

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

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.

- 13 The development hereby approved shall not be brought into use until the sports pitches have been laid out in accordance with the layouts shown on drawing Number 12495 03 Revision E.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use.

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.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of the additional consultation / publicity response, as detailed in the Late Sheet, from:

- a. The Leisure Officer and;
- b. An additional condition 13.]