

## **APPLICATION REPORT – 18/00108/FULMAJ**

**Validation Date: 27 March 2018**

**Ward: Astley And Buckshaw**

**Type of Application: Major Full Planning**

**Proposal: Section 73 application to vary condition 6 (approved plans) attached to planning approval 17/00413/FULMAJ to allow alterations to the details of the rugby clubhouse building.**

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

**Case Officer: Mr Iain Crossland**

**Authorising Officer:**

**Applicant: John Ambrose**

**Consultation expiry: 18 April 2018**

**Decision due by: 26 June 2018**

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### **RECOMMENDATION**

1. It is recommended that the application is approved subject to conditions and supplemental s106 agreement.

### **SITE DESCRIPTION**

2. The application site comprises the grounds of Chorley Rugby Union Club and a recently completed residential housing development of 50 dwellings. It is located in the core settlement area of Chorley. The Clubhouse for the rugby club has been partially erected and the associated pitches and supporting facilities have not yet been completed. As such the Chorley Rugby Union Club portion of the site has the appearance of a stalled development site, whilst the residential development appears complete.
3. The residential development occupies the northern portion of the site and comprises detached dwellings of a modern design. The rugby club facilities occupy the southern portion of the site. Both elements are accessed from Chancery Road.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

4. This application seeks to vary condition 6 (approved plans) attached to planning approval 17/00413/FULMAJ to allow alterations to the details of the rugby clubhouse building. The amended scheme would result in a clubhouse of reduced scale and more traditional design on the same footprint as that which was previously approved.

## **REPRESENTATIONS**

5. Representations have been received from the occupiers of 5no. addresses raising the following issues:
  - Disappointment with the delays in the rugby facilities being completed.
  - Disappointment with the reduced level of facilities.
  - The creation of a grass mound spectator area would have an adverse impact on the privacy of neighbouring occupiers.
  - Impact of lighting and floodlighting on neighbour amenity.
  - Landscaped planting would not adequately screen coaches parking at the rugby club and would leave the site open to vandalism. A wall or fence should be used.
  - The Clubhouse opening times should consider the proximity to residential housing.
  - Would like to see results of traffic impact assessment.
  - Would like details of where the try posts will be located.
  - Anti-social behaviour taking place on the development site.

## **CONSULTATIONS**

6. Euxton Parish Council: No comments have been received.

## **PLANNING CONSIDERATIONS**

7. Planning permission on the site was originally granted in 2013 for the erection of 50 residential dwellings and for the redevelopment of the existing rugby club and associated facilities (ref: 13/00082/FULMAJ). It was intended at that time that Persimmon Homes, who were to build the houses, would also build the new rugby facilities on behalf of the Rugby Club Trustees. This application relates to the Chorley Rugby Union Club portion of the development site.
8. Following this approval, the Rugby Club Trustees decided to procure and manage the build of the new rugby facilities themselves. They applied for and received a further planning permission (ref: 14/00429/FULMAJ) for an enhanced two-storey clubhouse building and to make alterations to the parking.
9. A further application (ref. 15/00577/FULMAJ) re-plan the layout of 14 of the dwellings was submitted by Persimmon Homes following the discovery that a water main crossing the site was not in exactly the same location as had been advised to them, which affected the siting of some of the properties. This was approved.
10. Following this, issues arose during the construction of the new rugby facilities. The Rugby Club Trustees were to procure and manage the building of the rugby facilities themselves and appointed a construction management company to manage the build on their behalf. As Persimmon Homes were no longer building the facilities on behalf of the Trustees this was to be funded by Persimmon Homes making payments in line with agreed milestones in the build process. The payments were made by Persimmon Homes as agreed, however the construction management company appointed by the Rugby Club Trustees, due to various issues they have had with them, parted company and it became apparent there was a funding short fall for the rest of the build. As a result building work stopped on the enhanced rugby facilities.
11. The planning permission for the whole scheme originally restricted the number of houses that could be completed (through condition 26) in line with the progress of the new rugby facilities. Condition 26 allowed 30 houses to be completed prior to the construction of the clubhouse and car park (including coach parking) and 40 houses to be completed prior to its completion.
12. As the rugby club build had stopped, this prevented Persimmon Homes from completing any more properties, which they had buyers waiting for, but also prevented any more funding

being released to the Rugby Club Trustees, as the funding is linked to house sales, to allow them to continue with the build of the rugby facilities.

13. Therefore, Persimmon Homes applied to vary condition 26 to allow 40 completions prior to construction of the clubhouse building, car park and coach parking and 47 homes prior to its completion (ref: 17/00038/FULMAJ). This was approved and allowed Persimmon Homes to build further housing on the site, and as a result allow them to release further funding to allow the construction of the clubhouse etc. to continue. A unilateral undertaking legal agreement was also submitted by Persimmon that contained a 'long-stop' date to ensure that the rugby facilities would still be finished if a certain date passed, no matter how many dwellings were constructed (to avoid the situation that if Persimmon stopped building on site and, therefore, never met the number of legal completions which required the rugby club facilities to be built).
14. The development of the rugby facilities remained stalled, however, and, therefore, a further application (ref. 17/00413/FULMAJ) was submitted and approved to entirely remove the conditions that restrict phasing of the housing development so that all the dwellings could be built prior to the provision of the sports facilities.
15. Although the conditions protecting the delivery of the rugby club facilities were removed in their entirety, Persimmon submitted a unilateral undertaking agreement with a longstop date that the rugby facilities would be commenced within two years from the date of the approval of planning permission 17/00413/FULMAJ and completed within five years.
16. The officers report for the previous application stated that although not controllable through the planning process, Persimmon would look to work with the Rugby Club contractor and that the final building for the Rugby Club may need to be of a reduced scale as originally approved or a suitably value engineered design (subject to any necessary planning permission) to fit the remaining available budget. Permission would look to deal directly with the developer and not the Rugby Club and would establish a fixed price for the works and utilise a design and build contract with simple monthly valuations. This would allow for control of the works and would limit payments to cover the work completed.
17. As envisaged the negotiations between Persimmon and the Rugby Club's contractor have established that the remaining funds would only allow for the completion of a reduced scale of clubhouse more in keeping with that originally approved under application ref. 13/00082/FULMAJ, with similar facilities. The proposed clubhouse would utilise some of the development carried out to date and, therefore, occupies the same position. The scale is reduced and the design more traditional than the extant scheme, which is of a more contemporary nature. The building would be fit for purpose and would contain all the facilities considered necessary at the time of the very original application. On this basis the proposed amendments are considered to be acceptable and have no detrimental impact on the amenity of neighbouring occupiers or the character of the locality.
18. It is recommended that all conditions, other than the approved plans condition and those already complied with, remain unchanged and are carried through to any grant of planning permission.
19. A supplemental s106 agreement is required to tie in the unilateral undertaking designed to provide assurance that the facilities would still be built even if all the houses were completed, with the inclusion of a 'longstop' date.
20. The supplemental s106 agreement would also have the effect of removing the clause requiring the delivery of the artificial pitch. This is to satisfy the contractual arrangements between Persimmon and the Rugby Club's contractor, and would ensure the delivery of the clubhouse, rugby pitch and parking facilities etc. The artificial pitch would remain part of the approved development, however, its delivery would no longer be time limited to ensure that the more essential elements of the proposal, namely the clubhouse, pitch and car park can be delivered without further delay.

### Other matters

21. In response to the matters raised in the representations received these are addressed below.
22. Disappointment with the delays in the rugby facilities being completed: This is regrettable and it is the intention of this application to address the issues leading to the stalled development of the rugby club facilities.
23. Disappointment with the reduced level of facilities: The facilities would be similar to those granted under the original permission ref. 13/00082/FULMAJ but would not be as extensive as those approved under application ref. 14/00429/FULMAJ.
24. The creation of a grass mound spectator area would have an adverse impact on the privacy of neighbouring occupiers: The grass mound spectator area was approved under a previous application ref. 14/00429/FULMAJ and is not for consideration as part of this application.
25. Impact of lighting and floodlighting on neighbour amenity: The use of the floodlighting has been assessed as and approved under previous permissions and was limited by condition. It is recommended that such a condition should be carried through to any grant of planning permission. It is recommended that details of any other external light are required by condition, as with previous planning permissions.
26. Landscaped planting would not adequately screen coaches parking at the rugby club and would leave the site open to vandalism. A wall or fence should be used: The landscaping was approved under previous consents and considered to be adequate.
27. The Clubhouse opening times should consider the proximity to residential housing: The use of the balcony area was limited by condition on previous planning permissions. It is recommended that such a condition should be carried through to any grant of planning permission. The opening times for the clubhouse are required to be provided by condition, as with previous planning permissions.
28. Would like to see results of traffic impact assessment: A transport statement is available on the planning file for planning permission 13/00082/FULMAJ.
29. Would like details of where the try posts will be located: These shall be located on the rugby pitch in a position to be determined by the Rugby Club.
30. Anti-social behaviour taking place on the development site: This is regrettable and it is hoped that the continuation of the development as a result of this planning application will help to address any issues with unauthorised access to the site.

### **CONCLUSION**

31. The amended design of the rugby clubhouse is considered to be acceptable to deliver the necessary facilities, without any adverse impact on neighbour amenity or the character of the area.
32. As with previous applications, risk is a factor to be taken into account but this has to be balanced against the fact that it is in Persimmon Homes' interest to see the site developed with rugby facilities as they have made commitments to recent purchasers of their properties on the site who bought properties on the understanding that these would be provided.
33. It is considered that the unilateral undertaking with a long-stop date continues to provide adequate protection for the provision of the rugby facilities and the application is, therefore, recommended for approval subject to a satisfactory supplemental s106 agreement.
34. The application is recommended for approval subject to conditions and legal agreement.

## RELEVANT HISTORY OF THE SITE

**Ref:** 13/00082/FULMAJ **Decision:** PERFPP **Decision Date:** 28 August 2013

**Description:** Proposed erection of 50 no. residential dwellings and the redevelopment of existing rugby club and associated facilities including 8 x 15m floodlighting columns

**Ref:** 14/00429/FULMAJ **Decision:** PERFPP **Decision Date:** 28 January 2015

**Description:** 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 and make alterations to the parking.

**Ref:** 14/01250/ADV **Decision:** PERADV **Decision Date:** 13 February 2015

**Description:** Proposed erection of two signs and two flagpoles advertising future housing development. One of the signs (flanked by two flagpoles) is proposed on West Way and the other (with no flagpoles) is proposed on Chancery Road.

**Ref:** 15/00137/DIS **Decision:** PCO **Decision Date:**

**Description:** Application to discharge conditions 3 (carbon reduction statement), 6 (levels), 9 (lighting), 10 (landscaping), 12 (foul and surface water drainage), 15 (scheme of parking for contractors), 16 (hours of clubhouse), 19 (contamination report), 22 (Design Stage Assessment), 23 (cycle and motorcycle parking), 28 (grass pitch specification), 29 (artificial pitch specification), 30 (clubhouse noise attenuation) and 32 (clubhouse external materials) of planning permission ref: 14/00429/FULMAJ (which was for the erection of 50 no. residential dwellings and the redevelopment of existing rugby club and associated facilities including 8 x 15m floodlighting columns).

**Ref:** 15/00164/ADV **Decision:** PERADV **Decision Date:** 29 April 2015

**Description:** Proposed stacker board sign flanked by two flagpoles (advertising future housing development) at entrance to Rugby Club.

**Ref:** 15/00577/FULMAJ **Decision:** PERFPP **Decision Date:** 9 September 2015

**Description:** Re-plan of 14 no. dwellings, including associated landscaping and parking (part of larger scheme of 50 dwellings previously approved under ref: 13/00082/FULMAJ and 14/00429/FULMAJ), to avoid water main that crosses the site.

**Ref:** 15/00667/MNMA **Decision:** PEMNMZ **Decision Date:** 10 August 2015

**Description:** Application for a minor material amendment to change the external materials of the dwellings (due to supply issues) previously approved under ref: 14/00429/FULMAJ (which was for 50 dwellings and redevelopment of the rugby club).

**Ref:** 15/00742/MNMA **Decision:** PEMNMZ **Decision Date:** 21 August 2015

**Description:** Application for a minor non-material amendment to planning permission ref: 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 alter the design of the canopy of the 'Hatfield' house type previously approved.

**Ref:** 15/00916/DEMCON **Decision:** WDN **Decision Date:** 23 September 2015

**Description:** Application for prior determination of the proposed demolition of the clubhouse and golf driving range

**Ref:** 16/00550/MNMA **Decision:** PEMMAZ **Decision Date:** 22 July 2016

**Description:** Minor non-material amendment to change the brick type (of dwellings) previously approved.

**Ref:** 17/00038/FULMAJ **Decision:** PERFPP **Decision Date:** 3 April 2017  
**Description:** Section 73 application to vary condition 26 of permission ref: 14/00429/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 allow the phasing of the development to be changed - so that the pavilion/club house and car park shall be constructed prior to the occupation of the 40th dwelling and shall be completed prior to occupation of the 47th dwelling (as opposed to by the 30th and 40th dwelling previously approved).

**Ref:** 17/00413/FULMAJ **Decision:** PERFPP **Decision Date:** 5 December 2017  
**Description:** Section 73 application to remove conditions 25 and 26 of permission ref: 17/00038/FULMAJ (which was a variation of condition application relating to the erection of 50 no. residential dwellings and the redevelopment of existing rugby club and associated facilities including floodlighting columns) to allow the phasing of the development to be changed - so that the dwellings can be built prior to the provision of the sports facilities.

**Ref:** 93/00081/FUL **Decision:** PERFPP **Decision Date:** 30 March 1993  
**Description:** 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

**Ref:** 92/00540/FUL **Decision:** PERFPP **Decision Date:** 1 September 1992  
**Description:** 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

**Ref:** 92/00352/FUL **Decision:** PERFPP **Decision Date:** 9 June 1992  
**Description:** Use of land for Sunday market and other events

**Ref:** 91/00572/FULMAJ **Decision:** PERFPP **Decision Date:** 18 February 1992  
**Description:** Use of land for car boot/market on Thursdays

**Ref:** 89/00634/ADV **Decision:** PERFPP **Decision Date:** 20 September 1989  
**Description:** Display of internally illuminated signs on building and access

**Ref:** 89/00067/FUL **Decision:** PERFPP **Decision Date:** 27 February 1989  
**Description:** Alterations and provision of external boiler house

**Ref:** 88/00228/FULMAJ **Decision:** WDN **Decision Date:** 16 May 1988  
**Description:** Use of land for general market to operate on Saturdays commencing 7/5/88

**Ref:** 88/00679/FUL **Decision:** PERFPP **Decision Date:** 18 October 1988  
**Description:** Use of land as a Golf Driving Range

**Ref:** 85/00179/ADV **Decision:** PERFPP **Decision Date:** 2 April 1985  
**Description:** Display of illuminated signs across gable of club house

**Ref:** 81/00934/FUL **Decision:** PERFPP **Decision Date:** 1 December 1981  
**Description:** Club House

**Ref:** 80/00892/FUL **Decision:** PERFPP **Decision Date:** 20 October 1980  
**Description:** Use of land for recreational purposes (rugby pitches, car parking, changing pavilion, and new access to Chancery Road)

**Ref:** 79/00453/FUL **Decision:** WDN **Decision Date:** 25 June 1979  
**Description:** Use of land for recreational purposes (Rugby Club) including rugby pitches, changing room/pavillion, car parking and new access (Outline)

**Ref:** 79/00452/FUL **Decision:** WDN **Decision Date:** 25 June 1979  
**Description:** Land for Recreational Purposes (Rugby Club)

**RELEVANT POLICIES:** In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission.

Reason: To define the permission and in the interests of the proper development of the site.

2. 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 hours or after 21:30 hours on any day of the week.

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

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

<b>Title</b>	<b>Plan Ref</b>	<b>Received On</b>
Planning Layout	JB/CRC/PL1 REV D	25 June 2014
Proposed Floodlighting	000348 E01	20 May 2014
Clubhouse Elevations	F6700-1A	02 February 2018
Clubhouse Floor Plans	F6700-2B	02 February 2018
Location Plan	CRC/LP1	24 April 2014
The Hatfield	HAT	24 April 2014
The Roseberry	ROS	24 April 2014
The Cranthorne	CRA	24 April 2014
The Cherybum	CHR	24 April 2014
The Winster	WIN	24 April 2014
The Barrington	BAR	24 April 2014
The Newby	NEW	24 April 2014
Fencing Layout	EW/CRC/FL1	3 September 2014
Plot Divisional Fence	SDF11-08	3 September 2014
Plans and Elevations (conservatory)	CONS-01	3 September 2014
1.8m High Timber Screen Fence	SDF05	3 September 2014
1800mm Wall with Brick Pillars	PR.S.D.24/2	3 September 2014
Proposed Site Plan Boundary	22927 L (9-) 01 REV-	13 November 2014

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

4. Within three months of the date of this decision a scheme for the landscaping of the rugby club element of the development and its surroundings shall be submitted to and approved in writing by the Local Planning Authority. 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; and detail any changes of ground level or landform, particularly relating to the mound spectator area, proposed finished levels, means of enclosure, minor artefacts and structures. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

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.

5. The parking spaces and garaging and associated manoeuvring facilities shown on the plans for the properties hereby approved shall be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).

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

6. The visitor parking for the dwellings shown on the plans hereby approved shall be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).

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

7. 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.

8. The soft and hard landscaping at the site shall be carried out in accordance with the following plans: For the residential element:

4411.02

4411.03

4411.04

CRC/ST/01

The existing hedges on the boundary with Chancery Road and West Way shall be retained.

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.

9. 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) (England) Order 2015) 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.

10. 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.

11. Parking areas for visitors and contractors shall be provided during construction as shown on drawing ref: CRC.TMP and 22937 L (9-) 02.

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

12. 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 club house/pavilion building shall thereafter only operate in accordance with the hours of opening.

Reason: To safeguard of local residents from noise disturbance.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015) (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 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.

14. Prior to either of the pitches hereby permitted being brought into use, the ball protection netting shown on approved plan ref: 22937 L (9-) 01 Rev P2 Proposed Site Plan Boundary Fences shall have been erected in accordance with the approved plans. 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.

15. The development shall proceed in accordance with the conclusions and recommendations in the ground investigation report ref: Chorley Rugby Club Phase 2 Site Investigation May 2013. A letter of verification shall be submitted to the Local Planning Authority when the site is completed, to confirm that the made ground has been taken off-site for disposal or remains onsite only under areas of hardstanding (as opposed to gardens/landscaped areas).

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

16. 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.

17. 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.

18. The specification for the grass and artificial pitches shall be as shown on the following plans:  
-Natural Turf Pitch Proposed NTP Plan and Section ref: SS1987 06 Rev 01;  
-Artificial Turf Pitch Proposed ATP Plan and Section ref: SS1987 05 Rev 01

This is subject to the following:

1. The artificial grass pitch shall be constructed in-line with 'World Rugby Regulation 22' and upon completion be tested to ensure that it is compliant and is therefore permissible for rugby union activity;

2. The grass pitches shall be constructed in-line with RFU guidance note 2 and shall meet The Institute of Groundsmanship Performance Quality Standards;

3. The colour of the lines detailing the rugby union pitch should be white with any secondary lines (e.g. football) being yellow in colour.

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

19. The development shall be carried out in accordance with the i) Noise Management Plan by Bower Mattin Partnership and ii) Control of Noise Break-out from Approved Chorley RUFC Clubhouse by Hepworth Acoustics. The clubhouse shall be constructed and managed in accordance with these details, including that the exit doors from the clubhouse onto the balcony shall be shutter controlled preventing access to the balcony after 9:30pm (but which will automatically lift in the case of a fire or other emergency); the building envelope shall be constructed to limit noise emissions as detailed and the mechanical ventilation of the building shall allow sound to be attenuated by silencers within air extraction ducts. The noise from building services equipment should also be controlled as detailed. The volume of all music in the clubhouse shall be controlled (including for any mobile sound system brought in) as detailed in the reports. The maximum levels of music limiting controls shall be submitted to and agreed in writing with the Local Planning Authority prior to the music system being brought into use, then operated in accordance with the maximum levels agreed.

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

20. 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.

21. The pavilion/club house building shall be constructed using facing materials as detailed on the approved plans.

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