

Appendix A

Draft minute from Area South Committee 2nd November 2011

Please note that the full draft minute will be sent out under separate cover.

11/03605/R3D – The creation of artificial grass pitch with adjoining warm up area, spectator terracing, fencing, floodlighting and associated landscaping and engineering works Yeovil Recreation Centre Mudford Road Yeovil – Applicant: South Somerset District Council

Area South Committee resolved to recommend to the Regulation Committee that the application be approved with conditions as per the officer recommendation with revisions to Condition 03 and an additional condition, No.14.

Condition 03

The floodlights hereby permitted shall not be illuminated except between the hours of 0900 and 2215 hours Monday to Friday, 0900 and 1815 Saturdays, Sundays and Bank Holidays. Reason: To minimise any potential nuisance and disturbance to neighbours and the surrounding area to accord with PPG17 and policies ST6 and EP3 of the South Somerset Local Plan (adopted April 2006).

Additional Condition - Condition 14

No works shall be carried out unless a Construction Method Scheme has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the phasing of works and the positions of temporary safety/security fencing to be erected during the course of the development, which shall be set so as to allow at least a 3m-access strip adjacent to the rear boundaries of properties on Marsh Lane in order to maintain pedestrian access around the site. The scheme shall also indicate the location(s) of excavated spoil and the height of such piles. Reason: In the interests of clarity.

RESOLVED:

That the Regulation Committee be advised that Area South Committee recommend the grant of planning permission for the following reason:

The proposal maintains the visual characteristic of the area whilst safeguarding residential amenity and meets a proven special recreational need in accordance with the aims and objectives of Planning Policy Statements 1, 9, 23 and 25; Planning Policy Guidance Notes 13 and 17; Policies STR1, STR2, STR4, 1, 37, 39, 48 and 49 of the Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000) and Policies ST5, ST6, ST9, EP3, EP4, EH10, TP1, TP3, TP5, TP6, CR1 and CR9 of the South Somerset Local Plan (adopted April 2006).

Subject to the following conditions:

1. 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - a. Location Plan, Drawing No. AS/092/04A
 - b. Proposed Layout Plan, Drawing No. AS/092/03D
 - c. Proposed Sections, Drawing No. AS/092/07B
 - d. Outdoor Playing Space, Existing and Proposed, Drawing No. AS/092/08B
 - e. Landscape Proposals, Drawing No. AS/092/09B
 - f. Proposed Lighting Design, Drawing No. AS/092/10A
 - g. Pitch Side Elevation and Dug Out Details, Drawing No. AS/092/11
 - h. Proposed Drainage Design, Drawing No. AS/092/12A
 - i. Propose CCTV Coverage, Drawing No. AS/092/13A

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

3. The floodlights hereby permitted shall not be illuminated except between the hours of 0900 and 2215 hours Monday to Friday, 0900 and 1815 Saturdays, Sundays and Bank Holidays.

Reason: To minimise any potential nuisance and disturbance to neighbours and the surrounding area to accord with PPG17 and policies ST6 and EP3 of the South Somerset Local Plan (adopted April 2006).

4. The floodlighting hereby approved shall be installed in full accordance with the specification submitted within the application. Any future amendments, alterations or replacement lighting equipment shall be first agreed in writing by the Local Planning Authority.

Reason: To ensure that local residents are afforded the same protection in perpetuity to accord with policies ST6 and EP3 of the South Somerset Local Plan (adopted April 2006).

5. Details of the ball damper board to be installed around the perimeter of the pitch to mitigate the impact of hockey balls shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be fully installed and maintained in accordance with such agreed details prior to the first use of the facility hereby approved.

Reason: To minimise any potential noise nuisance and disturbance to neighbours and the surrounding area to accord with PPG17 and policies ST6 and EP3 of the South Somerset Local Plan (adopted April 2006).

6. All planting proposed within the submitted landscaping scheme, drawing no. AS/092/09B (including that proposed outside the application red line) shall be carried out in the first planting season following the first use of the facility or the completion of the development, whichever is the sooner; and any trees or plants which within a period of ten 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.

Reason: To maintain the character and appearance of the area to accord with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

7. No works shall be carried out unless the Local Planning Authority has approved in writing, the following tree protection and planting details:
 - a. A revised specification of watering, staking, mulching and the installation of strimmer guards relating to the submitted scheme of tree planting;
 - b. A Tree Protection Plan and Arboricultural Method Statement relating to all retained trees on or adjoining the site, so as to conform to British Standard 5837: 2005 - Trees in relation to construction and inclusive of: the installation of protective fencing, controlled vehicular access routes to and from the site and special tree protection and engineering measures for any required access, installation of built structures (i.e. the cycle shelter), below-ground services, drainage and hard surfacing within the root protection areas of retained trees.

Upon approval by the Local Planning Authority, the tree protection and planting details shall be implemented in their entirety for the duration of the construction of the development, inclusive of the landscaping phases and the required terms of the revised tree planting scheme.

Reason: To secure the planting of new trees and to preserve existing trees in accordance with the objectives of PPS1 and to accord with Policy ST6 of the South Somerset Local Plan (Adopted April 2006).

8. No works shall be carried out unless a framework for the preparation of a Travel Plan to include details for the provision of hard measures shall be submitted to and approved in writing by the Local Planning Authority. The framework shall set out the proposed contents of the plan, in accordance with the guidance in PPG13: Transport - Guidance for Travel Plans.

Reason: To promote sustainable modes of transport and mitigate any increases in vehicular traffic to accord with the objectives of PPS1 and PPG13.

9. No works shall be carried out unless a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: To ensure construction works do not impact upon the local highway network to accord with the objectives of PPG13.

10. Before the new development is brought into use, the new pedestrian and cycle arrangements shall be fully constructed in accordance with the approved plans. Such cycle provision shall be retained thereafter.

Reason: To promote sustainable modes of transport and mitigate any increases in vehicular traffic to accord with the objectives of PPS1 and PPG13.

11. No works shall be carried out unless a scheme to ensure the continuity of use of the playing fields/football pitches shown on Drawing No. AS/092/05C has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be complied with in full.

Reason: To ensure that the use of the Yeovil Recreation Centre for pitch sports meets with National Governing Body minimum standards, are fit for purpose, and accords with the objectives of PPG17.

12. Before the new development is brought into use, a Sports Development Programme shall be submitted to and approved in writing by the Local Planning Authority, which secures the delivery of a development programme for football and hockey, and includes a mechanism for review. The Programme shall be carried out and implemented in full in accordance with the approved details.

Reason: To secure sufficient benefits to the development of sport and to accord with the objectives of PPG17.

13. No works shall be carried out unless a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, 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. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

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 objectives of PPS25.

14. No works shall be carried out unless a Construction Method Scheme has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the phasing of works and the positions of temporary safety/security fencing to be erected during the course of the development, which shall be set so as to allow at least a 3m-access strip adjacent to the rear boundaries of properties on Marsh Lane in order to maintain pedestrian access around the site. The scheme shall also indicate the location(s) of excavated spoil and the height of such piles.

Reason: In the interests of clarity.

Informatives:

1. With regards to Condition 11 the scheme shall ensure that the re-aligned grass pitches meet the Football Associations requirements in terms of size, quality and accessibility, and include a timetable for implementation.
2. The applicant is advised to implement the recommendations of the submitted ecological survey (Ecology Update Survey, Jackie Underhill, Sep 2011) specifically those of site enhancement.

The applicant is advised to review all access points to the Yeovil Recreation Centre so as not to prevent disabled access, or access by mobility scooter. Any alterations must take into account Rights of Way and the potential requirement for planning permission.