

Report

Report Subject: SALISBURY & SOUTH WILTS SPORTS CLUB, WILTON ROAD, SALISBURY, SP2 9NY - PROPOSED AMENDMENT TO DESIGN OF PROPOSED SPORTS PAVILLION, SUBJECT OF APPLICATION S/2008/2089.

Report to: **Southern Area Planning Committee**

Date: **15/07/2010**

Author: **Mr Richard Hughes, Team Leader**

1. Report Summary:

- 1.1 To inform Members on the proposed changes to the design of the proposed sports pavilion building, which was previously considered by Members as part of application S/2008/2089, at the previous Southern Area Committee meeting on 27th August 2009.

2. Background

- 2.1 The background to this report is the previous committee report attached as Appendix 1 to this report. Members resolved that the Area Development Manager should be delegated to approve the development of a replacement sports pavilion and 5 new dwellings subject to the completion of a S106 legal agreement. However, the legal agreement remains uncompleted at this time and hence, planning permission for the development has yet to be issued.
- 2.2 The applicant has now approach the LPA (see letter appended), and has requested that the LPA consider a re- design of the sports pavilion building as a result of funding issues. Revised plans have been submitted.

3. Planning considerations

3.1 As the planning permission has not yet been formally issued, the LPA can consider whether it wishes to accept the applicants revised drawings as part of the ongoing application.

3.2 The revised design for the sports pavilion results in a building which is shorter in length than the previously submitted building, and there have been alterations to the design of the southern front façade of the building and balcony area. Internally, the proposed facilities have been re-jigged, with a reduction in the number of changing rooms, and a simplification to the communal facilities. The following paragraph summarises the changes:

3.3 GROUND FLOOR

- - Number of changing rooms reduced from 8 to 6 but each is capable of being used for cricket and meets ECB minimum standards
- - All changing rooms have corridor access from within the building (as required by SE/ECB).
- - The 2 x main cricket changing rooms also have exit doors to exit and windows for access/sight toward the playing area.

- - Observation windows added to all changing rooms the ones within the main cricket changing rooms giving a view onto the square.
- - The 4 x lesser changing rooms exit the building via the rear/escape door or main entrance
- - All changing Rooms to ECB/SE standards (floor finishes to be agreed)
- - Draught/Entrance Lobby added to Main Entrance (energy conservation/SE/ECB requirement).
- - Cantilevered/propped projecting viewing balcony from approved (Planning) scheme omitted (see 1st floor plan)
- - An additional store has been added to the west elevation (toward the all-weather pitch). There is never enough but this would be a minimum.
- - Ambulant WCs off entrance corridor reduced to minimum requirements.

FIRST FLOOR

- - 1st Floor area reduced to suit reduced ground floor area and accommodation/rooms replanned to fit.
- - Cantilevered/propped/wrap round viewing balcony from approved (Planning) scheme omitted
- - Reduced viewing balcony created by setting back glazed curtain walling to Social/Bar Room by 2.0m approx and omitted the section of zinc roofing to the forward/south facing section of curved roof in lieu of slate (see plans)
- - To give shading to the balcony and so as to overcome any heat gain problems to the 1st floor Social Room we have introduced have lightweight plastic coated fabric canopy sections between extended principle rafters. These may be taken down when not in use and for maintenance purposes. These will be an economic solution to the heat gain issue whilst still allowing “white light” to enter the Social/Bar Room space whilst at the same time giving the building a distinctive feature.
- - Both ECB and SE publications point out the importance of creating good architectural spaces so we propose that the ceiling over the Social/Bar Room be “opened up” to give height/volume and drama to this important space.
- - Ceilings behind the Social/Bar Room (including the rear Committee Room) would only need a plasterboard or suspended ceiling fixed to the u/s of the trussed rafters that would form the bulk of the roof structure
- - WC numbers have been based on the reduced occupancy generated by the reduced functions room sizes. (0.5m²/person)

TOTAL FLOOR AREAS (INTERNAL GROSS)

- - Ground Floor 382.0m² (including Bins/External Stores)
- - First Floor 326.0m²
708.0m²

EAST ELEVATION

- - Building reduced in length
- - Projecting balconies omitted
- - Recessed balcony + fabric canopy (as noted above) indicated

- - Entrance Lobby indicated
- - Escape stair moved to this elevation
- - Fenestration amended to suit omission of ground floor social spaces in lieu of principle changing rooms

NORTH/REAR ELEVATION

- - Rear exit door added
- - Escape stair repositioned (to exit on east elevation)
- - External stores indicated (to west elevation)

SOUTH/FRONT ELEVATION

- - Projecting balconies omitted
- - Recessed balcony + fabric canopy (as noted above) indicated
- - Escape stair moved indicated to eastern side
- - Fenestration amended to suit omission of ground floor social spaces in lieu of principle changing rooms

WEST ELEVATION

- - Building reduced in length
- - Projecting balconies omitted
- - Recessed balcony + fabric canopy (as noted above) indicated
- - Fenestration amended to suit omission of ground floor social spaces in lieu of principle changing rooms
- - Enclosed Bin/General Store indicated

3.3 The main consideration is whether the redesigned building results in any significant impacts which would change the assessment and judgment outlined by the previous officers report as attached.

3.4 Whilst the design of the building has altered, in officers opinion, the building as revised would remain an attractive structure, which would be a significant improvement compared to the existing sports club, and would have a similar impact on the wider landscape as the previous design, which was considered acceptable by Members. Equally, it is considered that the proposal would have a similarly limited impact on the amenities of the area, particularly surrounding dwellings, given the significant distances between the planned pavilion site and adjacent dwellings.

3.5 In highway terms, a slightly smaller pavilion use is unlikely to have any significantly different effects to the building previously deemed acceptable. Indeed, it could be argued that traffic may be slightly reduced as a result of a smaller building. The Highways Agency has been reconsulted and has confirmed it has no additional concerns or comments beyond those offered in relation to the previous building design.

3.6 Similarly, Sport England has been reconsulted regards the suggested amended design, and has indicated that the redesign has the full support of Sport England and meets the English

Cricket Board and Sport England technical guidance.

3.7 It is therefore considered that the amendments suggested to the proposed sports pavilion are acceptable, and would have similar impacts to that of the previously considered pavilion design. The revised proposal therefore meets the requirements of PPG17, and hence accords with Local Plan policy R5. As no other changes are proposed to the previously considered scheme, the recommendation of APPROVAL as indicated on the officers previous report as attached still apply.

4. Options for consideration:

4.1 Members have a number of options. They could either:

- a) Resolve to Approve the application with the amended plans for the sports pavilion, and subject to the previously requested S106 agreement and conditions (or any revised terms and conditions thought appropriate due to the change of design)
- b) Resolve to Approve the application, but subject to the proposed design being altered in some manner.
- c) Confirm that the previous resolution of Approval still stands, but based on the original plans.
- d) Resolve to Refuse the application, giving sound planning reasons why the alterations to the design of the sports pavilion are now considered unacceptable.

5. Recommendation:

5.1 With regards options c), which effectively leaves the application as original submitted, if members choose this option, it would appear that due to the funding issues, the applicant would not be able to continue with the scheme. Similarly, option d) would refuse planning permission for any development of the site.

5.2 Members will recall that the originally proposed scheme would result in the creation of a pathway from Lower Road, and that the provision of this was something that was locally desirable. If the development does not occur, it would therefore seem likely that such a pathway would not occur. Option a) or b) would however seem to achieve such a gain, and the applicant has indicated that he is happy to consider any design changes suggested by members. It is however recommended that option (a) above is accepted.

6. Background Papers:

- 6.1 The original report to Southern Area Committee on in Appendix 1
- Letter from the applicant in Appendix 2
- The minutes for the meeting in Appendix 3.

APPENDIX 1

Reason for the application being considered by Committee

The Director of EDPH does not consider it prudent to exercise delegated powers given the significant public interest and that part of the development site is located outside the HPB, on recreational land protected by policy R5 of the Salisbury District Local Plan.

1. Purpose of Report

To consider the above application for 5 dwellings and replacement clubhouse, netting and scoreboard, and to recommend that planning permission be GRANTED subject to conditions

The applicant be invited to enter an Agreement in respect of the following matters:

- (i) A commuted sum towards the provision of public open space in accordance with policy R2 of the Local Plan
- (ii) The production of a travel plan which would encourage the use of sustainable modes of transport in association with the sports pavilion use
- (iii) That the existing sports pavilion use is not removed until a suitable replacement facility is constructed and made available for use.

Following completion of which within 3 months of the resolution of Members, the Area Development Manager be authorised to GRANT Planning Permission subject to conditions (and that should no agreement be completed with this time frame, the ADM be authorised to determine the application under his/her delegated powers)

2. Main Issues

1. Principles of development outside HPB and loss of sports club/recreational facility/land
2. Impact on wider landscape
3. Impact on residential amenities
4. Impact on highway system
5. Ecological and drainage issues

3. Site Description

The site is located in defined open countryside on the western edge of Salisbury city, adjacent to and with access off the busy A36 trunk road, which bounds the north of the site. The land to which the application relates forms part of the South Wiltshire Sports ground, which contains a number of sports facilities/pitches, together with an existing sports hall/clubhouse building. A driving range and pitch and putt course is located to the west of the sports ground.

To the immediate east of the application is located two residential dwellings and an existing hotel. To the south of the site is a linear housing development, the local school, and St John's church. There is also a small wooden secondary changing room/pavilion for use with the second cricket pitch only, located adjacent the southern boundary of the application site.

4. Planning History

Various applications for sports/recreation related structures.

5. The Proposal

It is proposed to demolish the existing club house situated adjacent the eastern boundary of the site, and build a bigger, replacement sports facility adjacent to the existing all weather pitch, on the western edge of the application site (to the north of the cricket pitch), adjacent to the existing parking area. 13 parking spaces would be provided adjacent the building, including some bike spaces.

On the site of the demolished sports building (and part of the existing grassed area), it is proposed to construct 5 two storey dwellings, with an associated driveway leading to the existing A36 access. 8 parking spaces would be provided. Following concerns expressed by third parties and the Local Planning Authority, the housing scheme has been adjusted to reposition the dwellings further away from the eastern boundary of the site, and the overall design adjusted to reduce the impact of the scheme on adjacent residential amenity.

As part of the proposal, it is also proposed to erect a new scoreboard to serve the cricket pitch. A new path is also shown dotted on the proposed plans, running from the school to the south of the site, through the church grounds, and across the playing pitches. 7.5m high safety netting is also proposed between the cricket pitch and the proposed dwellings (this would be lowered and stored away when not in use).

It is understood that part of the monies generated by the sale of the housing will in part be funding the new sports pavilion. However, it should note that this a private matter between the parties concerned, as this scheme does not warrant a formal “enabling” situation, as outlined by policy G10 of the local plan, which relates largely to nationally significant listed/protected buildings.

A transport report has been submitted as part of the application, as has a waste audit, and an ecological report.

6. Planning Policy

The following policies are considered relevant to this proposal

PPG17	Sports and recreation
PPS3	Housing
PPS1	Sustainability
PPS13	Sustainable transport
PPS9	Biodiversity and ecology
Policy C7	Landscape setting of Salisbury and Wilton
Policy R1A & R5	Recreational open space protection
Policy D1	Design

Policy G2
Policy H22

General impacts of development
Use of brownfield land

7. Consultations

Highways Agency

Further to additional information being submitted, and a travel plan being drawn up to encourage sustainable transport to the site, no objections and withdrawal of Direction.

City Council

None

WC Highways

No objections, provided visibility from the access onto the A36 is improved and maintained.

Environment Agency

No objections subject to conditions water efficiency, and pollution prevention

Wessex Water

General information and advice regards connection to existing systems

Sport England

No objections to the proposal to replace the existing sports club facilities, and no objections to new dwellings being erected on site of former clubhouse. Consider that the proposals meet the various criteria in PPG17. The new clubhouse should be provided and made available for use prior to the commencement of the housing.

Wiltshire Fire and Rescue

General information regards fire safety

WC Archaeology

No comments. No known archaeological features within the area of the pavilion, and the clubhouse area is disturbed.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification
Expiry date: 11/02/09

281 letters/emails (including support from Bemerton St John School) received indicating that:

Fully support improved sports facilities
Will have wider community and health benefits
New pathway across site will help access and safety

1 letter of objecting/raising concerns:

New houses will adversely affect the amenities of occupiers of adjacent properties
Part of new housing/parking area is on R5 land outside HPB
Will affect the setting of Cherbury, a listed building
New scoreboard should be resited to limit impact on adjacent residential amenities and views

COGS – Welcome footpath link, but use and times should not be restricted, and should be accessible to cyclists. Such a path is necessary for safety. There is a need for a green travel plan in order to encourage sustainable access to the site.

Design Forum - The proposal is for a new sports' pavilion to replace the existing single-storey cricket pavilion and build 5 new houses. The sports' pavilion will be in a new location and the new houses located in the area of the existing pavilion.

The proposed sports' pavilion is a contemporary building. Part of the building (two thirds) is proposed to have a slate roof and the rounded end (that faces the cricket pitch) is proposed to have a zinc roof. Larch horizontal boarding is now being proposed for the elevations, rather than oak as was originally suggested. The boarding would be an engineered solution rather than shiplap and would be highly insulated.

The Forum welcomed the proposals but still had reservations about the proposed handling of the roof on the sports' pavilion. It was felt that the two elements needed to be better integrated and the general consensus was that the whole of the roof should be zinc rather than the mix of slate and zinc. The architect explained that the client was insisting on slate but that he did not consider that the junction would look uncomfortable in view of the over-sailing eaves detail of the slates.

The Forum welcomed the design of the cottages, which are conceived in the Wilton estate style.

9. Planning Considerations

9.1 Principles of development outside HPB and loss of sports club/recreational facility/land

a) Replacement of existing clubhouse facility

Policy R1A of the Local Plan encourages the expansion of existing recreational facilities on the edge of settlements, subject to the landscape impact of such proposals, and subject to the sustainable accessibility of the proposals.

Policy R5 of the Local Plan covers the site of the proposed sports pavilion and the surrounding playing pitches, but specifically excludes the existing sports clubhouse. The policy states that:

“Development which would lead to the loss of public or private sports fields, other recreational open space, or school playing fields, will not be permitted unless:

- (i) sports and recreation facilities can be best retained and enhanced through the redevelopment of a small part of the site; or
- (ii) alternative equivalent provision is made available in the locality; or
- (iii) there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

The supporting text of the above policy also indicates that “..the redevelopment of private sites will only be allowed where the sports and recreation facilities can be best retained, and improved (including greater access for the public where appropriate) through the redevelopment of part of the site...”

The existing clubhouse is in a rather dilapidated condition and is showing its age, and has poor access arrangements for those with disabilities and poor standards of accommodation within existing changing rooms and associated facilities. The existing building also apparently suffers from increasing maintenance costs, and is poorly sited with respect to the cricket pitch which results in spectators looking into the glare of the sun in the evening.

The proposed replacement building would incorporate similar but enhanced facilities, including a social room with viewing gallery/balcony, a lift, a function room, a players lounge and bar, and several changing rooms. The intention is to build a new facility which is fully compliant with Sport England guidance standards, and to locate it in an easily accessible location adjacent the existing facilities which will encourage greater use of the building and sports field. The pavilion location will also allow good views over both the cricket ground and all weather pitches, and minimise existing “sun blinding” issues.

The replacement sports pavilion building would be sited on land currently designated within policy R5, and its construction would therefore in theory result in the loss of some existing open grassed play area. However, as the use of the pavilion building would be inherently tied to the improvement of the existing recreational area, and the exact site of the pavilion actually relates to ancillary grassed area adjacent to the formal cricket pitch, it is considered that the erection of the pavilion building in the chosen location accords with the aims of the recreational policies, in that no actual playing pitches are affected, and that overall recreational facilities will be improved.

As the existing sports clubhouse site is not within policy R5, it is also considered that it would be difficult to argue that the site should be used to provide replacement playing pitch area which would be taken up by the new sports pavilion, particularly as the site of the existing club is located in a rather awkward corner location which is not entirely suited for use as formal playing pitches.

Consequently, the replacement of this building to provide better/improve recreational facilities would in officers opinion, accord with the aims of the recreational policies of the Local Plan, particular R5 (i). It would also accord with central government guidance on sporting facilities contained within PPG17, on which our policy R5 is based. Sport England has confirmed that this replacement is acceptable, (and indeed, as a separate funding agency, are funding part of the proposal).

b) Erection of dwellings outside the HPB

The proposed dwellings would be erected on land vacated by the demolished sports pavilion (which is not covered by policy R5), and also incorporate some areas of existing land around the existing building which are currently laid to grass, which fall within the policy R5 designation. All the land on which the dwellings and parking area are proposed is located outside the defined HPB (which covers the dwellings to the immediate east of the application site and the rest of the city centre).

Consequently, the proposed dwellings would be sited on land which would normally be only acceptable for housing in exceptional circumstances, and on land which forms an albeit small part of a wider recreational area, which is protected by policy R5.

Whilst the site of the existing sports club would ordinarily be referred to as “brown field” or “previously developed” as defined in PPS3, in this instance, as the land forms part of the wider recreation area, the site is covered by the guidance contained within PPG17. This document indicates that recreational land should not be regarded as brownfield land, in order to protect recreational land from development.

Therefore, on the face of it, given that the dwellings are not required for any “exceptional” purposes related to rural pursuits as explained in PPS7, the development of this site for housing would seem contrary to the aims of PPS17 and PPS7.

However, the planning arm of Sport England have not objected to the proposal, and indeed, as part of its role as a funding body, have actually played a part in funding the proposal to replace the existing sports club building. The body has also indicated that in its opinion, this proposal complies with the PPS17 guidance and that the land on which the existing sports pavilion is located could, in its opinion, be considered as being “previously developed”. As a consequence, given that Sport England are intrinsically involved in the guidance in PPG17, being the main consultee for that document, in officers opinion, it would be difficult to reject this application on the basis that it does not appear to comply with the guidance in PPG17.

Furthermore, whilst outside the defined HPB, the site does bound the HPB, and is in just as sustainable a position as the housing immediately adjacent, with easy access to the local services and the city centre. Therefore, given the positive stance of PPS3 to sustainable new housing development within or adjacent to existing main settlements, it would also seem difficult to object to the application on sustainability grounds.

Similarly, SDLP policy H22 also advises that dwellings will be permitted on previously developed land, (i) where such land is accessible by public transport, (ii) well related to the existing pattern of development, and (iii) not identified for an alternative form of development. (Whilst a small part of the land lies within the policy R5 designation, it is considered that for the reasons highlighted above, that this would be difficult to support on appeal)

Consequently, as the principle of dwellings on the proposed site would seem difficult to refute in reality, an assessment of the impacts of the proposal in other terms should now be undertaken. The following report addresses these issues.

However, without control, it would be possible for the existing sports clubhouse building to be replaced by the proposed housing, without the replacement sports pavilion being provided. This would result in the loss of part of the recreational facility, contrary to recreational planning policies. As a result, a condition or other mechanism is required to be imposed which ensures that the proposed clubhouse is provided prior to the existing facilities being permanently removed.

9.2 Design and visual impact on wider area

9.2.1 Sports pavilion/scoreboard and netting

The wider recreational land falls with the Landscape Setting of Salisbury and Wilton, and is covered by Policy C7, which states that:

“Within the Landscape Setting of Salisbury and Wilton as defined on the proposals map, new development will not be permitted during the lifetime of this plan to ensure there would be no detriment to the visual quality of the landscape and to enable allocated developments to be assimilated”

Policy C7 of the Local Plan seems on the face of it to allow no development within such an area. However, the supporting text of this policy is less equivocal, and indicates at para 7.16 that “..more positively , the LPA will actively encourage enjoyment of the countryside....through the extension of public access....”

However, given that it would be somewhat unreasonable to have a “blanket ban” on any/all development in such a locally designated area when we allow in principle some development within a nationally designated area such as the AONB, officers have for a number of years been taking a more pragmatic view, and assessing any proposed development for its actual impact and harm caused in a similar fashion as is done in the AONB.

Furthermore, the land covered by policy C7 in this instance is not in fact open countryside in the traditional sense, but is a collection of playing fields and a golf course, with a selection of paraphernalia associated with the sports use. In officers opinion, it would not be reasonable to impose a blanket ban on development in this area, as the area already contains various sporting paraphernalia. Instead, it would seem more reasonable to assess any proposal on this site against their impact on the generally open, recreational character of the site.

The existing sports pavilion is not of any particular architectural quality and its removal will generally improve the appearance of the site. However, given the relatively modest scale of the building, and its relatively secluded location, the existing building has no significant visual impact on the wider area, as adjacent buildings such as the hotel are more prominent.

Conversely, the replacement sports pavilion would be sites in a more open part of the site, and be of a larger scale than the existing building. Clearly, therefore, the new building will be more prominent in the landscape, and will be far more visible from the A36 road to the north of the

site, and the road system to the south of the site.

However, in conjunction with the LPA and its design forum, the applicant has sought to design a building which would be robust in use and low in maintenance. This will include the introduction of a standing seam pre oxidised zinc roof on the southern end of the building facing the cricket square so as to minimise/resist any damage by balls. The remainder of the roofing would be natural slate, with untreated oak boarding on the upper elevations and brickwork at lower level (which would be in a contrasting buff colour with blue/black banding).

In officers opinion, the new sports pavilion would be an attractive building, which blends traditional pavilion/recreational building design cues such as a clock, pitched roofing, and balcony, on a contemporary building. It is considered that whilst the building would be prominent, it would be a positive addition to the site, and would not unduly detract from or be harmful to the open recreational character of the area.

In sustainability terms, the applicant has indicated that the building will meet or exceed building regulation requirements, and the large eaves will provide solar shading to upper floor rooms. The main function room will be naturally ventilated through adjustable baffles within the rooftop ventilators.

It is similarly considered that the proposed scoreboard, whilst relatively large and visible, would be a visual feature which one would expect to see adjacent to a sports pitch such as a cricket field. As a consequence it would not look out of place or unusual in this setting, and hence, it is not likely to detract from the character of the area.

It is also proposed to erect netting between the proposed dwellings and the cricket field. Whilst erected, it is conceded that such a structure would not be particularly attractive. However, as this is a temporary structure, its visual harm is somewhat limited. It is noted that there is a large amount of permanent fencing/netting already on the playing fields at the moment, and as a consequence, it is considered that the proposed netting would not look out of place or unusual in this setting, and hence, it is not likely to detract from the character of the area.

Whilst the netting and the scoreboard would be located within close proximity to Cherbury and would alter the character of the setting of the listed building when seen from the west, the existing setting of the listed building already contains the poor quality sports clubhouse and other recreational paraphernalia, and in a way, this development improves the setting of the listed building. Given that it is considered that the most important setting of this listed building is actually the environment around Church Lane and not the area around the rear of the building, it is considered that the proposed development would not adversely affect the general setting of the listed building in a manner which would warrant refusal.

9.2.2 Houses

As stated, the proposed houses would be located on the site of the existing sports club building. In officers opinion, they are attractively designed, and would utilise materials which would reflect the traditional vernacular of the area, namely slate, with a sandy colour/buff colour brick, reminiscent of other dwellings in the area, including Wilton estate cottages.

Whilst the properties would be present a much larger massing than the single storey clubhouse building currently on the site, and whilst they would ultimately be more prominent than the

existing building, it is therefore considered that the houses would be a positive addition to the area, and would not unduly detract from the open character of the area, particular given their secluded siting, in the eastern corner of the playing field, and adjacent to the much larger hotel building.

Whilst the housing and their parking area would be located within close proximity to Cherbury and would alter the character of the setting of the listed building when seen from the west, the existing setting of the listed building already contains the poor quality sports clubhouse and other recreational paraphernalia, and in a way, this development improves the setting of the listed building. Given that it is considered that the most important setting of this listed building is actually the environment around Church Lane and not the area around the rear of the building, it is considered that the proposed development would not adversely affect the general setting of the listed building in a manner which would warrant refusal.

As a result, it is also considered that the proposals would not have such an adverse impact on the setting of Cherbury, a grade II listed building, as to warrant a refusal on that basis.

9.3 Impact on amenities

9.3.1 Sports club

Currently, the existing sports club facilities are located directly adjacent to the eastern boundary of the site, adjacent to both the hotel and a residential property. It is considered that in general terms, the relocation of this use away from this boundary and existing neighbours will result in some form of improvement to existing amenities, through the reduction in general noise and disturbance. The removal of the building which is very close to the neighbouring garden area is also considered to be an improvement.

9.3.2 Houses

Concerns and objections have been raised by the owner of the dwelling immediately adjacent to the eastern boundary of the site for the planned houses (Cherbury). The objections relate to the loss of privacy and the creation of overshadowing, particularly in respect of the garden of Cherbury, which is located to the north of the dwelling, and which is directly adjacent to the planned housing site.

In an attempt to reduce the impact of the dwellings on this property, the LPA has sought to amend not only the general design of the dwellings, but also their location. As a result, the dwellings would now be sited between 10.2 metres (plots 1 & 2), 8.73m (plots 3 & 4), and 9.5m (plot 5) from the garden area of Cherbury. Furthermore, in order to reduce the impact of the scheme in terms of overlooking, some of the first floor windows at the rear of the houses have been relocated to the side elevations of the dwelling. Thus there would now be only 4 bedroom windows, and one bathroom window, facing directly towards the garden area of Cherbury. As well as these changes, the original rear projections on the dwellings have been softened from a full gable design to a hipped design, which softens the built form, and reduces the massing of the buildings, as seen from Cherbury. The applicant has also confirmed that the proposed car parking area would utilise a bound (not loose gravel) material, thus helping to reduce noise disturbance from vehicles.

Whilst it is acknowledged that (compared to the existing situation) the residential dwellings as

planned would result in some loss of privacy to the occupiers of Cherbury, particularly caused by overlooking from the remaining bedroom windows, and the general introduction of residential noise and disturbance, it is considered that the impact of the housing would not be so significant as to warrant refusal of the application, given that the level of amenity currently experienced by occupiers of Cherbury is already limited by the presence of the sports clubhouse and the sports pitches.

Given the distance of the dwellings from the garden area of Cherbury, and their positioning to the west of that dwelling and garden area, it is considered that the amount of overshadowing caused by the new houses to the adjacent dwellings and garden area is unlikely to be significant. The applicants submitted shadow diagrams support this view, and seem to indicate that any overshadowing will be confined to the rear gardens of the existing dwellings, and will not affect Cherbury.

c) Netting and scoreboard

Whilst objections have been raised to the proposed scoreboard, these seemed to be based on the fact that the scoreboard will be visible from adjacent dwellings to the immediate east of the site, which have traditionally enjoyed a relatively open view across the recreational land. Whilst it is considered that the scoreboard would be visible from the existing (and proposed) dwellings, the scoreboard is a relatively modest sized structure, and would be located some distance from the dwellings. As a result, the scoreboard would not be unduly prominent or oppressive, and would cause no overshadowing issues. The loss of what is a private view is not a material consideration which can be used to reject a planning application, although it remains officers opinion that whilst the scoreboard will be visible, it will only form a small part of the outlook which will remain available to existing and proposed housing.

The proposed netting would be visible from both the existing and proposed dwellings, and during times when the netting is erected, the outlook of the future occupiers of the proposed dwellings would be impaired in terms of a reduction in private view. However, the netting would be taken down when not in use, and the purpose of the netting would be to protect the proposed dwellings from ball strikes during cricket matches. As a result, the impact of this scheme on neighbour amenity is not considered so significant as to warrant refusal.

9.4 Impact on highway system

(i) Traffic generation and access issues

The development would be serviced via the existing northern vehicular access into the site via the A36, adjacent to Skew bridge. The road in this area is within the 30mph designation. The existing vehicular access is utilised by users of the existing sports pitches, the existing clubhouse and the golf course, as well as the adjacent hotel. The access is therefore well used at the present time, and the Highway Authority or Highways Agency has not indicated that there is any significant accident record related to this stretch of road.

It is intended to reutilise the existing vehicular access onto A36, with only modest changes to remove some existing foliage around the access which currently restricts the site lines. The existing avenue of trees will remain unaffected.

The Highways Agency served a Direction of non approval on the LPA early in the lifetime of the

application. The Agency were concerned that the proposed development, in particular the likely increase in the usage of the site resulting from the improved sports pavilion and facilities. Following protracted negotiations and discussions, further additional supporting information was submitted by the applicant, which in summary, indicated that there would not be a significant change to the access demands for the site. (The applicants letter explaining the traffic generation issue from the applicants point of view is attached as an appendix)

Following the applicants reassurances, the Highways Agency now considers that subject to the drawing up of a travel plan which would encourage the accessing of the site by sustainable transport means, the likely increase in traffic resulting from this site as a result of the new proposals and the likely increase in popularity and use of the enhanced facilities, would be offset, and would not harm the highway system. The HA has now withdrawn its direction, and has indicated that it is happy for the application to be approved if the LPA wish it.

WC Highways has also confirmed that it is happy for the application to be approved, subject to a travel plan and visibility from the existing A36 access being improved and maintained.

It should also be noted that such a travel plan would seem to address most of the concerns of COGS.

(ii) Proposed path

The majority of the letters/emails of support relating to this application relate to the provision of a new pathway, across the application site from the school in the south, to the A36 road in the north.

An indicative path is shown on the submitted plans, leading from the proposed clubhouse site southwards across the existing open space, through the existing churchyard, and exiting onto the highway opposite the existing school. The provision of such a path has apparently resulted from local discussions between the landowners/applicants and the local people and the school, who wish to improve the safety of pupils accessing the school. The idea is that the proposed new path would be safer route than using the existing narrow highway system, much of which has no pavement.

It is acknowledged that such a path, for which there seems to be considerable local support, is not necessarily objectionable in planning terms, and it could be argued that a path in that location could enhance public access to the new sports pavilion, and improve access to and from the school and church for the future occupiers of the proposed new houses.

However, the Council's highways department has indicated that it does not require such a path as part of this application scheme, and that if it did, any path would have to be designed to adoptable standard, which would probably require a surfaced track with lighting, as well as a stipulation that it would be available for public access at all times.

It is understood that that the landowners and applicant would not necessarily wish such a path to be open at all times, largely for security reasons (the supporting information indicates 8am to 5pm Monday to Friday at school times). Instead, it is understood that there is agreement locally that any path would be made available only during the daytime, and in particular at school times, but would not be available for use in the evenings or night. It is further understood that the applicants would not wish to have a formally surfaced path way with lighting running

through their open space. The Local Planning Authority agrees with this concern, as any formalised surfaced path would probably result in a visual intrusion into the landscape. Consequently, any path that is created will be a private path, not a public right of way, which would not be intended to be used for general public use in association with either the proposed houses or the new sports pavilion.

As a result, the officers are unable to “insist” on such a pathway being created as part of this proposal, as the need for it is not generated by the development but by the school. Furthermore, any such details would have to meet the requirements of the highway authority as outlined above. However, given the clear level of demand for such a path locally and the apparent willingness of the landowner/applicant to provide such a path, it is considered that a condition can be imposed which simply requests that the details of any path which is to be constructed be submitted to and agreed in writing by the Local Planning Authority, in order to control the visual impact of any such works on the surrounding area. Members should however note that such a condition would not control the timing of the provision of such a path.

9.5 Ecological issues

Whilst the vast majority of the site is laid to cut grass, and will be unlikely to be capable of supporting protected species, the clubhouse has some potential to harbour bats.

An ecological assessment was submitted as part of the application. No evidence of protected species were found, although in officers opinion, the proposal should be conditioned so that it is carried out in accordance with the recommendation made by the bat report.

The site is located some distance from the AHEV, which includes the SSSI/SAC river system. Given the modest scale of the development proposed, and the fact the applicant has indicated that the development would be connected into the existing drainage system serving the clubhouse (which feeds into the drainage system in church lane, it is considered that the proposal would be unlikely to have any adverse impact on the sensitive area, as defined by the Habitat Regulations 1994, and EIA regulation 1999. The proposal would also therefore accord with the guidance given in PPS9.

10. Conclusion

The existing sports clubhouse building is of a generally poor standard, and the replacement of the facilities with new improved facilities is in accordance with the aims of the recreational policies of the Local Plan, in particular policies R1A and R5. Furthermore, the proposed sports pavilion is considered to be of an attractive design which would generally enhance the appearance of the area, and cause no detriment to the wider landscape, in accordance with the aims of policy C7 of the Salisbury District Local Plan. Given the relocation of the sports building away from adjacent properties, it is considered that the proposal would also result in a general improvement to the amenities of adjacent properties. The removal and replacement of the sports clubhouse facilities will however need to be controlled, to ensure that the facilities are provided.

The erection of new dwellings on the site of the sports clubhouse building is considered acceptable in principle, as most of the land on which the dwellings would be sited are not covered by restrictions of policy R5 of the Salisbury District Local Plan. Whilst a small

percentage of the other land forming part of the housing site is covered by policy R5, the land in question is not used as formal playing pitches but instead makes up the ancillary grassed areas around the existing cricket pitch. Sport England support the proposals, and as a result, the proposals are considered to be in accordance with PPG17 and the similar aims expressed by the recreational policies of the Local Plan including R1A, and R5. Whilst the erection of the dwellings in the chosen location will have some affect on the amenities of the adjacent dwellings and its garden area, taking into account the relocation of the clubhouse use away from this boundary, the increased distance between the new dwellings and the boundary, and the reduction in fenestration and overlooking, it is considered that the dwellings would not have such a significant impact on residential amenities as to warrant refusal.

Both the Highways Agency and the Council's Highway Authority have stated that subject to a Travel Plan to encourage future accessing of the site by sustainable modes of transport, and the maintenance of suitable visibility from the vehicular access onto the A36, it is considered that any likely increase in use of the existing site and facilities, and proposed new sports pavilion, would be unlikely to have a significant impact on the adjacent highway system or highway safety.

The proposed scoreboard and netting is considered to have a minimal visual impact on the wider landscape, as the existing site already has a strong recreational character and contains various sports related structures. Neighbouring amenity would not be so significantly affected by the proposals as to warrant refusal.

The proposed footpath through the site to the adjacent school appears to be part of discussions between the applicant, landowner and local population, and is not being requested as a formal right of way by the Local Plan Authority or highway authority as part of this planning application scheme. Details of this path can however be secured via condition, to ensure that it would be of simple construction and have no adverse impact on the landscape.

Therefore, subject to several restrictive conditions, including a Travel Plan to encourage sustainable transport, and a scheme related to ensuring the continuation and replacement of the recreational pavilion use, it is considered that the proposal would be acceptable.

Recommendation

Following completion of a legal agreement to secure the following:

- (i) A commuted sum towards the provision of public open space in accordance with policy R2 of the Local Plan
- (ii) The production of a travel plan which would encourage the use of sustainable modes of transport in association with the sports pavilion use;

It is recommended that planning permission be granted for the following reasons:

The existing sports clubhouse building is of a generally poor standard, and the replacement of the facilities with new improved facilities is in accordance with the aims of the recreational policies of the Local Plan, in particular policies R1A and R5. Furthermore, the proposed sports pavilion is considered to be of an attractive design which would generally enhance the appearance of the area, and cause no detriment to the wider landscape, in accordance with the aims of policy C7 of the SDLP. Given the relocation of the sports building away from adjacent properties, it is considered that the proposal would also result in a general improvement to the amenities of adjacent properties. The removal and replacement of the sports clubhouse facilities will however need to be controlled, to ensure that the facilities are provided.

The erection of new dwellings on the site of the sports clubhouse building is considered acceptable in principle, as most of the land on which the dwellings would be sited are not covered by restrictions of policy R5 of the SDLP. Whilst a small percentage of the other land forming part of the housing site is covered by policy R5, the land in question is not used as formal playing pitches but instead makes up the ancillary grassed areas around the existing cricket pitch. Sport England support the proposals, and as a result, the proposals are considered to be in accordance with PPG17 and the similar aims expressed by the recreational policies of the Local Plan including R1A, and R5. Whilst the erection of the dwellings in the chosen location will have some effect on the amenities of the adjacent dwellings and its garden area, taking into account the relocation of the clubhouse use away from this boundary, the increased distance between the new dwellings and the boundary, and the reduction in fenestration and overlooking, it is considered that the dwellings would not have such a significant impact on residential amenities as to warrant refusal.

Both the Highways Agency and the Council's Highway Authority have stated that subject to a Travel Plan to encourage future accessing of the site by sustainable modes of transport, and the maintenance of suitable visibility from the vehicular access onto the A36, it is considered that any likely increase in use of the existing site and facilities, and proposed new sports pavilion, would be unlikely to have a significant impact on the adjacent highway system or highway safety.

The proposed scoreboard and netting is considered to have a minimal visual impact on the wider landscape, as the existing site already has a strong recreational character and contains various sports related structures. Neighbouring amenity would not be so significantly affected by the proposals as to warrant refusal.

The proposed footpath through the site to the adjacent school appears to be part of discussions between the applicant, landowner and local population, and is not being requested as a formal right of way by the LPA or highway authority as part of this planning application scheme.

Details of this path can however be secured via condition, to ensure that it would be of simple construction and have no adverse impact on the landscape.

Therefore, subject to several restrictive conditions, including a Travel Plan to encourage sustainable transport, and a scheme related to ensuring the continuation and replacement of the recreational pavilion use, it is considered that the proposal would be acceptable.

And 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 (1): To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason (2): In the interests of visual amenity and the character and appearance of the area.

Policy - D1 visual appearance and impact

3) With regards to the replacement sports building, no external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason (3): In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Policy- G2 & C7 protection of amenities and countryside

4) With regards to the proposed dwellings, no development shall commence on site until details of any screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority. The screen walls and/or fences shall be erected in accordance with the approved details prior to the occupation of the dwelling(s) hereby permitted and shall be retained and maintained as such at all times thereafter.

Reason (4): To limit overlooking & loss of privacy to neighbouring property.

Policy - G2 impact on neighbour amenity

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

Reason (5): In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

Policy - G2 & D2 general amenities and appearance of the area

6) With regards to the proposed dwellings, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the walls and roofslope(s) of the development hereby permitted.

Reason (6): In the interests of residential amenity and privacy.

Policy - G2 general amenities

7) With regards to the sports pavillion building, no development shall commence on site until details of secure covered cycle parking and changing and shower facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

Reason (7): To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

Policy - G1 sustainable transport

8) No demolition of the existing sports clubhouse building shall take place until the new sports pavillion building hereby permitted has been erected and made available for use.

Reason (8): To ensure that the existing sports clubhouse facilities are maintained and replaced within a suitable time frame.

Policy R1A & R5 - Enhancement of recreational facilities

9) No development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall outline measures to encourage the use of sustainable transport options for persons accessing the recreational land; and indicate a timetable for implementation of those measures. The development shall be carried out in accordance with the agreed travel plan.

Reason (9): In order to reduce the reliance on the private car in the interest of sustainable development and the aims of PPS1 PPS3, and PPS13

Policy G1 - sustainability

10) No development shall commence until a scheme for the operation of the netting adjacent

the cricket pitch shall be submitted to and approved in writing by the Local Planning Authority. The netting shall be operated in accordance with the agreed scheme.

Reason (10): In order to limit the impact of the netting on the visual character of the area and the amenities of adjacent residents.

Policy - C7 and D1 protection of visual amenities

11) No development shall commence until the existing access hardstanding area is improved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and visibility from the vehicular access onto the A36 has been improved, with no obstruction to visibility at and forward of a point measured from 2.4m back into the centre of the access to 160m to the west. The visibility splay so created shall be maintained in that condition thereafter.

Reason (11): In the interest of highway safety

Policy - G2 highway safety

12) Development shall be carried out in accordance with the recommendations made in the submitted ecology report from Clarke Webb Ecology Ltd dated 17th November 2008, unless otherwise agreed in writing by the Local Planning Authority.

Reason (12): In order to protect flora and fauna, in accordance with the aims of PPS9 and the habitats

13) No development shall commence until a scheme of water efficiency has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

Reason (13): In the interest of water conservation.

Policy G2 G3 sustainable water conservation measures

INFORMATIVE

Regards water efficiency measures and pollution prevention measures, details can be found on the environment agency website . Regards pollution prevention during construction, safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

Appendices:	Appendix A – Applicants justification for scheme and highways matters Appendix B – Site Location Map
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APPENDIX 2

Re: Salisbury & South Wilts Sports Club

Dear Sirs,

We wish to submit a plea that the plans we have submitted, and gained permission for, are reviewed to accommodate a scaled down version of the intended pavilion and that the planning consent is endorsed.

We stress that there is no request to alter in any way the plans of the 5 houses, which are a critical enabling development, just the intended new pavilion.

Our original plans were for a building with a total floor area of around 1000 sq.m. Our Project envisaged multiple funding sources and we could only apply to some of these once final plans were available and planning permission was granted. We were also required by Sport England (SE) and the England and Wales Cricket Board (ECB) to submit cost estimates for the whole project.

Both SE and the ECB felt that the original estimates we had been given were unrealistic and we went back both to the architect and a professional estimator to arrive at revised costs.

Over this same period it became clear to us that certain targeted funders would not be able to support us and despite the confirmation of support from Wiltshire Council and our own magnificent fund raising efforts, we realised that we can only afford a building that we can gain funding for and the only way to achieve a lower cost building is to scale back the size. Thus we set a target to reduce the floor area by 30% whilst still meeting the key user requirements and without reducing the functionality of the building.

The original design gained considerable support from all involved but we have now revised the plans to meet the minimum operating requirements of the Club as a whole and have submitted plans and elevations for a scaled down building at around 650 sq.m floor area. The revised design includes changing rooms to meet ECB specifications and the demands for the winter and summer sports. The social facilities continue to meet the needs for spectators, players, officials and administrators of the Club as well as an office for the sports Development Officer. We believe that this meets the expectations of all parties in a Project that is achievable rather than a larger building that we will simply not gain sufficient funding for. We all live in the same economic environment and we can only build that which we can afford.

Our main funders are still on board but each will give very tight time constraints on when their funding must be spent by and exactly what it can be spent on. We have submitted final applications to both Sport England and the ECB that include these revised plans and it was indeed these bodies that insisted on a scaled down building.

We are at a critical stage. If we cannot proceed in the coming weeks then we will not gain the anticipated ECB funding in time to spend it this financial year. If we fail with the ECB, we will jeopardise the Sport England application. If we fail with both of these we are dead in the water and my honest appraisal is that after 10 years at this I cannot see

anybody else foolish enough to start from scratch with new funding applications where it is clear that money is in even harder to gain and the main intent of the Government is to cut back all spending.

Our commitment to the Community remains; we are still looking to provide a new pavilion / clubhouse which will provide benefit to the wider sporting community of South Wiltshire. Our facilities will continue to be made available to the Community and the Sports Development Officer will provide an additional resource to support club and player development on site, and out at other clubs and in local schools. This will be a valuable supplement to existing Local Authority provided resources. We appeal to the Planning Department to put this case forward to the next meeting of the Southern Area Committee with a recommendation to allow a revised design that continues to satisfy the planning expectations, is essentially similar in appearance and layout to the original application but is smaller in size and fully meets the requirements of Sport England and the ECB.

Yours faithfully,

Peter Curtis

APPENDIX 3

37. S/2008/2089 – The Sports Ground, Wilton Road, Salisbury – Demolition of existing club house and construction of 5 dwellings with new access driveway and parking. Construction of replacement clubhouse adjacent to all weather pitch, new scoreboard, protective fencing and parking

Public Participation:

1. Four further third party letters were reported.
2. Mr P Curtis spoke in support of the application.
3. Mr J Walsh spoke in support of the application.
4. Mr C Cochrane (Divisional Member) raised matters regarding the foot path proposed.

Resolved:

That following completion of a legal agreement to secure the following:

- (i) A commuted sum towards the provision of public open space in accordance with policy R2 of the Local Plan
- (ii) The production of a travel plan which would encourage the use of sustainable modes of transport in association with the sports pavilion use;
- (iii) That the existing sports pavilion use is not removed until a suitable replacement facility is constructed and made available for use.

Planning permission be **GRANTED** for the following reasons:

The existing sports clubhouse building is of a generally poor standard, and the replacement of the facilities with new improved facilities is in accordance with the aims of the recreational policies of the Local Plan, in particular policies R1A and R5. Furthermore, the proposed sports pavilion is considered to be of an attractive design which would generally enhance the appearance of the area, and cause no detriment to the wider landscape, in accordance with the aims of policy C7 of the SDLP. Given the relocation of the sports building away from adjacent properties, it is considered that the proposal would also result in a general improvement to the amenities of adjacent properties. The removal and replacement of the sports clubhouse facilities will however need to be controlled, to ensure that the facilities are provided.

The erection of new dwellings on the site of the sports clubhouse building is considered acceptable in principle, as most of the land on which the dwellings would be sited are not covered by restrictions of policy R5 of the SDLP. Whilst a small percentage of the other land forming part of the housing site is covered by policy R5, the land in question is not used as formal playing pitches but instead makes up the ancillary grassed areas around the existing cricket pitch. Sport England support the proposals, and as a result, the proposals are considered to be in accordance with PPG17 and the similar aims expressed by the recreational policies of the Local Plan including R1A, and R5. Whilst the erection of the dwellings in the chosen location will have some affect on the amenities of the adjacent dwellings and its garden area, taking into account the

relocation of the clubhouse use away from this boundary, the increased distance between the new dwellings and the boundary, and the reduction in fenestration and overlooking, it is considered that the dwellings would not have such a significant impact on residential amenities as to warrant refusal.

Both the Highways Agency and the Council's Highway Authority have stated that subject to a Travel Plan to encourage future accessing of the site by sustainable modes of transport, and the maintenance of suitable visibility from the vehicular access onto the A36, it is considered that any likely increase in use of the existing site and facilities, and proposed new sports pavilion, would be unlikely to have a significant impact on the adjacent highway system or highway safety.

The proposed scoreboard and netting is considered to have a minimal visual impact on the wider landscape, as the existing site already has a strong recreational character and contains various sports related structures. Neighbouring amenity would not be so significantly affected by the proposals as to warrant refusal.

The proposed footpath through the site to the adjacent school appears to be part of discussions between the applicant, landowner and local population, and is not being requested as a formal right of way by the LPA or highway authority as part of this planning application scheme. Details of this path can however be secured via condition, to ensure that it would be of simple construction and have no adverse impact on the landscape.

Therefore, subject to several restrictive conditions, including a Travel Plan to encourage sustainable transport, and a scheme related to ensuring the continuation and replacement of the recreational pavilion use, it is considered that the proposal would be acceptable.

And 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 (1): To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON (2): In the interests of visual amenity and the character and appearance of the area.

Policy - D1 visual appearance and impact

3) With regards to the replacement sports building, no external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in

writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON (3): In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Policy- G2 & C7 protection of amenities and countryside

4) With regards to the proposed dwellings, no development shall commence on site until details of any screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority. The screen walls and/or fences shall be erected in accordance with the approved details prior to the occupation of the dwelling(s) hereby permitted and shall be retained and maintained as such at all times thereafter.

REASON (4): To limit overlooking & loss of privacy to neighbouring property.

Policy - G2 impact on neighbour amenity

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON (5): In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

Policy - G2 & D2 general amenities and appearance of the area

6) With regards to the proposed dwellings, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the walls and roofslope(s) of the development hereby permitted.

REASON (6): In the interests of residential amenity and privacy.

Policy - G2 general amenities

7) With regards to the sports pavillion building, no development shall commence on site until details of secure covered cycle parking and changing and shower facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

REASON (7): To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

Policy - G1 sustainable transport

8) No demolition of the existing sports clubhouse building shall take place until the new sports pavillion building hereby permitted has been erected and made available for use.

REASON (8): To ensure that the existing sports clubhouse facilities are maintained and replaced within a suitable time frame.

Policy R1A & R5 - Enhancement of recreational facilities

9) No development shall commence until a scheme for the operation of the netting adjacent the cricket pitch shall be submitted to and approved in writing by the Local Planning Authority. The netting shall be operated in accordance with the agreed scheme.

REASON (9): In order to limit the impact of the netting on the visual character of the area and the amenities of adjacent residents.

Policy - C7 and D1 protection of visual amenities

10) No development shall commence until the existing access hardstanding area is improved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and visibility from the vehicular access onto the A36 has been improved, with no obstruction to visibility at and forward of a point measured from 2.4m back into the centre of the access to 160m to the west. The visibility splay so created shall be maintained in that condition thereafter.

REASON (10): In the interest of highway safety

Policy - G2 highway safety

11) Development shall be carried out in accordance with the recommendations made in the submitted ecology report from Clarke Webb Ecology Ltd dated 17th November 2008, unless otherwise agreed in writing by the Local Planning Authority.

REASON (11): In order to protect flora and fauna, in accordance with the aims of PPS9 and the habitats

12) No development shall commence until a scheme of water efficiency has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

REASON (12): In the interest of water conservation.

Policy G2 G3 sustainable water conservation measures

13) No development shall commence until details of the exact route, construction, and surfacing details, of the proposed pathway have been submitted to and agreed in

writing by the Local Planning Authority. The pathway so agreed shall be provided on site and made available for use prior to the first occupation of any of the 5 dwellings hereby approved.

REASON (13): To improve access to the proposed development in the interests of sustainability and amenity.

POLICY: G1 & G2 amenities and sustainability

INFORMATIVE

Regards water efficiency measures and pollution prevention measures, details can be found on the environment agency website . Regards pollution prevention during construction, safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.