

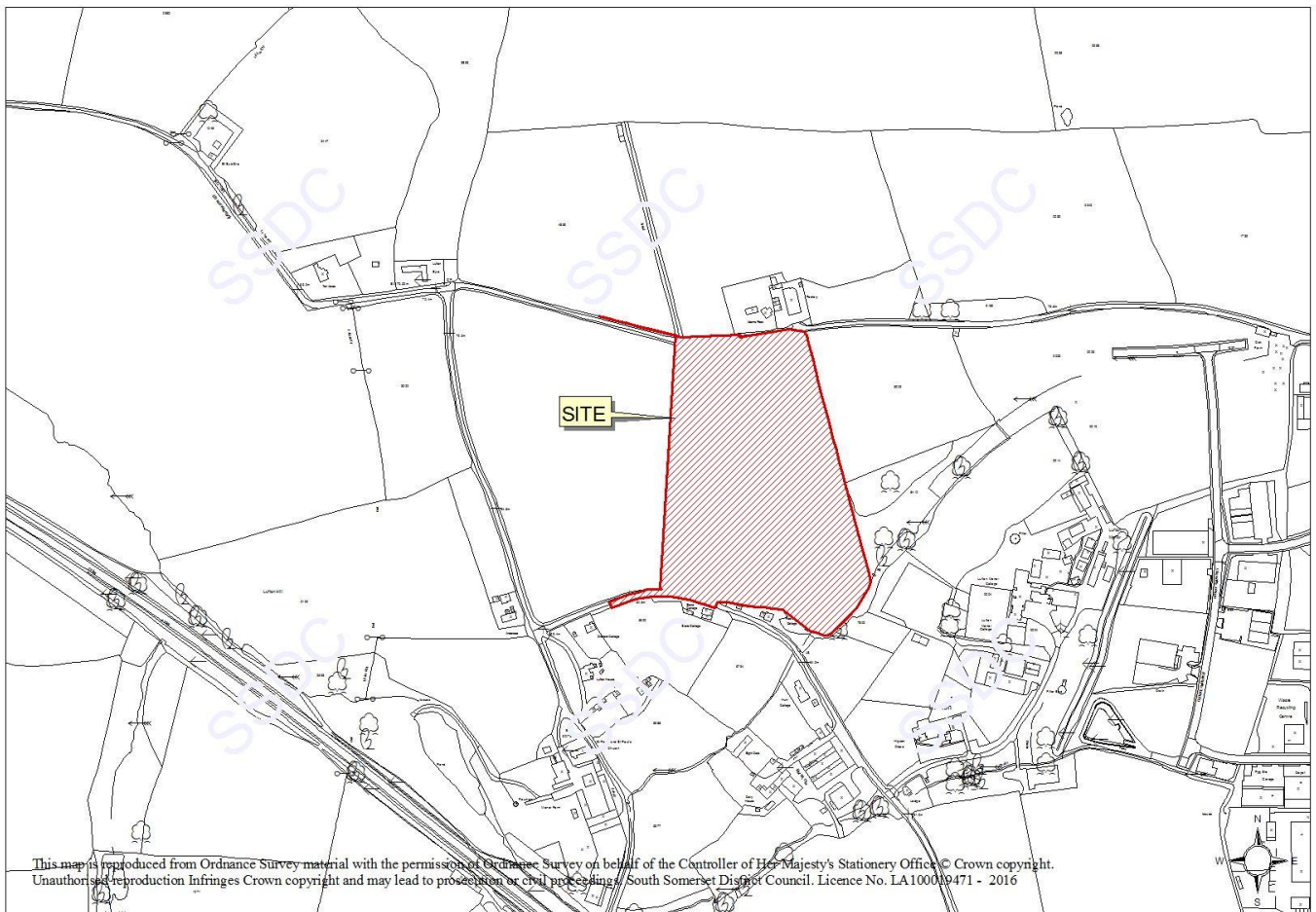
Officer Report on Planning Application: 15/02535/FUL

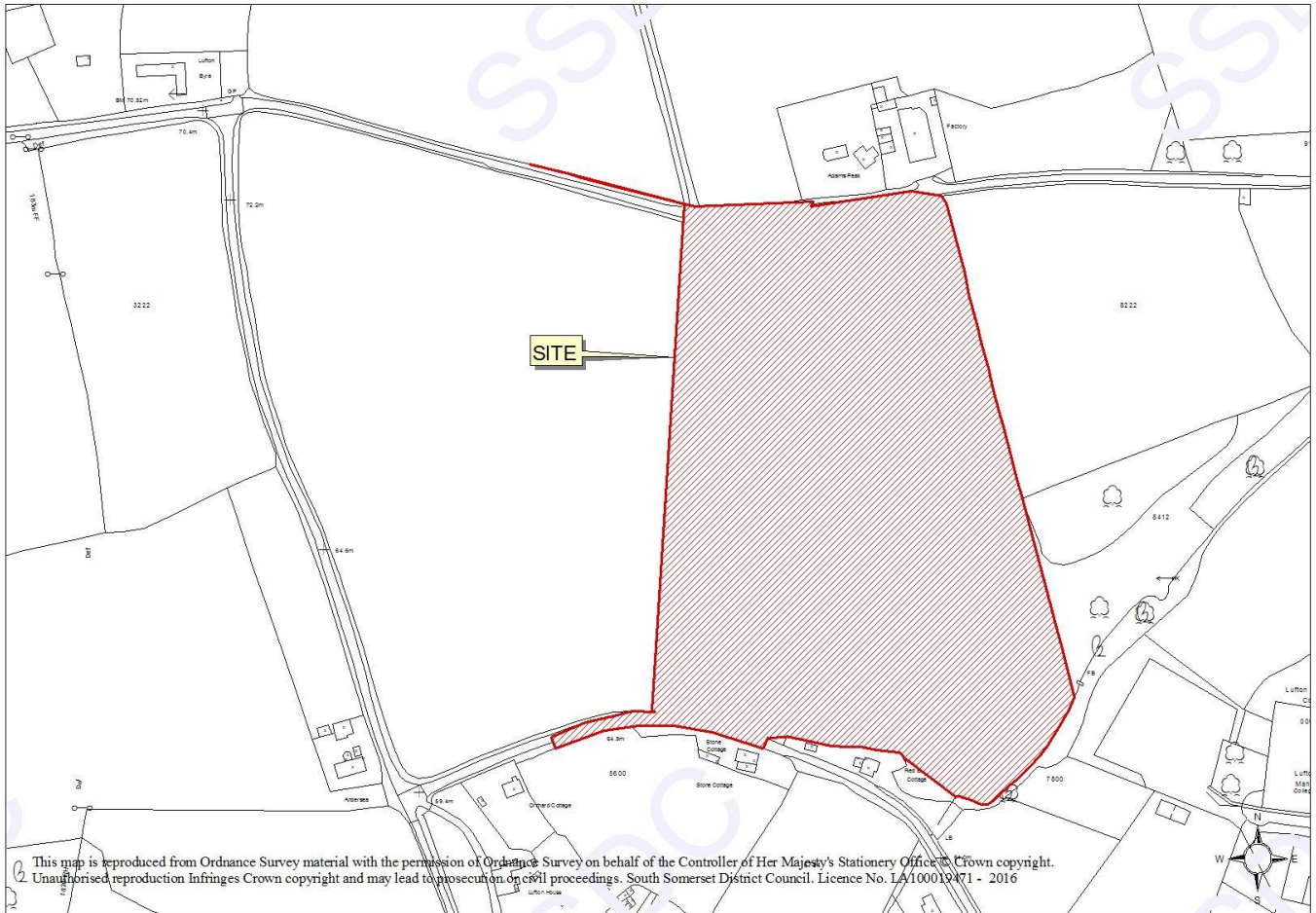
Site Address:	Land OS 7300 (North of Red Brick Cottage) Thorne Lane, Yeovil
Ward:	BRYMPTON
BRYMPTON Ward (SSDC Member)	Cllr S Lindsay Cllr P Seib
Proposal:	The change the use of land from agricultural to community playing field and recreation use along with pavilion, associated access, replacement field accesses, car parking and associated works (GR 351580/117154)
Recommending Case Officer:	Simon Fox, Area Lead Officer (South)
Target date/Ext of time	31st August 2015 31st March 2016
Applicant :	Yeovil Town FC & Yeovil Town Holdings Ltd
Type : 05	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL

This application is referred for Committee consideration at the request of the Development Manager in accordance with the scheme of delegation and with the agreement of the Vice Chairman due to the fact the application constitutes a major development and it will help to provide consistency as there are several applications in the vicinity of Lufton village.

SITE DESCRIPTION AND PROPOSAL





The application site lies within Brympton parish in the hamlet of Lufton. Lufton village as it is known locally comprises several dwellings located on Lufton Lane, a typically rural lane that connects Thorne Lane to the north with New Road (to Montacute) to the south. The hamlet is dominated by the educational college which operates over two sites, one being Lufton Manor (listed) and the other being Manor Farm. The other notable landmark is the Church of St Peter and St Paul which is adjacent to Lufton House (both listed). To the west of the application site and Lufton Lane are the Parish Council operated allotments.

Extending to 5.06 hectares (12.6 acres) the application site forms the eastern half of a large agricultural field. The field slopes from north to south, some 12m over the 250m north-south length on the site. It is featureless other than native hedgerows to the southern and northern boundaries with hedge and trees to the east. The western boundary is not defined as it is the middle of the larger single field.

The site is currently located within open countryside as defined by the adopted Local Plan.

This full application seeks to change the use of the site from agriculture to community playing field and recreation use.

In detail the scheme seeks:

- to alter an existing field gateway from Thorne Lane to form a vehicular access to the playing field site - pedestrian access would also be created;
- to create a new vehicular access from Lufton Lane to the playing fields site for maintenance and emergency purposes only (with internal maintenance track). Pedestrian access would also be created;
- to create a new access from Thorne Lane to the remaining agricultural field;
- to create a new access from Lufton Lane to the remaining agricultural field;

- to construct a pavilion and equipment store with car parking area to the north of the site;
- to lay out two football pitches and one cricket pitch with necessary land modelling and cut and fill;
- to set out a drainage scheme; and
- landscaping and new boundaries.

The applicant has also submitted the following documentation in support of the application:

- Design and Access Statement
- Planning Statement
- Transportation Statement
- Flood Risk Assessment

During the course of the application the proposed plans were altered to remove the informal play area to the south of the site and replace it with a second adult football pitch and to increase the size of the pavilion to include four changing rooms rather than two.

HISTORY

15/05595/HDG: The removal of 6 X 5 metre sections of hedgerow to allow the construction of a water supply main pipeline: Application Permitted: 08/02/2016

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in exercise of planning functions., that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The development plan comprises the policies of the South Somerset Local Plan (2006-2028).

The policies of most relevance to the proposal are:

South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS6 - Infrastructure Delivery

TA5 - Transport Impact of New Development

TA6 - Parking Standards

HW1 - Provision of Open Space, outdoor Playing Space, Sports, Cultural and Community Facilities in New Development

EQ2 - General Development

EQ3 - Historic Environment

EQ4 - Biodiversity

EQ7 - Pollution Control

Other

The National Planning Framework (2012) forms a material planning consideration:

Core Planning Principles

Chapter 4 - Promoting Sustainable Transport

Chapter 7 - Requiring Good Design

Chapter 8 - Promoting Healthy Communities

Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change
Chapter 11 - Conserving and Enhancing the Natural Environment
Chapter 12 - Conserving and Enhancing the Historic Environment

Also relevant:

Somerset County Council Parking Strategy (September 2013)

CONSULTATIONS

Brympton PC:

Supplementary comments made August 2016 are attached as **APPENDIX 1.**

Comments made May 2016:

"The Parish Council would appreciate clarification of the operational use of the site.

- Principle of development

The Parish Council considers that Policy SS2 should be applied as this location is outside the designated development area for Yeovil and falls within the community of Lufton. This application fails to meet all of the criteria for support under SS2 and is thus contrary to the Local Plan.

The site is located some distance into the countryside, well away from most potential users. It can only be accessed along bendy minor roads with high banks and no refuge. The Parish Council considers these roads unsuitable for use by minors. It is aware of several injury accidents in this area.

The parish council understands that the intent is for "public access" but this site would obviously exclude independent access by young people in the age group cited by the YTFC Community Foundation.

Access to this distant site for the proposed use will make these lanes less safe to use given the large number of additional car journeys which will be generated, especially in the winter months when football is played. In addition to new peak flows at the start and end of matches, It is a reasonable assumption that some parking will take place off-site as the players and staff could result in 50 vehicles (3 + 11 + 11 + 3 + 11 + 11), and the supporters would add another 50. These movements, plus the inevitable noise will result in a significant loss of amenity for residents of the otherwise peaceful hamlet of Lufton.

The proposal seems to include commercial operations by the "foundation"

(e.g. course fees), and this proposal has an impact, clearly failing the last bullet of Policy EP4 (expansion of existing business in the countryside).

The concept goes against NPPF 34 (minimise travel) and NPPF 35 (safe design, priority to cycling and walking).

- Design

Adjacent residents will suffer a significant loss of residential amenity through loss of privacy and the introduction of noise and activity. This loss is not obviously offset by any public gain. The sectional elevation indicates that the lower pitch terrace will be some 4 or 5 metres above the ground level for Red Brick Cottage, providing a direct view from above bedroom window level. It is unlikely that this view, or the appearance of players, or noise could be satisfactorily screened by foliage in any reasonable timescale (foliage would be required at least 3m or 4m above ground, even if planting were to be near the slope and evergreen planting assumed).

The plan shows terracing and extensive fencing which will be significant change to the character of the local area (fails to meet policy EQ2).

It is believed that there is insufficient car parking spaces.

RECOMMENDATION: REFUSAL - The Parish Council does not think it will be possible to make this application acceptable through the use of conditions".

Comments made June 2015:

RECOMMENDATION from Brympton Parish Council: REFUSE, for the following reasons:

- 1. The loss of Grade 1 Agricultural land - this land is productive and in constant use.*
- 2. The current facilities at YTFC form part of the provision of open space for residents of Abbey Manor Park. This site is too remote from Abbey Manor Park to be considered as replacement for this open space provision.*
- 3. Inadequate parking provision;*

4. *Poor highway access;*
5. *Concerns over road safety - both Thorne Lane and Lufton Lane could become much more hazardous than at present.*
6. *No pavement access to the site;*
7. *The gradient of the field is too steep with a great impact on the landscape;*
8. *Lack of security - who will "police" the site? This could be a significant issue because of the "remoteness" of the site. It will become a prime site for anti-social behaviour without proper management of the site.*
9. *The site is incompatible with lighting and cannot, therefore, be used on winter afternoons;*
10. *It is disingenuous to show 3 football pitches on the plans*
11. *It is suggested a "Trust" manage the facility. Who will set up the Trust and who will fund the whole enterprise? Suggestions are proposed but not backed up with firm commitment. Who is expected to fund the grass cutting and maintenance of the site?"*

Odcombe PC (Neighbouring Parish):

Comments made June 2015 - Recommend Refusal, the site is too remote from residential properties, highway concerns in that the proposal will increase traffic in narrow roads and where is the business case to prove it will become an asset to the community, not a liability.

Comments made May 2016 - Concerns raised regarding general accessibility for the public, access lanes to the site are very narrow and there is no public transport: and the site is too distant-facilities need to be in closer proximity to the local population.

Highways Authority (Somerset CC):

Comments from June 2016:

"I refer to the above mentioned application and the amended plans received on 18th April 2016 and following a site visit the Highway Authority has the following observations to make on the highway and transportation aspects of this proposal.

The proposal relates to the change of use of land to community playing fields.

As mentioned in the Highway Authority's previous observations dated 26th June 2015 the proposal will likely result in an increase in vehicle movements along Thorne Lane, which can be described as being narrow and restrictive in some sections. However it is unlikely that this would be considered severe enough to warrant an objection on traffic impact grounds. That being said Highway Authority requested that the application should look to improve access facilities to the site in the form of passing places along Thorne Lane. However from reviewing the latest submission the applicant does not appear to have addressed this issue.

As stated previously both points of access are to be gated and are set back an appropriate distance from the adopted highway whilst both will provide sufficient visibility in either direction. The applicant should be made aware that the Highway Authority would require the section between the highway and the gate to be properly consolidated and surfaced.

Turning to the internal layout the Highway Authority the proposed parking and turning areas are considered to be acceptable.

Therefore to conclude the proposed points of access have remained unaltered from the previous submission as a consequence these are considered to be acceptable. In terms of traffic impact the proposal will likely result in an increase in vehicle movements on Thorne Lane although it is unlikely to be severe enough to warrant an objection. However the Highway Authority still requires the applicant to consider providing passing places along Thorne Lane. Finally in terms of the internal layout this is considered to be acceptable.

Consequently the Highway Authority raises no objection to this proposal..."

Conditions proposed relating to access layout, surfacing, gradient, surface water and visibility splays.

Comments made June 2015:

I refer to the above mentioned application received on 15th June 2015 and after a site visit have the following observations on the highway and transportation aspects of this proposal.

The application proposes the full development of a current green field site between Thorne Lane and the unnamed road at Lufton.

The application has taken full account will provide full recreational and leisure development of the site. The proposals include details for a new access for the site as well as new improved access to the agricultural land adjacent. Both will provide improved visibility along this section of Thorne Lane. Both accesses are gated and are set back the appropriate distance with gates opening into the sites (no encroaching any approach or impact onto public highway). Conditions will need to be in place to ensure that the drive and access are not of gravel or loose finish but tarmacked or other bound surfacing.

Thorne lane is quite narrow and restrictive in sections, especially to the north of the site. This route will be the main approach to the site. As such improved access facilities will need to be provided in terms of passing places to enable access to the site.

Whilst the proposals will alter the current aesthetics for the site the application provides details of proposed access, driveway and turning/ parking areas. Further information will be required to ensure that the full impacts of drainage are addressed.

I have no other objections to the proposed works which would not be considered to pose any highway safety concerns as either overly distracting or obstructive to pedestrian or vehicle movements".

SSDC Landscape Architect:

Comments from April 2016:

"...the introduction of a second pitch will exacerbate the need for level manipulation, such that the level differential between the two pitches will result in a low scarp circa 5.5 metres being created along the north boundary of the southern pitch, which is a substantial intervention over this steadily falling ground, and will appear quite incongruous in this rural setting. I have also noted the introduction of a pavilion and its associated parking to similarly create an adverse landscape/heritage impact, and we now have a design before us that illustrates the building to be utilitarian and urban in its appearance. I view its scale and form to be at variance with the rural character of the location, and visually obtrusive, consequently the case for a landscape and heritage objection to this application is consolidated, to add to that outlined in my original response".

Comments from July 2015:

"I see that the proposal site lays within the scope of the peripheral landscape study (PLS) of Yeovil which was undertaken during September 2008. This study reviewed the settlement's immediate surrounds with the objective of identifying land that has a capacity for development, looking both at the character of the peripheral landscape of the village, and the visual profile and relationship of open land adjacent the town's edge. For the detailed evaluation I would refer you to;

<http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/peripheral-landscape-studies/>

The outcome of the study is represented by 'figure 5 - landscape capacity', which is a graphic summary of the preceding evaluation. Fig 5 indicates that the field that is the subject of this application is evaluated as having a moderate-low capacity to accommodate built development over its southern portion, whilst the northern, upper part of the field is evaluated as having a low capacity to accommodate development, to thus suggest there is minimal scope for development.

Whilst this proposal intends a small built development footprint, the extent of manipulation of ground levels suggested by the proposals are a substantive intervention, and it is noted that the pavilion and parking is located in the most sensitive part of the site, i.e; at its north end, consequently I consider the strategic findings of the PLS to be pertinent to the consideration of this proposal. I would also point out that the current west edge of Yeovil is visually well-contained, by the woodland belts that run along the edge of Lufton College, and mature tree belts that define the edge of the employment site. To bring development to the fore - to the west - of this containment, is to erode the rural, farmland setting of this edge of town. Turning to the detail of the proposal, the pavilion building is a singular introduction adjacent Thorne Lane, which will aggregate with the property opposite to exacerbate the presence of built form on a lane location where development presence is otherwise sparse once beyond the town's edge. I also view the intention of pitch provision over falling ground, such that a cut of 3 metres, and fill of 5 metres, is necessitated to create a level surface, to be too great a landscape intervention over the falling ground of this field and its wider headwater context, to thus erode local character and distinctiveness. The proposal is thus at variance with the objectives of LP policy EQ2, to provide a landscape case for refusal.

I also note that the National Trust's setting study of Montacute's grade 1 listed historic park and garden (HP&G) places the application site at the edge of the 'core' setting of the HP&G. The text of the study (5.2) notes that the west edge of Yeovil lays within sight of views from the Long Gallery of Montacute House, and St Michaels Hill tower, receptors which are both highly sensitive, and the ZVIs for these receptors indicate the application site to be visible. The analysis that follows (6.4) places the site within the 'Lufton and Thorne' area of the wider setting, and specifically notes the area to be an important buffer zone between the rural agricultural landscape, and the urban area of Yeovil, and notes the 'critically important tree' that help to screen Lufton's employment sites and its adjacent housing, to thus emphasise the sensitivity of this edge. Further analysis of existing harmful impacts (6.6-6.7) specifically highlights the value of these open fields and their tree lines in containing development form, and notes visual profile and land-use as potential issues that have a capacity to negatively affect the setting of Montacute HP&G.

Given these raised sensitivities identified by the study, and the detailed concerns relating to the encroachment of Yeovil's west edge, then the proposed construction of highly-engineered playing fields, and their supporting built infrastructure would appear to potentially impact upon the setting of Montacute's HP&G in an adverse manner, to be contrary to the objectives of LP policy EQ3".

National Trust:

"The National Trust acts as the custodian of St Michael's Hill (scheduled monument) and tower (grade II listed), and Montacute (grade I listed) and its registered historic park and garden. The Trust has a statutory duty under the National Trust Acts to promote the conservation of places of historic interest and natural beauty.

Attached are extracts from the Montacute Setting Study showing the location of the application site within the wider setting of Montacute, and the view towards the application site from St Michael's Hill tower as shown on page 45 of the Setting Study. (The site is also visible from the lower slopes of the hill, over the House itself, but with a lower angle of view).

We would ask the Council to consider the views and setting of the above-mentioned heritage assets in coming to a decision on the application. This should include consideration of proposed changes in land levels, visibility/reflection of parked cars, views of a built environment rather than agricultural/green, encroaching sense of urbanisation and any floodlighting being proposed. Further guidance is available within the Setting Study itself (a full copy can be provided as required)".

Historic England:

No comments received.

SSDC Community, Health and Leisure Service:

Comments made August 2015:

The response is predicated on the fact that this application seeks to replace lost pitches at Huish Park. As such a full assessment of the merits of the proposal against policies that seek to resist building on playing fields is given. As such the two sites are compared.

Other key relevant points made are:

- That a four team changing room is necessary;
- An agronomy assessment is required; and
- CHL consider that the proposed site is reasonably located to serve existing and planned residential areas.

On the basis that the replacement offer is not of equivalent or better standard there is no support for the proposal.

CHL consulted on amended plans/additional information in April and July 2016 but no further comments received.

Sport England:

Initial letter received July 2015:

"Sport England supports the application in principle but has concerns with the layout and design. We can fully support this application as this time.

Sport England has assessed the application in the light of our Land Use Planning Policy Statement

'Planning for Sport Aims and Objectives' which aims provide the right facilities in the right places by preventing the loss of, and making the best use of, existing sports facilities and ensuring new sports facilities are planned in positive way, are fit for purpose and available to the broader community. A copy can be found at:

<http://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>

The proposal is for 12.5 acres of community playing field from agriculture, in part laid out for formal sports including football and cricket and in part, for informal recreation. The plans show a pavilion and 1 cricket pitch and 1 x football pitch. This application may be 'linked' to playing field loss at the Yeovil Town FC site at Huish Park but the comments in this letter are solely based on the proposal at this location.

The Council at South Somerset are currently undertaking a review of their Playing Pitch Strategy which may inform this proposal in relation to demand and latent demand in the locality.

Sport England seeks to ensure the new sports facilities are fit for purpose. The building and pitches would need to be constructed in line with Sport England, FA and ECB guidance".

Detailed comments were set out which required amendment and the proposal could not be supported until such time as those matters were addressed.

Follow up email received April 2016:

"We generally support the proposal as it is to create new sports facilities. Our main issue was the layout and mix proposed".

"There is no strategy evidence to support the proposal as the Playing Pitch Strategy is currently in development".

The applicant has repeated to state that this application is not linked to a possible loss of playing fields at Huish park and wants this application to be determined as a stand alone project. However, its implementation will not happen unless there is a trigger".

Further detailed comments and questions.

Email received August 2016:

In response to addendum's GL2 and GL3 and revised plan dated 24/07/2016 - If planning permission is granted certain conditions are proposed.

Somerset Heritage Centre (Archaeology):

Comments made June 2015:

"The site lies within an area where archaeological investigation has shown that substantial remains relating to prehistoric and Roman settlement (including a Scheduled Roman villa, 500m to the north). The investigations include geophysical survey of the area to the north of the site which shows that remains are well preserved in this area. Also prehistoric flint artefacts have been recorded from the application area, therefore the proposal is likely to impact on a heritage asset. However, there is currently insufficient information contained within the application on the nature of any archaeological remains to properly assess their interest as required by the NPPF paragraph 128.

For this reason I recommend that the applicant be asked to provide further information on any archaeological remains on the site prior to the determination of this application. This is likely to require a desk-based assessment and a field evaluation as indicated in the National Planning Policy Framework (Paragraph 128)".

SSDC Environmental Protection:

No comments to make.

SSDC Ecologist:

"Somerset Environment Records Centre hold a number of records of badger setts within the immediate vicinity of this site, and I consider there to be a moderate risk of badgers either foraging, commuting or having setts within the site. I therefore recommend any consent should include a condition requiring a badger survey.

I don't consider the proposals will give rise to any other significant ecological impacts".

Natural England:

No comments to make on this application.

Lead Local Flood Authority (SCC):

Comments made July 2016:

"The additional information submitted shows the proposed surface water drainage systems for the site; these include attenuation to restrict flows from the site, which the LLFA supports. The LLFA has no further comments at this time".

Comments made June 2015:

"Although the applicant has not provided the level of detail we expect for a full application, the runoff from the limited impermeable area being created will be capable of being dealt with within the site so we have no objection to the application but we recommend the following conditions are included on any permission granted

Surface water run-off should be controlled as near to its source as possible with sustainable drainage systems (SuDS). This reduces flood risk through the use of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds etc. SuDS can also increase groundwater recharge, improve water quality and provide amenity opportunities. A SuDS approach is encouraged by Approved Document Part H of the Building Regulations 2000".

Conditions proposed requiring surface water drainage scheme and a plan for its maintenance.

Somerset Drainage Boards Consortium:

Comments made June and reiterated July 2016:

"The site lies outside of the Board's operating area however any surface water run-off generated is likely to discharge to the board's network. As the Land Drainage Authority for the downstream area to which this site will discharge, the Board has a duty to supervise all matters relating to the drainage of land. The board has jurisdiction and powers relating to all Ordinary Watercourses in its area and is required to ensure flood risk and surface water drainage are managed effectively.

The Board does not object to the proposals if the [following] condition can be secured.

[condition requiring drainage scheme].

The Board has reviewed the Flood Risk Assessment and would encourage the use of sustainable drainage techniques. However the use of soakaways and infiltration trenches should be proven. The Board would suggest further investigations to confirm that soakaway drainage will be viable and appropriate for the location, with the details to be submitted to the LPA. The surface water design should mimic or improve the existing arrangements and should reduce the rate and volume being discharged into the receiving land drainage network. The details should provide sufficient information as well as allay any concerns associated with potential increased flood risk with downstream property and land owners. The Board has had no contact from the applicant or agent, but this may be because the site lies well outside the Board's catchment boundary. It is important that surface water drainage disposal and flood risk is considered at the early stage of development to allow any improvements to be made within the land drainage network.

The above requirements are based on the principles set out in Section 103 of the NPPF and Section 2 of the Technical Guidance to the NPPF which requires that the development should not increase flood risk elsewhere".

Crime Prevention Design Advisor:

Comments made August 2016:

Following a conversation and email from the agent, please withdraw objection.

Comments made August 2016:

"Object, in principle-

- I am now given to understand that the community playing field is to be open 24/7 removing the access control gates but retaining the height restriction.*
- As a result I am moved to objecting in principle. This site is very isolated and runs the risk of being abused. There is little in the way of natural surveillance from neighbouring properties.*

- *The Northern dwelling will suffer if the car parking area is misused by traveling youths. This property may also suffer the risk of retribution as it most likely to be the source of complaints to the authorities. Having policed this area for a considerable number of years I have seen on a number of occasions, groups of youths with motorcars invade such areas and cause havoc with their behaviour. As complaints mount, action is taken which ultimately moves the problem to other similar area where the whole process starts again.*
- *Should this be allowed against advice being contrary to section 58 & 59 of the National Planning Policy Framework, then it is even more important to target harden the pavilion as per my initial response, to protect it from attack as it would become more vulnerable".*

Comments made August 2015:

"No objection subject to comments-

- *Due to the remoteness of the site I would ask that the access control structures and mechanisms are robust. I would also ask for this to include a height restriction*
- *The design of the pavilion excludes recesses/porch coverings so as not to be used for gatherings*
- *External hardware such as downpipes/lighting units are protected against criminal damage*
- *Consider use of roller shutters on doors and windows*
- *If CCTV is considered I would be happy to engage regarding an 'Operational Requirement' to ensure that images are lawfully obtained/stored and are of evidential quality".*

SSDC Tree Officer:

Comments made August 2015:

"The proposal appears to indicate significant changes to existing soil grades, the use of heavy machinery and possibly the construction of earth-bunding.

I have concerns that the proposal could damage the root-systems of the individual and woodland TPO's adjoining the Eastern site-boundary.

In accordance with the British Standard, it would be prudent to ensure that any required ground-works are located well beyond the influence of the radial Root Protection Area (RPA's) requirements. If this is not achievable, I would be objectionable to the proposal.

A good quality scheme of tree and shrub planting, utilising container-grown and cell-grown trees of UK provenance; could enhance the amenity and ecological values of the proposal. In particular the exposed new Western boundary of the site would benefit from the establishment of a dense new hedge-row/tree shelter-belt; to provide a reasonable degree of shelter for the intended users of the site. If a consent is to be granted, I would be grateful if you would consider imposing some tree and hedgerow protection measures..." [condition proposed].

MOD:

No safeguarding objections.

Wessex Water:

Advises that the site lies in a non-sewered area, there is a public water main crossing the site where a 5m easement applies and a water connection can be made through application.

REPRESENTATIONS

Neighbouring properties to the site have been notified in writing. A press advert has been placed and two site notices have also been displayed on site.

25 letters have been received; a summary of comments is provided here (in the approximate order of receipt of the first representation) but the full representations can be read on the Council's website:

Meecham - Object

- *"This site is considered to be a totally inappropriate replacement for the existing community recreation land that exists to the north of the football stadium".*
- *The existing provision is well located, the proposed is not.*
- *The existing land is maintained by YTFC, the proposal suggests that the new site will be the*

responsibility of others.

- "The further encroachment of development into the rural areas simply to allow commercial development of another area for altruistic reasons should be resisted especially when the existing agreements specifically state that this should not happen".

Smith - Object

- The land is prime agricultural land.
- Thorne Lane is narrow, with few passing places. It is used as a rat-run and subject to speeding.
- People will not walk to the site.
- Adequate parking must be provided to avoid parking in Thorne Lane.
- The southern access will encourage people to park in Lufton Lane.
- The proposal will create noise and nuisance.

Unwin - Object x 3 letters

- "Unnecessary destruction of prime agricultural land in attractive unspoilt countryside, rich in wildlife".
- The provision should be within the Lufton Key Site.
- The high water table will cause issues.
- Supports the objection from the Crime Prevention Officer.

Baker - Object x 2 letters

- "Loss of substantial properly used food producing agricultural land".
- "There is unused amenity land within the applicants control at Yeovil Football Ground which is better suited for additional football/cricket pitches on both access and sustainability grounds".
- "There is no public transport serving the proposed site thereby making transport to site more likely by car using narrow rural lanes".
- "Evidence from other villages show that at least 50 parking spaces would be required on 'match days' to avoid overspill into adjacent roads".
- "The proposal is highly likely to become a focus for anti-social activities as it lacks passive supervision and cannot be secured if it's for public use".
- "It is unlikely that a 'community trust' could take over the proposed initial or completed project without substantial funding from either local Parish Council or other bodies".
- "There are other underused pitches and sports facilities in nearby villages thereby demonstrating lack of need for additional facilities in this location".
- No public consultation with residents of Lufton.
- How will sewerage be disposed of?
- The nearby allotments are subject to continual break-ins.
- There may be archaeological remains.
- "Health and safety cannot be correctly addressed without a person directly responsible".
- "Floodlights will be totally unacceptable in this vicinity".
- Reporting an asbestos pipe running through the site.
- The area is suitably provided with facilities now the Council is running the Westlands Sports site.

Collins - Object x 9 letters

- "There has been no attempt, of which we are aware, by YTFC to engage with the residents of Lufton hamlet, who are most affected by the proposals".
- Reiterates comments of Baker.
- Fears of anti-social behaviour.
- The use of part of the site for picnics may not be advisable given the presence of 14 bee hives within the adjacent residential garden.
- The remaining half of the field will not be economically viable and will be subject to ball trespass.
- There is a high water table which will be affected by the levelling works.
- There is ecological or archaeological surveys.
- Images provided showing Red Brick Cottage subjected to flooding-2013.

- Information relating to water main and septic tank.
- Reporting of thefts in Lufton
- Loss of agricultural land.
- Reiteration of comments made by consultees.
- Unsightly fences.
- Conveyancing documents regarding legal right of way.
- No agronomy report.

Roberts - Object

- Concurs with the comments submitted by Mrs Baker.

Parnell - Object x 2 letters

- There is no social gain or need.
- "This will result in more cars being used along these narrow lanes".
- No staffing will mean anti-social behaviour.
- It is not within walking distance of Yeovil and there are underused facilities there and in nearby villages.
- No agronomy report.

Caswell - Object

- There is no need in Lufton for these facilities and no consultation undertaken.
- Lufton College already has sufficient facilities.
- Traffic implications.
- Ulterior motive of the applicant.

Gartin - Object

- No need.
- Out of town and isolated.
- Questions the financing and long-term viability.
- Traffic implications.

Roots - Object

- The site will be a magnet for anti-social behaviour.
- Roads are unsuitable.
- No public transport.
- It will not be secured or policed.
- There is no requirement as there are underused facilities elsewhere.

Haggett - Object

- Extension to the development zone into the green belt.
- Is there a plan for the other half of the field?
- There must never be flood lighting.
- The land is Grade A agricultural land.
- Inadequate parking.

Burroughes (on behalf of Parish Church of St.Peter and St.Paul, Lufton) - Object

- The proposal will endanger the well-being of this important and significant building.
- Loss of prime agricultural land.
- On the precedent raised for yet further development westward.
- Present infrastructure cannot support the use.
- Lack of parking.
- No need evidenced.
- No plan for maintenance and upkeep.
- Archaeological interests could be destroyed.
- The allotment has been subject to thefts.
- Fears that the use will attract vandals to the church.

Leader - Support

- The proposal helps the football club and should be supported.

CONSIDERATIONS

The application raises numerous issues, each will be considered here in turn.

Principle of Development

The starting point for decision-making is that the LPA must carry out its decision-making functions in compliance with Section 38(6) of the Planning and Compulsory Purchase Act (2008) and Section 70(2) of the Town and Country Planning Act (1990), which require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan constitutes the adopted South Somerset Local Plan (2006-2028). Paragraph 14 of the NPPF establishes the "*presumption in favour of sustainable development*" running through both plan-making and decision-taking.

The application concerns the change the use of the site from agriculture to community playing field and recreation use. The benefits cannot be understated, the promotion of leisure, the stimulation of healthy lifestyles and the increase in participation.

The application itself plus representations received refer to the linkage to plans at Huish Park (Yeovil Town FC) to develop public open space, with this site being the replacement offer. It has been made clear by the applicant and the LPA that this application is to be standalone and considered on its own merits and would not prejudice any future deliberations on pending application 15/03513/OUT. Whilst this other application exists it is not being determined yet and as such no POS there is being lost until such time as a recommendation is made. If this application is approved then it might well form part of the replacement offer as part of that application, and members can take a view on a different set of criteria in assessing loss against replacement, but until that time this is a standalone proposal.

In objecting to the application many local residents have stated that the playing field is not necessary, there is no need for it. The Council (Community, Health and Leisure [CHL] Unit) is currently undertaking a refresh of the Playing Field Strategy. The final conclusions are still unknown despite the review continuing for many months. It is observed and assumed that this review will conclude a shortage of formal playing pitch provision in Yeovil. Evidence for this assumption is that currently the CHL Unit seek off-site contributions for qualifying sites (through policy HW1) towards the provision of new playing pitch provision in the town. If there was no evidenced need then such contributions could not be sought and it would not comply with the s106 regulations.

It is also observed that other than via local plan led residential development such as Lufton, Brimsmore or the proposed Sustainable Urban Extensions, the potential and opportunity to provide new formal playing pitches is limited, evidenced by the fact the Council has not provided any *new* playing fields for some considerable time. As such any proposal for additional facilities should be welcomed and any suggestion that Yeovil "has all the facilities it needs" would be slightly perverse and damaging to future discussions with developers.

It should be noted that when the future of Westlands Sport Complex was in doubt, which would have meant the loss of the cricket pitch, there were very few alternative options for Westlands Cricket Club to relocate to. This provision provides the potential for another cricket pitch for that club or another. It should also be noted that for organised football the only bookable adult grass football pitches in the northern part of the town are at Johnson Park and Mudford Rec.

The provision of the playing field is welcome and the need case is not considered to be a robust reason to refuse the application. Even if this view is taken then it is necessary to consider whether over-provision would cause any harm?

Representations point to the loss of Grade 1 agricultural land. Whilst this would be the case, the loss of such, not permanently of course, needs to be balanced against the benefits and the land take involved. The viability of the remaining half (approx. 5ha) of the field is not a matter that can be given significant weight as not evidence has been provided to show why this would be the case.

What follows is an assessment of potential other impacts within this application.

Landscape Impact and Setting of Listed Buildings

The application has attracted an objection from the Council's Landscape Architect. It is stated that in the peripheral landscape study of Yeovil (2008) the site was evaluated to have a moderate-low capacity to accommodate built development over its southern portion, whilst having a low capacity to its northern portion. Whilst it is acknowledged that the built footprint is small the landscape Architect feels the manipulation of ground levels would be a substantial intervention. Whilst that is not argued it is matter of assessing whether that intervention is actually harmful, to what, from where? There are no immediate public vantage points to experience that 'harm', unlike the substantial grounds works to create a level playing pitch a Stoke-sub-Hamdon, that is viewable from Ham Hill for example. The landscape is peppered by agricultural buildings when viewed from Thorne Lane, so the pavilion, set against the backdrop of the woodland when viewed from the west and against the existing built development at Adams Peak to the north would not, it is considered, be demonstrably harmful to the landscape. The openness and additional landscaping that this use can bring is considered to be the type of use that this acceptable on the periphery of a settlement and there are many examples across the district of such uses bordering open countryside. There is a 5-7m strip of land to the west of the proposal that could be heavily planted to create a new edge and defuse the land modelling intervention.

Representations have been received stating that floodlights would be unacceptable. No floodlights are proposed, other than it is assumed some security lighting on the pavilion, not unlike any neighbouring residential property in an area where there is no street lighting.

The field in question is one field away (approx. 140m) from a site that has planning permission for a 5ha business park promoted by SSDC and AMG - Oak Farm ref 06/04559/OUT; the site has not been developed yet.

It is also a matter of assessing the benefits of the scheme outlined in the opening section against any perceived landscape harm. The planning balance leads to the conclusion that the potential to provide these playing fields provides sufficient benefits, allied to the parish Council's case for the neighbouring allotment's, that outweighs the landscape harm.

The Landscape Architect also makes representations regarding heritage assets. The site adjoins the Lufton Manor site and curtilage, Grade 2 listed. It is also within 200m of Lufton house and the Church of St.Peter and St.Paul, both Grade 2. Further afield (1.7km) is Montacute House (separated by the A3088). They are therefore Heritage Assets.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in exercise of planning functions, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Chapter 12 of the National Planning Policy Framework (NPPF) reinforces the obligation established under the Planning (Listed Buildings and Conservation Areas) Act 1990. Paragraph 132 of the NPPF requires the LPA to give great weight to the asset's conservation when considering the impact of a proposed development on the 'significance' of a designated heritage asset, the more important the asset, the greater the weight should be.

Local Plan Policy EQ3 requires development proposals to conserve Heritage Assets and where appropriate enhance their historic significance and important contribution to local distinctiveness, character and sense of place.

The National Trust has been consulted due to concerns raised concerning the setting on Montacute House. It has not objected. As the proposal does not involve built development this recreational use will retain a sense of openness on the periphery of the town and any land modelling will be indistinguishable from that distance.

The closer listed buildings are all rather insular; Lufton Manor is surrounded by mature landscaping and its own educational buildings which have been added over the years, whilst the Parish Church and the adjacent Lufton House are similarly couched in landscaping and the topography that means they are not viewed in the context of the application site.

The proposal is therefore considered to comply with the NPPF and Local Plan Policies EQ2 and EQ3.

Highway Implications

There have been significantly fewer concerns expressed regarding highway, both in terms of Moor Lane and the surrounding network, including that from Yeovil.

Local Plan Policy TA5 requires the traffic impacts of developments to be assessed. The application is supported by a Transportation Statement. On two occasions the Highway Authority has not raised any objections, stating that, *"As mentioned in the Highway Authority's previous observations dated 26th June 2015 the proposal will likely result in an increase in vehicle movements along Thorne Lane, which can be described as being narrow and restrictive in some sections. However it is unlikely that this would be considered severe enough to warrant an objection on traffic impact grounds"*.

As a recreational playing field, tantamount to a village playing field, it is not envisaged that the uses will attract scores of spectators on a regular occurrence.

Technically the site is proposed to be served by a policy compliant access with suitable visibility splays.

The NPPF (para 32) requires decisions to take into account whether improvements can be undertaken within the transport network that cost effectively limit the significant impact of the development, also that a "safe and suitable access to the site can be achieved for all people". "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe".

The matter of passing places on Thorne Lane has been raised by the HA but the applicant has argued that there are adequate passing places where the road narrows to single carriageway. No such passing places were sought or provided when the Parish Council allotments were provided further west along Thorne Lane.

It is not considered the impacts of this development would, when taken against the current context, result in severe residual cumulative impacts. As such the proposal complies with Local Plan Policy TA5 and the NPPF.

The matter of pedestrian/cycle access is more subjective. The site will, in time, be within 300m of the Lufton Key Site, accessed via Lufton Lane. This key residential development site of 696 dwellings has full reserved matters approval but has been criticised for its lack of open space. The 5ha being proposed here would account for 20% of the Lufton Key Site area. It is considered plausible, safe and close enough to readily serve that development, as well as Lufton village by pedestrian and cycling means. Thorne Lane presents more of a challenge in terms of its length to the nearest residential property and for younger children this may prevent walking and cycling. It is not considered impossible or unsafe for other age groups to access the site by walking and/or cycling. The site may also be

eventually served by a better means of pedestrian/cycle access when the aforementioned neighbouring business park is constructed. In assessing likely impacts it should be remembered that the site does not offer play equipment and is geared toward formal pitch sports and so will cater more for teams where the predominantly arrival will be by car, and may involve the transit of kit and equipment. A parallel here can be drawn with the use of the neighbouring field by the Parish Council for allotments.

Numerous representations refer to the perceived lack of on-site car parking but it is considered that sufficient parking is provided compliant with Local Plan Policy TA6 and the Parking Strategy.

Drainage

Even though the site and surrounding area is shown in Flood Zone 1 and so not at risk from fluvial flooding, the application has been supported by a Flood Risk Assessment and drainage strategy.

Representations have been received concerned about the potential for increased overland flow caused by the proposed land modelling and the high water table. The owners of Red Brick Cottage which sits at the southern edge of the application site have provided evidence of an historic flooding event which shows this is an existing problem despite the field being used for agricultural purposes. The applicant has submitted a plan showing the provision of an attenuation/soakaway facility that in tandem with a formal drainage plan to be conditioned can create betterment to the current situation, or at least not make the situation worse.

The Lead Local Flood Authority and the Somerset Drainage Boards Consortium also raise no objections at this stage subject to drainage conditions.

It is considered that the drainage scheme fulfils the policy requirements set out by the NPPF.

Residential Amenity/Anti-Social Behaviour

Concerns have been raised regarding the noise and disturbance associated with the proposed use and the raising of levels relative to neighbouring properties affording overlooking.

The siting of playing fields adjacent to residential properties is commonplace and whilst activity may be audible during the times it takes place it is not considered to be to a level and regularity that would warrant refusal. The nearest area that will be subject to increased ground levels will be 20m away from the nearest house and so it is not considered that demonstrable harm could be evidenced.

More significantly the matter of anti-social behaviour has been raised fuelled by the isolated nature of the site. Advice has been sought and received from the Crime Prevention Design Advisor and amendments made to the pavilion primarily. In addition a height barrier will be placed at the main vehicular access. In terms of access the applicant has stated:

"Our proposal to give community access to this area of open space, including formal pitches, is based on the tried and tested methods used at various local, similar facilities as illustrated in our recent submission. You will recall the photographs of access examples to local facilities where (in the interests of deterring the potential for vandalism and disturbance) vehicles are often denied access for periods such as during the hours of darkness but stiles and gates are used to allow pedestrian access". To further allay fears a management plan could be requested by condition detailing how access will be managed. The D&A also refers to the use of CCTV.

The Crime Prevention Design Advisor has withdrawn his objection and a condition is proposed regarding the height barrier.

It is considered that the proposal accords with Local Plan Policies EQ2 and EQ7.

Layout, Quality and Management of the Facility

The applicant has engaged with colleagues from Community, Health and Leisure and representatives from Sport England in forming the final proposal. This has resulted in changes to the changing room pavilion and the pitch layout provision.

The playing field allows the provision of two full size football pitches and one cricket pitch. Football can only be played on one pitch if a game of cricket is taking place due to pitch overlap. Although the field will be graded to facilitate these larger pitch sports, there is ample opportunity to use the space flexibly with other sports that require smaller pitches such as youth football, rounders or field hockey. Similarly the site is suitable for informal play.

It is desired that the playing fields are constructed to a high standard and this requires an understanding of the agronomy of the land. This will be doubly important given the land modelling that is proposed. Whilst an agronomy report was requested it has not been provided (a fact the LPA has been repeatedly reminded of by local residents). This failure is not considered to be fatal to the application at this stage and in fact that matter and a host of other requirements have been set out in conditions proposed by Sport England.

In addition the conditions cover matters regarding management responsibilities, public access, maintenance and charging regimes. Whilst the applicant has set out how they see this working at the site in broad terms these conditions will require the detail. The proposal is that the site be operated by the Community Sports Trust arm of Yeovil Town Football Club. It is a registered charity that partners Yeovil College. Sport England's rationale is to try and ensure the use commences on the best footing to ensure its long term viability and using best practice from its nationwide experience.

Archaeology

The comments received from the Senior Historic Environment Officer are noted. Given the proximity of the Roman Villa there is a need to bottom out the issue before determination. The applicant has not provided the necessary information and the recommendation will reflect this. The provision of a desk-based assessment and a field evaluation is required by the NPPF.

Trees

There are no individually significant trees on the site but the eastern boundary contains a stand of trees on neighbouring land that themselves provide a feature in the landscape and a screening function to the industrial development beyond when viewed from the west. The proposed land modelling has the potential to impact on the trees and so under the advice from the Council's Tree Officer, a condition will be imposed.

There is the opportunity throughout the site to increase the coverage of tree planting, again via planning condition.

Wildlife

The application has not been supported by any ecology surveys; however there are un-evidenced reports locally of wildlife interests within the site. The Council's Ecologist has reviewed the situation and has advised that there may be badger activity and has advised a planning condition requiring a survey before works commence.

The representation relating to the presence of 14 bee hives adjacent to the site has been addressed to a point because the picnic area previously proposed has been removed, and it is considered that if it was that much of a public safety issue then they should not be located next to an educational establishment or other residential properties.

Other

The applicant has been made aware of representation relating to a claimed right of way to a septic tank located in the field. The plan does not prohibit access per se and an agreement needs to be reached between the parties outside the planning process.

Representations also criticise the lack of engagement by the application prior to the submission of the application; again this is not an issue the LPA can give weight to. For information there was a public event in January 2015 prior to submission, the issue may have been the lack of notification and

advertising of the event to residents of Lufton village.

Planning Obligations and Viability

There is no need or requirement for a planning obligation.

Environmental Impact Assessment

The Local Planning Authority has not required the applicant to submit an Environmental Impact Assessment in support of this application. The application is however supported by a host of professional assessments, reports and surveys covering key environmental matters.

CONCLUSION

In returning to the planning balance the concerns of local people are acknowledged but the benefits are similarly noted and in the context of sporting and recreation facilities in the town it would not be appropriate or reasonable to refuse this application for anything other than technical planning reasons.

There are no outstanding issues that cannot be adequately controlled by planning condition.

Matters of economic viability (initial funding and longer term sustainability) have not been sought despite the numerous representations relating to such. There is no precedent for such with any parish council development for similar developments (it was not asked for in connection with the Brympton PC allotments proposal) or private applications for agricultural development.

RECOMMENDATION

Grant planning permission subject to the satisfactory receipt of a desk-based assessment and a field evaluation to assess potential archaeological remains and their interest as required by the NPPF, for the following reason:

01. The proposal will provide sporting and recreation facilities in the town to widen opportunities for people of all ages to participate in leisure, stimulate healthy lifestyles and increase participation in active sport. This justified need and benefit outweighs, in the planning balance, any perceived landscape impact while the setting of heritage assets is safeguarded. There is also no envisaged impact to residential amenity, ecology, the local highway network or local drainage arrangements.
The proposal is therefore deemed to be in accordance with the aims of objectives of the National Planning Policy Framework, policies SD1, SS1, SS6, TA5, TA6, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan (adopted April 2006).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - a) Location Plan, Drawing No. LGPS/YTHL/PP/GL/01/01
 - b) Existing Layout (Red Line), Drawing No. LGPS/YTHL/PP/GL/01/03
 - c) Proposed Layout, Drawing No. LGPS/YTHL/PP/GL/01/04 RevC
 - d) Proposed Pavilion Layout, Drawing No. LGPS/YTHL/PP/GL/01/08 RevC
 - e) Proposed Equipment Store, Drawing No. LGPS/YTHL/PP/GL/01/09 RevA

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No development shall take place, including any ground works, until a badger survey has been undertaken by a suitably qualified ecological consultant, and if present, mitigation proposals appropriate to the findings of the survey, have been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved mitigation proposals, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species to accord with policy EQ4 of the South Somerset Local Plan.

04. No works shall be carried out until details of the internal ground floor levels of the buildings to be erected on the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan.

05. No works shall be carried out until a scheme has been submitted detailing the following tree protection and planting details:

- a) a comprehensive tree and hedge planting scheme (including a substantial planting belt along the western boundary between the proposed boundary and the maintenance track);
- b) a layout plan of the below-ground drainage & services to be installed;
- c) a Tree Survey, Tree Protection Plan and Arboricultural Method Statement relating to all retained trees and hedges on or adjoining the site, so as to conform to British Standard 5837: 2005 - Trees in relation to construction; which shall include:
 - i. a layout and specification of tree and hedge protection fencing
 - ii. special protection and engineering measures for required access, installation of built structures, below-ground services, drainage and hard-surfacing within the Root Protection Areas of retained trees
 - iii. a schedule of compliance-monitoring for the duration of the construction phases of the development (inclusive of landscaping & dismantling of tree protection fencing)

All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of any dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of twenty years from the 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 gives written consent to any variation.

Upon approval by the Local Planning Authority, the tree protection scheme shall be implemented in its entirety for both the duration of the construction of the development.

Reason: To integrate the development into its environs, build on local character and preserve the health, structure and amenity value of retained trees to comply with the National Planning Policy Framework.

06. No works shall take place until a surface water drainage scheme for the site, utilising infiltration techniques and based on the Flood Risk Assessment prepared by LGPS Resources, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system to accord with the National Planning Policy Framework.

07. No development approved by this permission shall be occupied or brought into use until a scheme for the future responsibility and maintenance of the surface water drainage system has

been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details and timetable agreed.

Reason: To ensure adequate maintenance and therefore better working and longer lifetime of surface water drainage schemes to accord with the National Planning Policy Framework.

08. No works shall be carried out until a scheme for the foul water drainage of the site has been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To afford the site proper drainage to accord with the National Planning Policy Framework.

09. No works to erect the buildings hereby approved shall be carried out unless the following details relating to the pavilion and equipment store only have been submitted to and approved in writing by the Local Planning Authority:
- a) specific materials and finish to be used for the external walls and roofs;
 - b) materials to be used for rainwater goods; and
 - c) the design, type of material, plus proposed colour and finish of all windows and doors plus recesses.

A statement shall also be submitted to illustrate how design features to be employed will make both buildings more resilient to anti-social behaviour.

Once agreed the scheme shall be carried out in accordance with those details unless further agreement is reached with the Local Planning Authority.

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan.

10. A scheme of security lighting for the pavilion shall be submitted prior to the installation of such. There shall be no other external lighting, including floodlighting of the playing fields without the prior express consent of the Local Planning Authority.

Reason: To maintain the rural distinctiveness of the area in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

11. Prior to the first use of the site for the approved purpose a scheme for the management of the access arrangements detailing securing the site at night and details of a height barrier to be installed and permanently maintained at the northern access point shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the site is secure and sufficient reasonable mitigation is afforded to avoid misuse to accord with the National Planning Policy Framework.

12. The four new/altered access points from Thorne Lane and Lufton Lane shall be set out as shown on the approved layout plan LGPS/YTHL/PP/GL/01/04 RevC. The area between the entrance thresholds and the edge of carriageway (the aprons) shall be properly consolidated and surfaced (in tarmacadam or concrete). Any entrance gates installed shall be sited as per the approved drawing and hung to open inwards, and shall thereafter be maintained in that condition at all times. The gradient of the proposed accesses shall not be steeper than 1 in 10. Once constructed the accesses shall thereafter be maintained in that condition at all times. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway. Such provision shall be installed before the commencement of use and thereafter maintained at all times. Each individual access shall be laid out in accordance with this condition before it is brought into use.

Reason: In the interests of highway safety to accord with policy TA5 of the South Somerset Local Plan.

13. The four new/altered access points from Thorne Lane and Lufton Lane shall be subject to visibility splays whereby there shall be no obstruction to visibility greater than 300mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the individual access concerned is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety to accord with policy TA5 of the South Somerset Local Plan.

14. The existing access onto Lufton Lane immediately to the west of Red Brick Cottage shall not be used other than for access to a private drainage system. Should access not be required for such then the access shall be permanently stopped in accordance with details submitted to the Local Planning Authority.

Reason: In the interests of highway safety to accord with policy TA5 of the South Somerset Local Plan.

15. No development shall take place unless and until:
- a) A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number LGPS/YTHL/PP/GL/01/04 RevC shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - b) Based on the results of this assessment to be carried out pursuant to (a) 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.

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.

Reason: To ensure that site surveys are undertaken for the new 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 the National Planning Policy Framework.

16. The playing field and any buildings thereon shall be used for Outdoor Sport and ancillary uses and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches and to accord with the National Planning Policy Framework.

17. The playing field and pitches shall be constructed and laid out in accordance with the approved drawing number LGPS/YTHL/PP/GL/01/04 RevC and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011).

Reason: To ensure the quality of pitches is satisfactory to accord with the National Planning Policy Framework.

18. Prior to the bringing into use of the playing field a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism

for review shall be submitted to and approved in writing by the Local Planning Authority. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use.

Reason: To ensure the facility is properly managed and sustainable long term to accord with the National Planning Policy Framework.

19. No development shall take place until a community use scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-educational establishment users/non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with the National Planning Policy Framework.

20. Prior to the use of the site any overhead wires shall be suitably redirected or grounded, unless any variation is agreed with the Local Planning Authority.

Reason: To maintain public safety.

Informatives:

01. Having regards to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new accesses will require a Section 184 Permit. This must be obtained from the Highway Service Manager for the South Somerset Area, at the Highways Depot, Mead Avenue, Houndstone Business Park, Yeovil BA22 8RT, Tel No. 0300 123 2224. Application for such a permit should be made at least four weeks before access works are intended to commence.
02. With regard to Condition 05 on approval of the tree protection details by the LPA, a site-meeting between the appointed building/groundwork contractors, the Site Manager and the Council's Tree Officer (Phil Poulton: 01935 462670 or 07968 428026) is strongly suggested to be arranged at a mutually convenient time.
03. With regards to Conditions 15-19 the LPA strongly suggests early consultation with Sport England. With regard to Condition 19 the applicant is advised that the design and layout of the facility should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.

APPENDIX ONE

Application 15/02535 - Additional Comments from Brympton Parish Council (August 2016)

The following observations and comments on the above application are supplementary to comments made previously by Brympton Parish Council.

1. Management of Site

The original application form dated 01/06/2015 defined the Applicant as:
“Yeovil Town FC & Yeovil Town Holdings Ltd”

This and subsequent documentation states that the proposed community recreational site will be leased to the Yeovil Town Community Sports Trust who will manage the facility. However, the Trust which is effectively conjoined to the Yeovil Town Football Club, states on its website:

“Yeovil Town Community Sports Trust has identified a number of key aims that remain integral to all of the work that the Trust undertakes.

The Trust’s aims are-

- *To promote sport and educational opportunities to the wider community*
- *To place Yeovil Town Football Club at the heart of its community by providing opportunities for interaction with the Club.*
- *To help grow the future supporter base of Yeovil Town Football Club by developing the geographical reach of the Club*
- *To work with individuals and organisations to establish strong partnerships in order to provide a platform from which to develop and deliver worthwhile and beneficial projects within the community.*
- *To develop and implement new and forward thinking projects and initiatives which are in response to community needs*
- *To help organisations develop and maximise the use of community facilities*
- *To promote social responsibility and give support to those in need so that they have respect for their community and are encouraged to make a positive contribution to society.”*

Comment: If the Trust undertakes activities in support of its declared aims on the proposed site then it will be serving the wider community and not just serving the interests of the citizens of Brympton. The only “reassurance” mentioned in the Applicants documentation is to state that “it is not envisaged that competitive YTFC Ladies football matches will be played at the site.”

Noting the words *“number of key aims that remain integral to all of the work that the Trust undertakes.”* then where are the safeguards that this facility will not eventually be used by football teams/clubs from a wide area of Somerset rather than the local area it is intended to serve?

The current site is free to use, if handed to a trust, fees would be charged. The original caveat was to protect free and unfettered access for the residents of Abbey Manor Park. . This site will have to be fenced and fees will be charged.

2. Crime & Disorder

Letter from Steve Nickerson, Crime Prevention Design Advisor Somerset East, to Planning Officer: Simon Fox dated 04/08/2015. Includes the following comments:

“Due to the remoteness of the site I would ask that the access control structures and mechanisms are robust. I would also ask for this to include a height restriction”

Since this letter was written the Application has been significantly revised, an example is quoted in an email, one year later, from Area Lead Officer (South): Simon Fox to Clerk to Brympton Parish Council: Mrs E James dated 26/07/2016 which includes the words:

“The use of the site has also been clarified as a public community playing field thereby not the fenced sports ground I was led to believe the intention was when I last attended your meeting. The implication is that the site will not be gated and locked outside of formal use and will be open to the public 24/7.”

In his more recent letter dated 2nd August 2016 Steve Nickerson ‘Objects in Principle’ on the basis of the following grounds:

- *I am now given to understand that the community playing field is to be open 24/7 removing the access control gates but retaining the height restriction.*
- *As a result I am moved to objecting in principle. This site is very isolated and runs the risk of being abused. There is little in the way of natural surveillance from neighbouring properties. The Northern dwelling will suffer if the car parking area is misused by traveling youths. This property may also suffer the risk of retribution as it most likely to be the source of complaints to the authorities. Having policed this area for a considerable number of years I have seen on a number of occasions, groups of youths with motorcars invade such areas and cause havoc with their behaviour. As complaints mount, action is taken which ultimately moves the problem to other similar area where the whole process starts again.*
- *Should this be allowed against advice being contrary to section 58 & 59 of the National Planning Policy Framework, then it is even more important to target harden the pavilion as per my initial response, to protect it from attack as it would become more vulnerable*

Comment: There is clearly a safety issue here.

3. Highways

In a letter dated 03/06/2016, Jon Fellingham, Principle Planning Liaison Officer, Economic and Community Infrastructure, Traffic and Transport Development Group, Somerset County Council, wrote to Planning Officer: Simon Fox in which he stated:

“As mentioned in the Highway Authority’s previous observations dated 26th June 2015 the proposal will likely result in an increase in vehicle movements along Thorne Lane, which can be described as being narrow and restrictive in some sections. However, it is unlikely that this would be considered severe enough to warrant an objection on traffic impact grounds. That being said Highway Authority requested that the applicant should look to improve access facilities to the site in the form of passing places along Thorne Lane. However, from reviewing the latest submission the applicant does not appear to have addressed this issue.”

He then goes on to state later in this document:

“Consequently the Highway Authority raises no objection to this proposal.....”

Comment: The Highways Authority appears not to have either conducted a survey of Thorne Lane in this area or carried out an on-site Risk Analysis otherwise it would have formed a firm and positive view on the state of the highway and not used subjective and non-substantive wording such as “unlikely”. Interestingly the Applicants Agent in his document Addendum GL1 dated 05/04/2016 accused the Brympton Parish Council of using such subjective comments and consequently dismissed their argument but at the same time is quite prepared to use such language in its own case and indeed take no action on the Highways Authority comments.

One of the parish councillors conducted a personal assessment of the highway during the school summer holiday period when the proposed facility is likely to be widely used by people from the Abbey Manor and Brimsmore Key Site Developments i.e. the expected users as defined in the Application. He

walked and cycled Thorne Lane from its junction with Western Avenue to the proposed entrance to the new site.

Despite evidence that the hedges on both sides of the road had been “mechanically” trimmed a few weeks previously the growth was such that pedestrians had to walk about two feet out into the highway to avoid getting stung by nettles or grazed by brambles. The potential for injury to young children in this way must be a major concern.

Cyclists using this route also have to keep out into the highway to avoid brambles and nettles on the side, and, overhead growth which extended outwards beyond the mechanical trimmers set cut height. By forcing users to walk/cycle out in the highway surely makes the probability of a RTC more likely.

The recommended provision of passing spaces for vehicles and the provision of a sidewalk/pavement should be revisited by the Highways Authority as a matter of urgency before this Application is considered further.

At the first Yeovil Town home game on Saturday 6th August there were 53 vehicles parked along Thorne Lane. This equates to a stretch of about 300m of linear parking where there is only sufficient width for one vehicle and no provision for a passing bay. This is already a problem and if the proposed site were to be developed this problem becomes much more serious.

Comparisons within the application documents with traffic generated by the allotment site are unreasonable. When this site was approved concerns about increased traffic were expressed by the Highway authority but approval was given on the basis that traffic to the allotment site would be of an irregular nature. Historical evidence shows that there are no more than about 12 vehicles at the allotment site at any one time. This is somewhat different than the anticipated traffic associated with the recreation ground proposals for potentially 50 vehicles arriving/departing at about the same time. The allotments actually exist now whereas the recreation site is a proposal.

The response to genuine concerns raised by the Brympton Parish Council over road safety, for example, to be dismissed (Para 1.13 in Addendum GL1 dated 05/04/2016) as a "negative comment" by the Applicants agent seems to me to be disingenuous and unworthy.

If this site is to be a “town” facility”, then the SCC Highways comments are meaningless, GL2 p 26 4.9 as the current assessment is for usage by Abbey Manor residents. A full Highway assessment is required to ensure that this site will be safe to use, and it would be un-acceptable to grant permission on this site, without Highways` guarantee of safety.

This new site will be yet another “traffic generator” to the northwest of Yeovil.

4. **Sport England**

Despite the claim in the Application that the proposal is supported by Sport England, this is heavily caveated in the documentation and concerns raised are not completely resolved in the response presented by the Applicant in his document Addendum GL1 dated 05/04/2016. Support from the English Cricket Board doesn't seem to be particularly enthusiastic.

Reference is made to the absence of a ‘Playing Pitch Strategy’ which is apparently ongoing. This would seem to be an important factor if proper consideration of the requirements for additional facilities is to be undertaken. In the absence of such strategic evidence an assessment of the current and existing provision in northwest Yeovil has been carried out. This shows that there are currently some 7 pitches available for use by the public and there is allocation within the Brimsmore and Lufton Key Sites for an additional 3 pitches and 1 MUGA. This assessment does not take into account any facilities that may be available on school sites.

Is Sport England fully aware of existing and future provision of playing pitches in northwest Yeovil.

The Keyford Site appears to be not included in the “needs assessment” for Yeovil. The Keyford Site is far more “connected” to the whole of Yeovil than Lufton is, and must be taken into the accounting of accessible provision, before taking away a local free sports pitch from the residents of Abbey Manor Park.

Of particular concern in the application documents is the comment:

“The Applicant would be pleased to discuss this further with SSDC so that appropriate and achievable conditions could be imposed.”

This is just one example of this Application being drawn up “on the hoof”. The whole document should be withdrawn redrafted into a properly considered application and resubmitted for consideration before approval. It surely should be properly/completely prepared and not presented with so many unanswered questions outstanding. It must also be open to public debate at SSDC, not decided behind closed doors.

It is understood that this application is to be considered on its own merits and without reference to any redevelopment proposals affecting the existing community designated land at Huish Park. However, it is clear that the application proposal will not take place unless the Huish Park redevelopment also takes place and in this scenario there will be no net gain in playing pitches, they will simply be more remote.

5. Usage/Remoteness of Site

The location of this site is seen as being very remote from the residential areas it is intended to serve and this will very much inhibit the use of it.

Under ‘Appendix GL2 p25.4.2’ it suggests that this site is evolving into a town wide facility. The existing community designated land at Huish Park was intended for use by Abbey Manor residents as identified in the formal Agreement.

If this is to be a town facility, it should be stated openly and up front, then a proper assessment must be carried out.

6. Existing Land Use

Reference to information used to prepare the current SSDC Local Plan shows the site to be

- Grade 1 Agricultural Land;
- part of a County Stewardship Scheme and
- in an area of ‘High Landscape Sensitivity’.

Arguments for not developing such land were significant issues when the Local Plan was being considered and should equally apply in respect of this application.

7. Impact

Use of the proposed football pitches and the associated noise that this will generate would have a significant impact on the adjacent rural hamlet of Lufton. These concerns have been expressed by all local residents.

Brympton Parish Council