

Item No. 20

APPLICATION NUMBER	CB/12/01812/FULL
LOCATION	The Recreation Ground, The Rye, Eaton Bray
PROPOSAL	Erection of all weather training pitch with associated fencing and floodlighting.
PARISH	Eaton Bray
WARD	Eaton Bray
WARD COUNCILLORS	Cllr Mrs Mustoe
CASE OFFICER	Nicola Darcy
DATE REGISTERED	06 June 2012
EXPIRY DATE	01 August 2012
APPLICANT	Eaton Bray Parish Council
AGENT	Mr Farnfield
REASON FOR COMMITTEE TO DETERMINE	The Assistant Director is sending this application to Development Management Committee following the concerns raised by the Environmental Health Officer
RECOMMENDED DECISION	Full Application - Granted

Recommendation

That subject to the completion of a prior Section 106 Agreement to secure appropriate community use of the pitch and control over the use of other events on the Green at the same time as use of the pitch, then Planning Permission be GRANTED subject to the following:

- 1 The development 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 **Before development begins, the position of the pitch shall be pegged out on site and its position approved in writing by the Local Planning Authority.**

**Reason: To enable consideration to be given to the precise layout of the development.
(Policy BE8 S.B.L.P.R).**

- 3 The all weather sports pitch and associated floodlighting shall not be used outside the hours of 09:00 to 21:00 on Mondays to Fridays, outside the hours of 10:00 to 17:00 on Saturdays and 10:00 to 16:00 Sundays, Bank and Public Holidays.

Reason: To protect the amenities of the area.
(Policy BE8 S.B.L.P.R).

- 4 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To record and advance understanding of the significance of the heritage assets with archaeological interest in accordance with paragraph 141 of the National Planning Policy Framework.

- 5 **Prior to the construction of the all weather pitch, the existing pavilion shall be demolished and removed from the site and the additional parking spaces shown of Drawing No. shall be marked out and retained for purpose thereafter.**

Reason: In the interests of Highway Safety.

- 6 All proposed external lighting shall be correctly adjusted and maintained so that it illuminates the intended area only as indicated on the approved Plan and does not throw lighting beyond thereby ensuring minimum light pollution.

Reason: In the interests of visual amenity.
(Policy BE8 S.B.L.P.R.)

- 7 Before development begins and notwithstanding the details submitted with the application, the scheme for floodlighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the site and its surrounding area.
(Policy BE8 S.B.L.P.R.)

- 8 **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be 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 for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

**Reason: To ensure a satisfactory standard of landscaping.
(Policy BE8, S.B.L.P.R.)**

- 9 Before the development begins, a scheme for the method of surface water/storm water drainage shall be submitted and agreed in writing by the Local Planning Authority.

Reason: To ensure suitable provision is made for surface water drainage.

- 10 The development hereby permitted shall not be carried out except in

complete accordance with the details shown on the submitted plans, numbers CBC/001, 01, 002, 003 Rev 01, 04, 05, 006, 007, TB108/H/CR Rev A & T1.

Reason: For the avoidance of doubt.

Reasons for Granting

The proposed all-weather sports pitch would provide a rural sports facility both for a local football club and wider community use. With the imposition of appropriately worded conditions, the development would not have a detrimental impact upon the openness or visual amenity of the Green Belt or a significant adverse impact on the residential amenity of neighbouring properties. A Section 106 Agreement ensures that the proposal is acceptable in terms of highway safety therefore by reason of its site, design and location, the development is in conformity with Policy ENV7 in the East of England Plan (May 2008), Policies BE8 and R16 of the South Bedfordshire Local Plan Review 2004 and the National Planning Policy Framework.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
2. 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.
3. This permission is subject to a legal obligation under Section 106 of The Town and Country Planning Act 1990.
4. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

[Note:

1. In advance of consideration of the application the Committee were advised of four further letters of objection being received along with a petition containing 216 names as detailed in the Late Sheet.

2. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
3. An additional condition 9 has been added above, dealing with surface water drainage.
4. The legal officer confirmed to members that issues surrounding the Village Green usage were a civil matter and were not a planning consideration as detailed in Section 3 of the report.]