

**Item 3C**                      **14/00429/FULMAJ**

**Case Officer**              **Caron Taylor**

**Ward**                         **Astley and Buckshaw**

**Proposal**                    **Section 73 application to vary condition no.5 (approved plans) of planning permission no. 13/00082/FULMAJ (which was for the erection of 50 no. residential dwellings and the redevelopment of existing rugby club and associated facilities including floodlighting columns) to change the size and design of the clubhouse building, change the main pitch from grass to artificial and make alterations to the parking.**

**Location**                    **Chorley Rugby Union Club, Chancery Road, Astley Village, Chorley, PR7 1XP**

**Applicant**                    **The Trustees Of Chorley RUFC**

**Consultation expiry: 20<sup>th</sup> May 2014**

**Application expiry: 24<sup>th</sup> July 2014**

**Recommendation**

1. It is recommended that this application is granted planning approval subject to a supplemental legal agreement tying the application into the original Section 106 agreement obligations.

**Main Issues**

2. The main issues for consideration in respect of this planning application are:
  - Principle of the development
  - Alterations to clubhouse design
  - Alterations to the parking
  - Impact on neighbours
  - Section 106 agreement

**Representations**

3. No letters of representation have been received.

**Consultations**

4. **Sport England**  
Originally objected to the application, but following the receipt of additional information and plans have removed their objection subject to specific conditions applied to the previous permission being applied to this application.
5. **The Environment Agency**  
Make no comments on the amendments. For completeness, their response to the previous application was as follows:  
Have no objection to the application provided a condition requiring a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development to be submitted is attached to any permission. The strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.

**6. United Utilities**

Have no objection to the application provided a condition requiring a scheme for the disposal of foul and surface waters to be submitted is attached to any permission.

**7. Lancashire County Council (Highways)**

The application is seeking an increase in the size of the clubhouse from 590M2 GFA previously approved to 755M2. Despite the proposed increase in size of the clubhouse the applicant is maintaining the same number of parking spaces (134no.) approved for the previous smaller sized clubhouse. At least 10no additional car parking spaces are required due to the increased size of the clubhouse. They would not object to condition 5 of planning permission 13/00082/FULMAJ being varied to allow for the above changes, but the applicant should give serious consideration to incorporating the 10 spaces in the proposal, to avoid the residential aspect of the development being adversely impacted by parking spilling over from the rugby club.

**8. Chorley's Waste & Contaminated Land Officer**

Have no comments on the application but request a condition in relation to ground contamination as per their comments on the previous application.

**9. Environmental Health**

The main concerns arise from the potential use of the function room and balcony for private events and not necessarily with regard to its likely use during rugby matches.

10. The balcony on the function room is likely to give rise to justified neighbour noise complaints especially in the evening if functions are taking place on the first floor. This is due to the proximity of the noise sensitive properties and the use of the balcony for events until 00.00 hours is potentially problematic as it will mean the doors leading from the function area being continually opened and closed allowing the music to breakout.
11. It is also very likely that complaints would be received regarding noise from the people using the balcony in particular during the evening hours.
12. You may wish to explore if potential problems could be mitigated through the use of planning conditions, but if this is not possible it may be necessary to remove the balcony from the scheme. However, even if the use of the balcony was restricted/ prohibited during such events, they would still have concerns as the glass front of the building which faces directly towards some of the residential properties would provide very little noise attenuation.
13. You may want to consider the benefits of requesting that an acoustic report is carried out to map the potential noise breakout based on some assumptions about the use and level of music. From this you may be able to determine which properties would need to have acoustic glazing, acoustic ventilation etc. The problem with this is that in the summer people will rightly, always want to open their bedroom windows so acoustic glazing etc. would be rendered useless once the windows are opened and we will receive complaints.
14. They have also considered the lighting plans as submitted and although they do not have any major concerns about the potential for light nuisance they cannot guarantee that complaints will not be received [a plans showing the LUX levels of the lighting has been received – see impact on neighbouring properties section].

**Applicant's Case**

15. Following the planning approval granted last summer it was decided that the Trust would review both the design and layout of the project at Brookfields to ensure that the makeup of the development was - as Chorley Sports and Leisure Campus - a best fit for all their aspirations but which was as far as possible 'future proofed' and 'Eco Friendly'.
16. They decided to appoint a specialised and innovative architectural and design practice to examine alternative designs and layouts. What is now proposed is a truly iconic look for the pavilion which has a smaller footprint than the original proposal but far greater

flexibility due to no longer being a single storey, as well as much environmentally friendly emphasis as feasible in terms of rainwater harvesting, solar energy applications and a possible ground source heat pump system.

17. In addition, there could be beneficial co-operation between the Trust and Chorley Council on enhancing the facilities on the Local Authority Westway Playing Fields and allaying that drainage enhancement to a possible changing room usage within the trust pavilion on this development. Therefore they have had added two additional easy access changing rooms to the pavilion.

## **Assessment**

### Background

18. This application originally proposed to create the main pitch as an artificial grass pitch instead of a natural turf pitch as was approved by the original application, however Sport England objected to this aspect and it has therefore been removed from the application. The main pitch is therefore to stay as a natural grass pitch as previously approved.

### Principle of the development

19. The principle of the development has already been established by the existing full planning permission ref: 13/00082/FULMAJ. The issues to be considered as part of this application are the changes to this previously approved scheme. The changes relate to the size and design of the clubhouse building and alterations to the parking. The other aspects of the scheme remain as previously approved and so will not be assessed again in this report.

### Alterations to Clubhouse Design

20. The previously approved clubhouse is of a traditional design. It is mainly single storey with a small seating area at first floor. It has a fully hipped roof with front glazed gable and a small clock tower on the top.
21. The clubhouse now applied for is of a contemporary design with a mono-pitched roof sloping away from the pitch. At ground floor there will be the changing rooms, medical room, plant and equipment rooms and offices. Seating for 196 people will be provided facing the pitch attached to the building and sheltered by the first floor overhang of the building.
22. At first floor will be a function room for 120 people with a dance floor along with bar, players lounge and dining, fitness studio, kitchen and toilets. There will be a viewing balcony facing towards the pitch, the overhang of which provides shelter to the spectator seating below. The first floor elevation facing the pitch will be fully glazed to allow views of the pitch.
23. The materials palette is also contemporary with an aluminium roof, aluminium double glazed curtain wall system, rendered block walls and a glazed entrance canopy proposed.
24. The change to the design is considered acceptable and as it is considered a contemporary design improves the spectator experience by maximising the views of the pitch and presents a modern and ambitious image for the club.

### Alterations to the Parking

25. The original application had three areas of parking, a total of 134 spaces of which 29 of these were overspill spaces on a grasscrete area with limited access when needed to the west of the clubhouse building and 2 coach spaces.
26. The current application changes the parking so that all the parking is formally surfaced, with no overspill grasscrete area. The change to the layout of the building allows injured players to be brought through the building and ambulances can drive right up to the entrance. The same number of parking spaces as originally approved (134) was originally shown on the current application layout, however an additional 10 spaces as requested

by Lancashire County Council Highways have been added during the application process and 144 spaces plus 2 coach spaces are now shown. The parking is therefore considered acceptable. The parking for the residential properties remains as previously approved.

#### Impact on Neighbours

27. There are no neighbouring properties immediately bounding with the site. The nearest properties are those on the other side of Chancery Road on Mimosa Close and Clematis Close. There will be over 30m between the windows of the proposed properties and the existing properties and over 18m to the boundaries with these properties. Both these distances exceed the Council's interface guidelines of 21m and 10m respectively.
28. Within the site, the relationship between the properties also comply with the Council's interface guidelines.
29. The proposal is therefore considered acceptable in relation to neighbour amenity.
30. The main issue in relation to neighbour amenity is the proposed viewing balcony facing the main pitch in the first floor of the club house, the issue is not its use during matches that would take place during normal daylight hours, or in the winter up until 9.30pm when the floodlights will be switched off, but rather that it may be used in the evening when the building is in use for functions/social events.
31. This issue has been raised with the applicant as the Council would not want to approve a feature designed into a building that is likely to result in noise complaints in the future by people using the balcony or by the doors being opened while there is loud music on.
32. The rugby club have looked in the possible noise issue from the balcony and advise that social events in the main clubhouse will make use of the viewing deck overlooking the main pitch until 9.30p.m (this is the time that the floodlights at the pitch are required to be turned off). After this the deck will be closed to access except for use as an alternative means of escape in the event of fire. In recognition of the potential for noise nuisance the exit doors onto the deck area will be shutter controlled, which will prevent people attending functions in the building from accessing the balcony but will allow its use as a fire exit. The fire detection system will cause the fire exit shutter to 'fail safe'. Only one of the exits will need to function as an alternative exit route and will be lit and signed as such.
33. The first floor elevation facing the main pitch will be fully glazed, so even if the balcony is not used and the doors are closed there is potential for noise to escape from the building causing nuisance to neighbours. It is therefore proposed to require a scheme of noise attenuation to be submitted and approved by the Council. This could take the form of one or a combination of measures such as acoustic glazing, an acoustic shutter, ensuring the roof structure is constructed to minimise noise leakage or a sound limiting sound system.
34. Lighting is proposed to the two pitches. This consists of 8 x 15m masts on the main grass pitch and 8 x 15m masts on the artificial pitch. A plan showing the Lux (lumens per square metre) levels has been submitted with the application. This is considered acceptable in terms of the impact on the neighbouring properties as the Lux levels at the nearest residential properties are 5 Lux which is what is expected at night time in a suburban street.
35. Subject to the above being controlled by conditions the application is considered acceptable in relation to neighbour amenity.

#### Section 106 Agreement and Community Infrastructure Levy (CIL)

36. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for housing - £65 per sq. m. The rugby club development is not CIL liable. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013.

37. The original planning approval for housing at this site pre-dates the levy and as such was not subject to CIL. A positive recommendation in respect of this application will result in the issuing of a new planning permission at a time when there is an adopted CIL levy. Applications submitted under Section 73 of the Town and Country Planning Act 1990 are included within the transitional provisions of the Community Infrastructure Levy Regulations 2010.
38. The provision within the regulations takes into account the approved 'fall back' position in respect of S73 applications and basically subtracts the amount of approved development from the amount of proposed development. If the amount of proposed development exceeds that approved then CIL is charged on the uplift however if the amount of proposed development is less than the approved development then the CIL levy is nil.
39. In the case of this site the previous planning approval incorporated the same amount of development as that now proposed and therefore the CIL charge is nil.
40. The original obligations for primary school places will be secured through a supplemental agreement tying this permission in to the original agreement.

### **Overall Conclusion**

41. The amendments to the proposal are considered acceptable subject to the parking issue being satisfactorily addressed on the addendum. The application is recommended for approval subject to conditions and a supplemental Section 106 agreement.

### **Planning Policies**

#### National Planning Policies:

The National Planning Policy Framework (NPPF)

#### Adopted Chorley Borough Local Plan Review

Policies: DC3, LT14, HS21

#### Central Lancashire Joint Core Strategy

Policies 1, 5, 17, 27

#### Emerging Local Plan

Policies HS1.9, HS2

### **Planning History**

The site history is as follows:

13/00082/FULMAJ Proposed erection of 50 no. residential dwellings and the redevelopment of existing rugby club and associated facilities including 8 x 15m floodlighting columns. Permitted August 2013.

93/00081/FUL Permitted 30 March 1993

Use of land for car boot sales of 100 pitches Sundays 4.4.93 to 10.10.93 and Saturdays 1.5.93 to 25.9.93 inclusive for a period of one year

92/00540/FUL Permitted 1 September 1992

Modification of condition no 3 on 9/91/572 to amend hours of opening to 10.00am to 4.00pm instead of 2.00pm to 8.00pm

92/00352/FUL Permitted 9 June 1992

Use of land for Sunday market and other events

91/00572/FULMAJ Permitted 18 February 1992

Use of land for car boot/market on Thursdays

89/00634/ADV Permitted 20 September 1989

Display of internally illuminated signs on building and access

89/00067/FUL Permitted 27 February 1989  
Alterations and provision of external boiler house

88/00228/FULMAJ Application withdrawn 16 May 1988  
Use of land for general market to operate on Saturdays commencing 7/5/88

88/00679/FUL Permitted 18 October 1988  
Use of land as a Golf Driving Range

85/00179/ADV Permitted 2 April 1985  
Display of illuminated signs across gable of club house

81/00934/FUL Permitted 1 December 1981  
Club House

80/00892/FUL Permitted 20 October 1980  
Use of land for recreational purposes (rugby pitches, car parking, changing pavilion, and new access to Chancery Road)

79/00453/FUL Application withdrawn 11 November 1111  
Use of land for recreational purposes (Rugby Club) including rugby pitches, changing room/pavilion, car parking and new access (Outline)

79/00452/FUL Application withdrawn 11 November 1111  
Land for Recreational Purposes (Rugby Club)

## **Recommendation: Permit Full Planning Permission**

### **Conditions**

1. The floodlights hereby permitted shall be constructed in accordance with the details as shown on approved plan ref: 000348 E01 (Proposed Floodlighting) and shall not be used before 14:00 or after 21:30 on any day of the week.

*Reason: In the interests of the amenities of neighbouring properties.*

2. Prior to the commencement of the development a Carbon Reduction Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that either appropriate decentralised, renewable or low carbon energy sources will be installed and implemented to reduce the carbon dioxide emissions of the development by at least 21% or additional building fabric insulation measures are installed beyond what is required to achieve the relevant Code Level rating.

*Reason: In the interests of minimising the environmental impact of the development.*

3. The proposed development must be begun not later than 28<sup>th</sup> August 2016.

*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004. This is a Section 73 application that cannot extend the timeframe of the original permission.*

4. The hereby permitted shall be carried out in accordance with the following approved plans:

<b>Title</b>	<b>Drawing Reference</b>	<b>Received date</b>
Planning Layout	JB/CRC/PL1 Rev C	20 <sup>th</sup> June 2014
Proposed Floodlighting	000348 E01	20 <sup>th</sup> May 2014
New Stand and Clubhouse Section A	22937 L(2-) 05 Rev E	20 <sup>th</sup> June 2014
New Stand and Clubhouse Section C	22937 L(2-) 07 Rev E	20 <sup>th</sup> June 2014
New Stand and Clubhouse	22937 L(2-) 06 Rev E	20 <sup>th</sup> June 2014

Section B		
Chorley Rugby Club Plans	22937 Rev E	20 <sup>th</sup> June 2014
New Clubhouse Elevations	22937 L(2-)04 Rev E	20 <sup>th</sup> June 2014
New Clubhouse Ground Floor Plan	22937 L(2-)08 Rev A	20 <sup>th</sup> June 2014
New Clubhouse First Floor Plan	22937 L(2-)09	20 <sup>th</sup> June 2014
Location Plan	CRC/LP1	24 <sup>th</sup> April 2014
The Hatfield	HAT	24 <sup>th</sup> April 2014
The Roseberry	ROS	24 <sup>th</sup> April 2014
The Cranthorne	CRA	24 <sup>th</sup> April 2014
The Cherryburn	CHR	24 <sup>th</sup> April 2014
The Winster	WIN	24 <sup>th</sup> April 2014
The Barrington	BAR	24 <sup>th</sup> April 2014
They Newby	NEW	24 <sup>th</sup> April 2014

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

5. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.

*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*

6. The parking spaces and garaging and associated manoeuvring facilities shown on the plans for the properties hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of each plot; the parking spaces shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 1995).

*Reason: To ensure provision of adequate off-street parking facilities within the site.*

7. The visitor parking for the dwellings shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of the 30<sup>th</sup> dwelling. The visitor spaces shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 1995).

*Reason: To ensure provision of adequate off-street parking facilities within the site.*

8. Before any external lighting is installed in relation to the pavilion building hereby permitted or the associated facilities such as the car park, details shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall then be implemented precisely in accordance with the approved details which shall then not be varied.

*Reason: To safeguard the amenities of the area and to minimise the possibility of inconvenience to nearby residents.*

9. A scheme for the soft and hard landscaping of the development shall be submitted prior to the commencement of the development. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped (including details); and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures. All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 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.

*Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.*

10. The external facing materials, detailed in the Materials Schedule (Ref: May 2013 –CRC-MS-01), shall be used to construct the dwellings hereby permitted and no others substituted.

*Reason: To ensure that the materials used are visually appropriate to the locality.*

11. Prior to the commencement of any development, plans and particulars showing a scheme of foul and surface water drainage, shall be submitted to, and approved in writing by, the Local Planning Authority.

The surface water drainage scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The foul and surface water drainage schemes shall subsequently be implemented in accordance with the approved details before the development is completed.

*Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.*

12. The integral garages hereby approved shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter convert the space into living or other accommodation unless off street parking can be provided within the curtilage of the property in accordance with the Council's parking standards in force at that time.

*Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards and inconvenience caused by on-street parking.*

13. For the full period of construction, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

*Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials which may create a potential hazard to road users.*

14. No site clearance, site preparation or development work shall take place until details of parking for contractors and visitors to the site throughout the construction of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall then only be carried out in accordance with the approved details.

*Reason: To ensure there is sufficient parking provided within the site and to discourage parking on Chancery Road to the inconvenience of surrounding residents.*

15. Before the club house/pavilion building hereby permitted is brought into use the opening hours of the building shall be submitted to and approved in writing by the Local Planning Authority. The information submitted shall include details of the safeguards to be implemented to protect surrounding properties from noise disturbance. The club house/pavilion building shall thereafter only operate in accordance with the approved details.

*Reason: To safeguard of local residents from noise disturbance.*

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A) or any Order revoking or re-enacting the Order, no extensions shall be undertaken that would be built off the rear elevation of the conservatories approved under this permission (for clarity the rear elevation is defined as the elevation of the conservatories facing the rear boundary of the properties, parallel with the rear elevation of the dwelling), without express planning permission being granted.

*Reason: The conservatories would be classed as the 'original dwelling' for Permitted Development purposes and therefore to protect the amenity of adjoining properties.*

17. Prior to the Grass Pitch (identified as per the approved site layout plan) hereby permitted being brought into use, full details of the alignment, height and appearance of the ball

protection netting shown on the approved plans (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority and then erected in accordance with the approved details. The ball protection netting shall thereafter be retained in accordance with the approved details at all times.

*Reason: To prevent balls entering the housing element of the scheme and to protect the amenities of occupiers of the residential properties.*

18. Due to the scale of the development and proposed sensitive end-use the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

*Reason: To ensure the site is suitable for the proposed end-use.*

19. The land shown on the approved plan for amenity open space shall be provided before occupation of the 40<sup>th</sup> dwelling and shall be retained for this and no other purpose in the future.

*Reason: To enhance the environment created by the new development.*

20. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.*

21. The dwellings hereby permitted shall meet Code Level 3 of the Code for Sustainable Homes. Prior to the commencement of the development a 'Design Stage' assessment and related certification shall be submitted to the Local Planning Authority showing it will meet Code Level 3. No dwelling shall be occupied until a letter of assurance; detailing how that plot has met the Code Level 3 has been issued by a Code for Sustainable Homes Assessor. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority.

*Reason: Weight has been given to the viability assessment submitted with the application. In the interests of minimising the environmental impact of the development.*

22. Before the development hereby permitted is first occupied, details of cycle and motorcycle parking provision for the Rugby Club shall have been submitted to and approved in writing by the Local Planning Authority. Such parking provision shall be provided in accordance with the approved details and maintained at all times thereafter.

*Reason: To ensure adequate on site provision for cycle parking.*

23. No works of tree felling, hedgerow clearance or demolition shall take place between from the beginning of March to the end of August unless the absence of nesting birds has been confirmed by surveys that have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To protect Protected Species.*

24. The existing main rugby pitch shall not be built on until the Grass Pitch has been laid out in accordance with the approved plans so that it is available for use as a rugby pitch and temporary changing facilities have been provided on the site, details of which (specification and location) shall have been submitted to and agreed in writing by the Local Planning Authority prior to them being brought to site. The Natural Grass Rugby Pitch and temporary

changing facilities shall not thereafter be used for any purpose other than for outdoor sport and recreation. The temporary changing facilities shall be removed from the site once the pavilion/club house building shown on the approved plans is completed.

*Reason: To ensure the pitch is provided commensurately with the housing development and to protect the playing field from loss and/or damage and to maintain the quality of and secure the safe use of sports pitches.*

25. The pavilion/club house and car park (including coach parking) hereby permitted shall be constructed in accordance with the details as shown on the approved plans prior to the occupation of the 30<sup>th</sup> dwelling and shall be completed prior to occupation of the 40<sup>th</sup> dwelling. The car park shall thereafter not be used for any other purposes other than the parking and manoeuvring of vehicles.

*Reason: To ensure the pavilion/club house and car park are provided commensurately with the housing development.*

26. The Artificial Grass Pitch as shown on the approved plans shall be constructed prior to the occupation of the 50<sup>th</sup> dwelling and shall be completed within 3 months of occupation of the 50<sup>th</sup> dwelling. The Artificial Grass Pitch shall not thereafter be used for any purpose other than for outdoor sport.

*Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision.*

27. The Grass Pitch hereby permitted shall not be constructed until full details of its specification have been submitted to and approved in writing by the Local Planning Authority. This pitch shall then only be constructed in accordance with the approved details.

*Reason: To ensure the development is fit for purpose and sustainable.*

28. The Artificial Grass Pitch hereby permitted shall not be constructed until full details of its specification have been submitted to and approved in writing by the Local Planning Authority. This pitch shall then only be constructed in accordance with the approved details.

*Reason: To ensure the development is fit for purpose and sustainable.*

29. Prior to the commencement of the clubhouse/pavilion building hereby permitted a scheme for noise attenuation shall be submitted to and approved in writing by the local planning authority.

The scheme shall include details of how use of the balcony facing the pitch will be prevented after 9.30pm (except for means of emergency escape only) and provide a scheme of measures that will be put in place to prevent noise nuisance to nearby residential properties, this may include (but is not restricted to) noise insulation to the building and a sound limiting system within the building. The development shall only be carried out in accordance with the approved scheme.

*Reason: To ensure noise from the clubhouse/pavilion does not have an unacceptable impact on nearby residential properties.*

30. The balcony hereby permitted on the first floor of the clubhouse/pavilion building shall not be used after 9.30pm on any night of the week.

*Reason: To prevent noise nuisance to nearby residential properties.*

31. Prior to the commencement of the pavilion/club house building hereby permitted details/samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

*Reason: To ensure that the materials used are visually appropriate to the locality.*