

Item No. 13

APPLICATION NUMBER	CB/12/02894/FULL
LOCATION	Land west of Larksfield Surgery, Arlesey Road, Stotfold, Hitchin, SG5 4HB
PROPOSAL	Proposal of two Football Pitches as well as Toilet Facilities and provision for informal car parking spaces (x30)
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Saunders & Saunders
CASE OFFICER	Samantha Boyd
DATE REGISTERED	16 August 2012
EXPIRY DATE	11 October 2012
APPLICANT	Stotfold Town Council
AGENT	B3 Architects
REASON FOR COMMITTEE TO DETERMINE	The application site is on Council owned land and objections to the proposal have been received.
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **No development shall commence until full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- proposed finished levels or contours;
- materials to be used for any hard surfacing including the parking area and footpaths;
- minor structures (e.g. furniture, play equipment, signs, etc);
- proposed and existing functional services above and below ground level;
- planting plans, including schedule of size, species, positions,

- **density and times of planting;**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of 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 give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 4 **No development shall take place until a written scheme of archaeological investigation, recording, analysis and publication has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme**

Reason: To record and advance understanding of the archaeological resource which will be unavoidably destroyed as a consequence of the development.

- 5 **No development shall commence until details of all fencing to be erected, including height, design and materials together with details of any gates or openings, have been submitted to an approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details. The perimeter fencing shall be provided prior to the use hereby permitting coming into effect.**

Reason: To ensure a satisfactory development and in the interests of site security

- 6 **No development shall take place until details of the height and location of the grass banking located along the eastern site boundary shall be submitted to the Local Planning Authority for written approval. The development shall be carried out in accordance with the approved**

details and shall be completed prior to the first use of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbouring amenity.

7 No development shall take place until -

i) a detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number 101C shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

ii) based on the results of this assessment to be carried out pursuant to i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policy CS3.

8 No development shall commence until details of the junction of the modified vehicular access with the highway have been approved by the Local Planning Authority and the football pitches shall not be brought into use until the junction has been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and premises.

9 The modified vehicular access shall have a minimum width of 7.3m, kerb radii of 9m, and shall be located in accordance with the approved Site layout Plan, drawing number 20192/101C.

Reason: In the interest of road safety and for the avoidance of doubt

10 Before the modified access is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the footway/cycleway into the site along the centre line of the anticipated vehicle

path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway/cycleway level.

Reason: To provide adequate visibility between the existing footway/cycleway and the modified access and to make the access safe and convenient for the traffic that is likely to use it.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 101C, GA/EL 120 A.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed football pitches would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety. The proposal is also considered acceptable in terms of its impact on biodiversity and the landscape therefore by reason of its size, design and location, the proposal is in conformity with Policies CS3, CS14, DM3, DM4, DM14 and DM15 of the Core Strategy and Management Policies, November 2009; and The National Planning Policy Framework, 2012.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to write to Central Bedfordshire Council's Highway Help Desk, Technology House, 239 Ampthill Road, Bedford MK42 9BD quoting the Planning Application number and supplying a copy of the Decision Notice and a copy of the approved plan. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.

The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.

2. The applicant is advised that the proposed landscaping scheme required for the approval of condition 2 should be discussed with Tree and Landscape Officers to agree an acceptable scheme prior to the submission.

[Note

1. In advance of consideration of the application the Committee were advised that the Public Protection Contaminated Land Pollution Team had no comments and the Landscape Officer for Central Bedfordshire Council had provided comments which were detailed in the Late Sheet.
2. In advance of consideration of the application the Committee received representations under the Public Participation Scheme.]