals with indoor sport and leisure facilities i.e. leisure centres as none of the relevant facilities are to be provided in the proposed community hall/changing pavilion.
- There is no objection in principle to the provision of a new changing facility to serve the outdoor sports facilities. The existing building is old and offers poor quality facilities. The combining of changing and community facilities can offer benefits to both activities and enable the facility to be more financially viable.
- The consultation with the Football Association in the design of this facility is noted however, the application does not identify if the facility has been designed in accordance with Sport England or FA guidance.
- The opportunity to include other sports such as cricket, netball and tennis is welcome. Further clarity/information is needed to show if cricket facilities

are currently provided, are needed in the future and whether it is planned that they will be provided. The plans show a potential overlap with mini football which would not be appropriate.

- Sport England's comments raise a number of issues with regard to clarity and sufficiency of information and I would support these. The various plans submitted are somewhat contradictory and the information requested by SE re existing and proposes pitch sizes etc. would help resolve where pitches may be lost.
- The application does not provide a plan of the proposed community centre. This is vital in determining both the adequacy of the sports facilities and the community uses.
- The plans show a number of 'possible' locations for pitches and a MUGA. Clarification is needed as to whether it is proposed to remove the tennis courts and replace them with a MUGA.
- There are 2 locations for the play area, one proposed and one possible. Again clarification is required on where/what is proposed and whether the existing equipment can safely be relocated.

Sport England

Raised a holding objection stating:

Existing Playing Pitch Layouts: From the plans provided there is uncertainty about what existing winter playing pitch layout is correct. The existing site layout shows a football pitch in the area where the community hall is proposed but the site location plan does not show a pitch in this location. It is therefore unclear whether there is a football pitch currently marked out in this area. Clarity on this matter is therefore requested and whichever plan is inaccurate should be amended accordingly. It would be helpful if all plans showing existing pitch layouts could show the dimensions of the pitches to aid comparison with the proposed pitch layouts. This information is requested to allow an informed assessment to be made of the impact of the proposals on existing playing pitches.

2. **Football Pitch Impact:** The existing site layout plan shows that the proposed community hall would displace a football pitch and the proposed site layout indicates that 3 possible football pitches

of different sizes could be marked out on the field to the west presumably to mitigate this. First, it would be helpful if the dimensions of the existing and proposed football pitches were provided to allow comparison and if applicable an explanation is provided of why smaller pitches are proposed on the field to the west. Second, it should be clarified what the status of the 'possible' football pitches are as if they are proposed to mitigate the displaced pitch then Sport England would expect them to be provided as part of the planning application. Third, it should be clarified whether the areas proposed for the possible football pitches are areas that have already been constructed for playing pitch use (i.e. levelled, drained and with a suitable surface) or whether this is proposed as part of the application. These areas could only be used for playing pitches if appropriate ground works have been undertaken. Fourth, if the areas proposed for possible pitches require ground works to be undertaken, clarity is requested of whether a feasibility study has been or will be undertaken to assess the works required to convert the areas to playing pitch use. This information is requested to allow an informed assessment to be made of the impact of the proposals on football pitch provision and the acceptability of the mitigation measures.

3. **Cricket Pitch Proposals:** Clarity is requested of whether existing natural turf cricket pitches are sited on the playing field as it is unclear from the existing site plan and aerial photos. Clarity is also requested of the status of the proposed cricket pitches as it is unclear whether a cricket square and outfield are proposed as part of the planning application or whether the plans are indicative to show that a pitch could be provided at a later date if required. If a pitch is proposed to be provided, it is queried whether it is actually proposed that the cricket square and mini football pitch would overlap in practice (as a suitable quality cricket square would need to be safeguarded for cricket use) and what the distance from the wickets to the outfield boundary would be as it would appear to be smaller than required for meeting ECB guidance for both senior and junior cricket grounds. Details of any consultation with the local cricket club and the Beds County Cricket Board would be welcomed as the statement of community involvement does not refer to consultations with cricket stakeholders about the proposals. This information is requested to allow an informed assessment to be made of the

proposals for cricket provision.

4. **Community Centre Floor Plan and Sections/Elevations:** A floor plan of the proposed community centre together with sections and elevations. This information has not been provided with the planning application. This information is requested to allow an informed assessment to be made of the design and layout of the changing facilities and community hall (in terms of its suitability for indoor sport).
5. **Sport Related Benefits of the Community Centre:** Further details of the sport related benefits of the proposed community centre facilities as while reference is made to the changing facilities replacing the existing changing pavilion which is in a state of disrepair, it is unclear what the deficiencies are and how the new facilities would address these problems and meet the current needs of local sports clubs. Also, how would a community hall designed for indoor sport address local needs? This information is requested to allow an informed assessment to be made of the community sports benefits of the facilities which would assist with assessing the proposals against exception E5 of the above policy;

Following the submission of amended plans the holding objection has been withdrawn and no objections raised.

Internal Drainage Board Had no comments to make

Ecology I have read through the submitted documents and would have no objections to the proposal. Ecological enhancements are proposed which include the provision of an area of wildflower grassland which is welcomed. Any additional planting of trees or shrubs should use locally native species which are nectar or berry rich where possible.

The ecological appraisal notes potential bat and bird interest on the site and as such I would wish to see a condition on any planning permission granted which requires the retention of the ash tree adjacent to the existing club house building. This should be safeguarded throughout the construction works and operational phase of the build as it contains a known bat roost. A root protection area should be established and all construction works should be undertaken during daylight hours to prevent harm or disturbance to bats.

For the same reason I would wish to see the following condition added to require a lighting strategy;

A lighting strategy for biodiversity will be produced for the sports pitches and community building *and* be submitted to and approved in writing by the local planning authority.

The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

I would also seek to add an informative regarding timing of works to buildings or vegetation clearance to ensure this avoids the bird nesting season of March to August inclusive.

Sustainable
Drainage Officer

Urban

We consider that planning permission could be granted to the proposed development and the final design, sizing and maintenance of the surface water system agreed at the detailed design stage prior to any development taking place on site.

We therefore recommend conditions be applied as recommended below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk to the development and surrounding area, in accordance with section 103, 104 and 109 of the NPPF.

Rights of Way Officer

The building does not obstruct the PROW and therefore I have no objections.

Pollution Officer I have no objections to the proposed redevelopment of the site in principal. However the applicant has failed to provide details on how they are going to control noise and odour from the use of the development and how they are going to protect the neighbouring residential occupiers from its use.

In the context of the planning history at the site the proposal is considered to be acceptable subject to the imposition of the following conditions stated below. They will require the submission of additional information and schemes for the subsequent discharge.

Community Safety Officer Had no comments to make.

Other Representations:

Neighbours 2 letters have been received. One raising objection, the other providing comments. The issues raised are as follows:

- The location is fine for the sports facilities but less so for other community activities. This would be a very large structure in a rural setting but we have little information regarding materials. The proposed elevations show mainly blank walls with some, what could be vertical cladding, and possibly a tiled roof. Red brick walls and tiled roofs should predominate.
- The floor plan shows a demountable stage with no provision for curtains or entrances to left and right or designated changing rooms. The absence of such provision significantly diminishes its value as a Community building.
- The building design does not appear to provide any measures to minimise vandalism, often a problem around this isolated area.
- Access is a major cause of concern to vehicles that approach along Greenfields, which also provides access to Shillington Lower School. The proposal will result in increased parking problems in the immediate area and beyond.

Determining Issues:

1. The Principle of Development
2. The Impact on Sports Pitch Provision
3. The Impact on the Character of the Area.
4. The Impact on Neighbouring Residential Amenity.
5. The Impact on Parking and the Highway.

Considerations

1. The Principle of Development

- 1.1 While the playing fields are partly within and partly outside the settlement envelope, the area on which the built development is located lies within the settlement envelope and for planning purposes does not amount to development in the open countryside. The area of the proposed development is part of a designated area of important open space. Policy DM5 is therefore pertinent which states that the Council will refuse proposals that amount to a loss in open space and an adverse impact on either its visual or functional value. In addressing redevelopment proposals the policy states that applications will only be considered favourably where proposals would result in an enhanced provision in functional terms, where there are exceptional circumstances resulting in overall community benefit or where there would be no adverse effect on the visual quality of the settlement.
- 1.2 It is considered that this proposal can be considered as a redevelopment project as the existing hall will make way for the proposed. It is not argued, neither it is considered, that there is a shortfall in community facilities to the extent that exceptional circumstances should be considered but it is felt that the proposal would result in an enhanced provision over the existing facilities and against the backdrop of the existing village, will not result in a visual detraction. The provision of recreational and community facilities are considered to be acceptable in principle.

2. The Impact on Important Open Space and Sports Pitch Provision

- 2.1 The enlargement of the parking and provision of new building result in a loss of the Important Open Space and playing field area. In considering policy DM5 it is considered that the proposal can be regarded as an enhancement of facilities through a redevelopment project. In this instance the loss of important open space is noted but not considered to be to the detriment of the larger space itself. The scheme as a whole is considered to be an enhancement to the facilities on the site which will potentially increase the number of visitors and participants to the site.
- 2.2 With regards to sports pitch provision the current playing fields are used for team sports but site visits have indicated that it is not intensively so. Sport England initially raised a holding objection on the grounds stated in the consultation section. Following discussions with the applicant and the submission of a revised pitch layout drawing the objection has been withdrawn. The proposal is considered to provide an enhanced sporting provision with larger and improved changing room facilities within the hall.
- 2.3 The comments from the Leisure Officer supported the previous objection from Sport England. No further comments have been received and it is assumed that the revised comments from Sport England are now also endorsed.
- 2.4 The Leisure Officer raises queries relating to clarity over a potential multi use games area (MUGA) and relocation of the play area within the playing fields. The MUGA as shown on the plans is considered to be illustrative only. The application does not include the provision of such a surface and therefore its location is not a consideration. The applicant will be advised on the decision notice that this consent, should it be granted does not give permission for the

installation of a MUGA, which requires planning permission in its own right.

- 2.5 In terms of the play equipment this is to be relocated due to the extended car park as proposed. The playing fields are within the red line area and the equipment is an existing provision. It is therefore considered reasonable to obtain the clarification for the relocation via condition should planning permission be granted. Therefore it should be noted that this application will need to consider the relocation of the play equipment as a matter of principle but not the provision of a MUGA.
- 2.6 The proposed provision of the community facility is considered to be an acceptable redevelopment scheme that provides an enhanced sporting provision in the area and no objection is therefore raised on the loss of open space that is of consequence.

3. The Impact on the Character of the Area.

- 3.1 The proposed building is functional in design. It provides a large footprint of community facility with the bulk of building successfully broken up through different roof structures. There is a principal double storey element which would house the main hall area and the rest of the floor space is provided in single storey elements. The existing facility is smaller and therefore has less of an impact but it is also functional in appearance. The enhanced provision that is brought about by the proposal does result in an increased prominence of building in this location. It is however not so prominent as to be regarded as harmful to the character and appearance of the area and the use of appropriate finishes and external materials would contribute to reducing the impact of the larger bulk.
- 3.2 The proposal results in the enlargement of the parking area at the southern part of the site, providing a total of 102 parking spaces overall. The increased area of hardstanding results in a need to relocate existing play equipment. The car park extension provides a harder character than existing however it would read as an ancillary aspect of the new hall and would not therefore be considered out of character with the development and would not be inappropriate in terms of how it sits in the character of the area itself.
- 3.3 The impact on the character and appearance of the area will be greater than the existing but not to the extent that it would be considered to be detrimental.

4. The Impact on Neighbouring Residential Amenity.

- 4.1 The principal consideration in terms of amenity would be from noise and disturbance from the new facility. The location further into the playing field increases the distance of the facility from the nearest dwellings. This should be considered against the enhanced provision providing better facilities for evening activities that could potentially be noisy. The Council's Pollution Officer did acknowledge that there were no details provided to demonstrate how noise impacts would be addressed but at the same time raised no objections. It is prudent therefore to consider that a solution regarding noise impact is achievable in principle and such details can be reserved by condition as part of the recommendation.

- 4.2 Noise impact concerns are also raised from other areas of the development, namely the proposed car park extension, fixed plant and equipment serving the building and the relocated MUGA. As previously mentioned the MUGA is indicatively shown and does not form part of this scheme. The recommendation from the Pollution Officer is that the impacts can be addressed through conditions.
- 4.3 The Pollution Officer has also referenced lack of information from proposed lighting as a result of the scheme. The scheme does not specifically detail lighting in the plans but it is fair to assume that such a development would come with a need or pressure to provide lighting at the building and car park area. Given the layout of the scheme as submitted it is likely that the most affected properties will be those on Greenfields immediately adjacent or directly facing the car park area, namely nos 21, 23, 29 and 31 odds as well as 22 – 40 evens. Light pollution could potentially have a detrimental effect on residential amenity (and the character of the area in this edge of village setting) and therefore it is also considered appropriate to condition a lighting scheme to ensure that an appropriate solution is approved from the outset.
- 4.3 The proposed scheme has the potential to impact on neighbouring residential amenity. However following consideration from the Pollution Officer it is considered that concerning impacts can be mitigated against through appropriate conditions and therefore no objection is raised in this respect.

5. The Impact on Parking and the Highway.

- 5.1 The impact of the scheme in terms of sports participation is unlikely to be different from the existing situation as these are existing pitches. The proposal will provide more parking spaces for visitors to the playing fields and therefore at peak times there is a reduced risk of vehicles parking on street at Greenfields due to a lack of parking currently.
- 5.2 The Highways Officer has reviewed the proposal and raised no objections to the scheme and therefore access arrangements and increased parking numbers are considered to be acceptable.
- 5.3 Moving away from the private car, the location of the site is such that it is considered to be well linked to the village and accessible by both foot and cycle. The scheme provides space for 48 cycle parking spaces appropriately located adjacent the building.
- 5.4 The proposal is therefore not considered to have a detrimental impact on the highway and makes provision for cycle parking as well.

6. Other Considerations

6.1 Ecology

The Ecologist raises no objection and wishes to see an existing ash tree retained due to potential for birds and bats. The layout plan shows this and rather than secure this by condition it is reasonable to encompass its retention as part of the wider landscaping requirement for the project.

6.2 Delivery

The provision of the Community Facility will be financed through a number of

sources. A Principal funding amount will be provided through the applicant, Rowan Homes, by way of redirected profit and S106 monies from a housing development on the edge of Shillington. Furthermore the sale of the land for the residential application generates funding that will also be used to deliver this project by the applicant of that residential scheme. This application is also on the Committee agenda (CB/15/02102/FULL) with a recommendation for approval.

6.3 Internal layout

Concerns are raised over the nature of the stage arrangement at the proposed hall. The specifics of an internal arrangement such as this is not a planning consideration

Recommendation:

That Planning Permission is granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development relating to the construction of the community facility shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)

- 3 Notwithstanding the details in the approved plans, the community facility hereby approved shall be brought into use until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.

- 4 **No development shall take place until a until details have been submitted to and approved in writing by the Local Planning authority of a scheme for the detailed design of surface water disposal along with associated management and maintenance, incorporating sustainable principles wherever appropriate. The works shall then be carried out in accordance with approved details.**

Reason: To ensure that the surface water drainage system is sufficient to accommodate the impacts of the development hereby approved.

- 5 The community facility hereby approved shall not be occupied until all on-site vehicular areas have been surfaced in tarmacadam or other bound material. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 6 **No development shall take place until an Environmental Construction Management Plan detailing access arrangements for construction vehicles, on-site parking, loading and unloading areas, materials storage areas and wheel cleaning arrangements shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Environmental Construction Management Plan.**

Reason: In the interest of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Policy DM3 of the Core Strategy and Development Management Policies 2009.

- 7 The development hereby approved shall not be brought into use until details have been submitted to and approved in writing by the Local Planning Authority of a proposed lighting scheme and impact assessment for the building and car park area hereby approved which is devised to eliminate any detrimental effect caused by obtrusive light from the development on the neighbouring residential occupiers and considers biodiversity implications in accordance with informative 2. The scheme shall be prepared by a suitably qualified lighting engineer in accordance with the relevant publications and standards. The works shall be carried out in accordance with the approved details and thereafter be retained.

Reason: To protect the neighbouring residential occupiers from any adverse impact from the lights arising from the use of the premises.

- 8 Equipment shall be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the commercial food use continues. Full details of the method of odour abatement and all odour abatement equipment to be used, including predicted noise levels of the equipment in operation, shall be submitted to and approved by the Local Planning Authority prior to the installation of the equipment. The approved equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the use hereby permitted commencing.

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents.

- 9 The kitchen ventilation system approved in accordance with condition 8 above, together with any other external plant, machinery and equipment installed or operated in connection with this permission, shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142:2014, at the boundary of any neighbouring residential dwelling. The applicant shall clearly demonstrate that noise from the installed plant achieves the required noise standard, prior to the use hereby permitted commencing.

Reason: To protect neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system and other external plant on the premises.

- 10 **No development shall take place until a detailed scheme of noise mitigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the implementation of the approved measures. The proposal shall be carried out in accordance with the approved timetable and mitigation scheme and the required measures maintained thereafter.**

Reason: To ensure development hereby approved is mitigated against noise impacts on neighbouring residential properties.

- 11 **Prior to the commencement of development a scheme setting out measures for protecting all trees, shrubs and other natural features during construction work shall be submitted to and approved in writing by the Local Planning Authority. No work shall commence on site until all trees, shrubs and features to be protected are fenced with 2.3 high weldmesh fencing securely mounted on standard scaffolding poles driven firmly in the ground in accordance with BS 5837:2005;**

- **for trees and shrubs the fencing shall follow a line 1.0m outside the furthest extent of the crown spread, unless otherwise agreed in writing by the Local Planning Authority;**
- **for upright growing trees at a radius from the trunk not less than 6.0m, or two thirds of the height of the tree whichever is**

the greater;

- **for other natural features along a line to be approved in writing by the Local Planning Authority.**

Such fencing shall be maintained during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

Reason: To safeguard the existing trees on the site in the interests of visual amenity.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12495 01, 12495 02, 12495 03 Rev E, 12495 04, 12495 05, 12495 07 and UNV-LIG-5000-STD-1.00 (C).

Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. Applicant is advised to note that, in producing the proposed lighting scheme as required by condition 7, the following biodiversity considerations should be taken into account and reflected in the scheme:
 - a) identification of areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
3. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a

result of construction of the development hereby approved.

- 4. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

It is recommended that planning permission be granted for this proposal. Discussion with the applicant to seek an acceptable solution took place regarding sports pitch layout. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) Order 2015.

DECISION

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