

Ditton
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21 March 2016

TM/16/00955/FL

Proposal:

1. An extension and refurbishment to the existing clubhouse building to provide for a higher standard of social and function space and 2 teaching rooms. 2. An extension and refurbishment of the existing squash and gym building to provide a further 3 squash courts and wet and dry changing rooms as well and a gym space and dance studio. 3. A new build changing room block to provide changing facilities for 4 teams and associated officials. As well as spectator toilets and a kitchen space with serving hatch. 4. Provision of 2 3G pitches on the existing sports field

Location:

Cobdown Sports And Social Club Station Road Ditton
Aylesford Kent ME20 6AU

Applicant:

Marpaul Southern Limited

1. Description:

1.1 Planning permission is sought to undertake various works to upgrade the facilities at the Cobdown sports ground. The works include the following:

- Extension to and refurbishment of the existing clubhouse building to provide for improved internal spaces comprising a reception area, entrance lobby, office, wc facilities, a sports bar and function room, 2 no. classrooms, a first floor viewing terrace looking towards the pitches, a snooker room, restaurant and a private dining area;
- New sports facility containing 4 no. squash courts and 1 exhibition squash court, 10 changing rooms, changing rooms for officials, a fitness suite, a dance studio, DDA compliant WC/shower and training facilities and office and storage space;
- Provision of 2no. 3G fenced pitches on the existing sports fields comprising a floodlit 3G hockey pitch, a floodlit 3G football pitch with small stand and a grass football pitch;
- Additional parking area to provide 55 car parking spaces.

2. Reason for reporting to Committee:

2.1 At the request of Cllr Cannon.

3. The Site:

- 3.1 The site is located between the A20 and M20 and to the west of Station Road. It is located within the urban confines of Ditton and adjacent to the Cobdown Farm Conservation Area.
- 3.2 The area is designated as open space in the LDF. The land is currently laid to grass with a number of mature trees dotted around the area. The area is visible from London Road and Station Road and slopes gently down from the A20 in the south to the M20 in the north. The land is open with views over towards the north downs.
- 3.3 The site has a number of buildings on it related to the use including the clubhouse, squash and gym building and a number of storage buildings. Access is also gained through the site to the business premises at Cobdown House and also to the residential units at Sheldon Court.

4. Planning History (relevant):

TM/01/02145/FL Grant With Conditions 15 October 2001

Erection of open fronted bowls shelter

TM/02/01366/LDCP Certifies 30 July 2002

Lawful Development Certificate Proposed: Metal container to be sited in secure compound

TM/90/10354/FUL grant with conditions 31 July 1990

Erection of building to provide 2 Squash Courts, Weight Training Room and Changing Rooms.

TM/90/10995/FUL grant with conditions 8 March 1990

Conversion of redundant toilets to offices and siting of a portakabin for a temporary period while the conversion works are carried out.

TM/94/00361/FL grant with conditions 23 June 1994

Erection of indoor rifle and pistol shooting range

TM/94/00362/FL refuse 24 July 1995

Erection of 8 x 18 foot high floodlighting posts with associated lights to five-a-side football pitch

TM/95/50759/FL Refuse 20 October 1995

erection of bowls pavilion to provide changing facilities

TM/95/50760/FL Grant With Conditions 17 August 1995

erection of two portable buildings

TM/96/00453/FL Grant With Conditions 24 May 1996

erection of croquet/bowls pavilion

TM/97/00120/FL Grant With Conditions 17 March 1997

construction of two croquet lawns

TM/98/00709/FL Grant With Conditions 28 May 1998

alterations and extension

TM/98/01219/RD Grant 16 November 1998

details of external painting/staining submitted pursuant to condition 4 of TM/96/00453/FL: erection of croquet/bowls pavilion

5. Consultees:

- 5.1 PC: Wants longer to consider all the application entails, to include specific tree works, public rights of way, floodlights height, shading, details and times; fencing and the outcome of the FRA. Contrary to the application statement, a traffic assessment is very much needed on the impact a busier site will have on an already congested A20 as well as lack of pedestrian pavement leading to the site.
- 5.2 KCC (H+T): No objections subject to condition.
- 5.3 PROW: No objection subject to the PROW being diverted through the Town and Country Planning Act away from the proposed car park.
- 5.4 LLFA: No objection subject to conditions for a provision and implementation of a SUDS scheme and no surface water discharge into the groundwater.
- 5.5 EA: Object – insufficient evidence to ensure that flood risk impacts have been taken into account and mitigated against. Also object as there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable.
- 5.6 NE: Aware of the presence of bats present of the site. LPAs should be guided by standing advice.

- 5.7 KWT: object on the grounds that the 3G pitch and floodlighting would be too close to the stream impacting on bats that forage in the area.
- 5.8 Kent Bat Group: Object – planning permission should not be granted unless the applicant can provide an appropriate assessment of the potential impact of bats at the site, carried out by an appropriate professional and include a suitable mitigation/compensation strategy in order to prevent any detrimental impact to bats.
- 5.9 Kent FA: Fully support the proposal to turn the club into a modern sporting facility.
- 5.10 Friends of the Earth Tonbridge and Malling Branch: Object on the grounds of disturbance to wildlife habitat, loss of mature trees and the potential loss of flood storage areas.
- 5.11 Private Reps 143 + site + press notice/0X/35R/11S

Objections raised on the following grounds:

- Misleading description and information in the application;
- No prior consultation with the local community which is unusual for such a major development;
- Application should be withdrawn and resubmitted following full consultation and consideration of the impact on the surrounding community;
- Removal of trees to the detriment of the CA;
- Cages surrounding pitches out of keeping;
- Floodlights unacceptable in a residential/Conservation Area;
- No lighting in the area at present which means that area currently unaffected by artificial light in the hours of darkness;
- Floodlights previously refused on the site on application TM/94/01629/FL;
- No hours of operation proposed for the pitches and floodlights – could potentially be used 24 hours a day 7 days a week for all but the A4 usage on the site leading to unacceptable noise and light disturbance to local residents;
- Hours of operation until 01:30 for the clubhouse unacceptable in residential area;
- Intensification of use would be out of character with the current verdant informal rural landscape;

- Ditton stream floods the area every autumn and winter so drainage to pitches will not work;
- 3G pitches expensive to maintain and should be left as grass;
- Other facilities available in the area so this one should be retained as a 'green lung';
- Contravenes policy SQ1 as would harm CA;
- Increased noise and disturbance;
- Development would be contrary to Article 8 and Article 1 of the European Convention on Human Rights and such rights have been upheld in the High Court;
- Design of clubhouse would lead to increased noise and disturbance;
- Unacceptable increase in traffic;
- No transport assessment submitted with the application;
- Increase in vehicle movements would result in an unacceptable increase in air pollution;
- Car park should be locked at night to prevent joyriders;
- Tree report makes no mention of birds and bats that rely on the trees for habitat;
- Only green space left on the north side of the A20 and should be retained as such;
- 3G pitches a health hazard;
- Hockey pitch too large;
- Too close to houses;
- Lights should be turned off by 9pm;
- Area used as a village green by local residents;
- Investigation is needed into the financial stability of the applicants and what the implications are for if/when the venture fails;
- Pitch should be closer to motorway;

- Fences should be lower;
- No use on the site after 9pm and none on Sundays;
- 3G pitches are being researched due to a possible link to cancer so should not be so close to a watercourse;
- Would lead to blockage of a public footpath;
- Flood report is flawed as it does not take into account the fact that if the site floods and the height of the drains would mean that the site would be covered in sewerage;
- Site of hockey pitch has been underwater for most of the winter;
- Lights should be positioned in such a way so as to not shine into surrounding houses;
- Building should be soundproofed to reduce the deep bass throb;
- No mention on how existing properties would be accessed during the construction works to raise the existing access road.

Letters of support summarised as follows:

- Consider scheme a great idea, bringing jobs to the area and also widening opportunities for a healthier lifestyle;
- Facilities for the local hockey club are not suitable at present as the national governing body requires matches to be played on artificial pitches;
- Should welcome the investment in modern facilities;
- Would safeguard area from residential development that would leave the site covered in houses;
- Modern technology would mean that light pollution would be greatly reduced;
- Not many open spaces left and owners want to retain Cobdown as a sports and social facility. Modern times and advances in sport has meant that the days of grass pitches are sadly dying out. To prevent the plans to develop the area as a multi sporting facility would eventually drive it into the hands of property developers and that the open space would be lost to hundreds of new homes;
- Development would add value to the area through community facilities and sporting opportunities for all.

6. Determining Issues:

Principle of development:

- 6.1 Policy CP11 of the TMBCS states that development will be concentrated within the urban area. Although this is a characteristically more open part of Ditton, it does fall within the urban confines meaning that the broad principle of new build development within the site is acceptable in broad policy terms and the scheme therefore accords with the requirements of policy CP11.
- 6.2 The site is also allocated as an outdoor sports facility to be protected (policy OS1 of the MDE DPD). This policy seeks to protect a range of open spaces across the Borough including the outdoor sports facilities identified at Cobdown. The policy states that development that would result in the loss of or reduce the recreational value of this land will not be permitted unless a replacement site is provided of equal or better quality.
- 6.3 In more general terms, it is important to acknowledge that the NPPF provides support for the enhancement of existing sports and leisure facilities. Specifically, paragraph 70 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should (inter alia):
- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- 6.4 In addition, paragraph 73 recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Paragraph 74 adds that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

- 6.5 The rationale for the scheme is that the existing sports facilities within the site are inadequate. For example the Cobdown Hockey Club, who have been based at the site since the 1930's, are required by the England Hockey Board to have all their league games played on an all-weather surface. As no suitable facilities are available, nearby matches are being played at the Hundred of Hoo School near Rochester.
- 6.6 The proposed development seeks to improve the sports facilities at this site in general terms. The proposed built development would be located right on the periphery of the existing sports fields and would not result in the loss of useable sports pitches. It would not, therefore, result in the loss or reduction in the recreational value of the existing playing fields. By contrast, the development would actually increase the range of sports/recreation activities that the club can provide on both an outdoor and indoor basis for a greater proportion of the year. The current facilities are limited in scope as there is no provision for all weather pitches or floodlighting which restricts usability significantly. Consequently, I do not consider that the proposed development would conflict with the requirements of the NPPF and policy OS1 of the MDE DPD.
- 6.7 It should be noted that there is a requirement to consult with Sport England prior to the grant of planning permission. To date, we have not received a response to our consultation but any response will be reported as a supplementary matter. In general terms, in considering such matters Sport England will seek to apply their own policies which require that where playing fields are to be lost as a result of proposed development, they are replaced by a playing field of an equivalent or better quality and quantity in a suitable location prior to the commencement of the development in question. In this case, an entire playing field is not to be lost, as described above, and in fact would be significantly enhancing the overall sports facilities at the club.

Visual impact:

- 6.8 Policy CP24 of the TMBCS requires all development to be well designed and of a high quality in terms of detailing and use of materials. Proposals must, through scale, layout, siting, character and appearance, be designed to respect the site and its surroundings. Policy SQ1 of the MDE DPD supports this and states that developments should protect, conserve and, where possible, enhance the character and local distinctiveness of the area.
- 6.9 More generally, the MDE DPD recognises that if not properly controlled, insensitive artificial lighting can cause harm to residential amenity, the built environment and the sky at night. Equally, good quality lighting can make a valuable contribution to the design, efficiency, ambience and sense of place of an area.
- 6.10 The application proposes the construction of two fenced and floodlit all weather sports pitches. The fencing is quite typical for fencing that surrounds pitches at

facilities such as this. The hockey pitch is proposed to be sited to the east of the bowling greens to the west of the access to Cobdown House and Sheldon Court. The football pitch is proposed to be positioned on an east-west axis towards the centre of the site. The pitches are proposed to be fenced with steel mesh fencing varying in height from 1.2m to 4.5m for the football pitch and 3m high for the hockey pitch. It is considered that these enclosures would not detract from the openness of the site in general as the overall height of the fencing would be considerably lower than the vegetation around the site boundary. The overall size of the site would also limit the impact of the fences as they would blend into the landscape in views from London Road and Station Road.

- 6.11 Similarly, the floodlight pylons are slim and would blend into the surroundings in general. These features would be seen in the context of existing sports pitches and buildings, being well contained within the extensive site and would be designed in such a way as to ensure light spill and glare would be limited. As such, they would not detract from the character of the locality or cause harm to visual amenity.
- 6.12 The extensions and new building on the site would have limited impact on the character of the site. The buildings are no higher than the existing buildings on the site and are proposed to be finished in similar materials. Their relatively low height and positioning towards the centre of the site restrict their impact in terms of views through the site from the surroundings.
- 6.13 The works would result in the removal of a number of trees specifically where the hockey pitch is proposed. The majority of these trees are not protected and their loss can be mitigated by appropriate replanting. With regard to the trees subject to a tree preservation order on the site the relative merits of the provision of the facilities outweigh the retention of the trees.

Setting of the Conservation Area:

- 6.14 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that there is a general duty when carrying out any functions under the Planning Acts with respect to any buildings or other land in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 6.15 Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 6.16 It is acknowledged that the site is near to and visible from the Cobdown Farm Conservation Area. The fencing around the proposed hockey pitch would be approximately 45m from the boundary of the conservation area at the nearest

point. It is not considered that the fencing and the proposed building works would significantly alter the views through and towards the Conservation Area given the relative heights of the structures proposed and the separation distances involved.

Residential amenity considerations:

- 6.17 It is proposed to install floodlighting to the two all-weather pitches. This lighting would be supported on 15m high columns. The lighting has been designed to illuminate the playing areas only with minimal spill outside of these areas.
- 6.18 The submitted lighting details show that the flood lights would concentrate the beams of light on the proposed pitches themselves with very little light spill. Given the distances between the proposed floodlights and the nearest residential properties (the nearest properties along London Road would be approximately 60m from the nearest floodlight, with those in Sheldon Court at least 75m away) I am satisfied that the proposal would not cause detriment to the amenity of local residents in terms of light pollution. The scheme as proposed would enable their usage to be controlled by condition and this is normally done through limiting the hours of operation.
- 6.19 I am also mindful that the applicant could choose to bring on mobile floodlights to the pitches when required and that this would not require any planning permission from the Authority and would not therefore be controllable by condition.
- 6.20 I am also aware of the previous refusal of illumination of the area of the proposed hockey pitch but this was 20 years ago and planning policy and technologies have moved on significantly since this time. Modern lighting is specifically designed to illuminate the playing area only. The design and nature of the lighting would minimise light spill and so would not be unduly harmful to the amenity of local residents. We must also now assess such schemes within a clear and definitive policy framework and against the backdrop of the NPPF which, as stated earlier, is generally supportive of facilities such as this.
- 6.21 It must be recognised that the improved facilities at the club will increase levels of activity and that must be assessed in terms of the potential for the nearest neighbours to be affected. Equally, it should be acknowledged that there are no restrictions currently in place on the hours the sports pitches can be used at present, albeit this would be naturally determined by daylight hours. The hours of illumination of the all-weather pitches can be controlled by condition. Normally illumination in such a location would be limited to 22:00. The applicant has not specified hours of operation but is aware that these would be controlled.
- 6.22 There is, of course, the potential for noise and disturbance to arise as a result of people using the pitches in a more intensive manner than might historically have been the case as a result of these proposals. However, this must be balanced against the fact that there are existing pitches on the site, and as there are no controls in place for the numbers of users or the hours of operation, it is

considered that the noise from players could not form a justifiable reason for refusal. The fencing around the pitches is designed to have rubber vibration dampers in its structure so that its resonance is reduced if hit. The separation distances to surrounding properties (a minimum of 60m in the case of the hockey pitch and at least 125m in the case of the football pitch) would further reduce the potential disturbance.

- 6.23 In terms of activities associated with the club house itself and the potential implications for noise and disturbance to arise, its specific siting means that the building is at its closest point 35m from the nearest dwelling. This proximity has the potential to lead to local residents being affected by noise and disturbance from sources such as doors and windows being open when functions are taking place and also the low frequency bass vibration from the playing of amplified music. In order to limit this potentially happening the building should be insulated against the emission of sound. This can be controlled through appropriate planning condition.

Air quality, traffic generation, parking provision and access arrangements:

- 6.24 The issue of air quality has been raised due to the potential impact on the AQMAs along the A20 corridor. It is considered though that the development would not add to pollution as the peak usage times of the site would not correspond with the morning and evening peak traffic times. The nature of the development is such though that it is considered appropriate for a condition requiring the applicants to submit a travel plan to be attached to any consent so that alternative means of transport other than the private car can be used by visitors.
- 6.25 The submitted Transport Statement states that the application is fundamentally to refurbish and enhance the existing sports facilities and social function facilities at the site. For this reason it is not considered necessary to undertake full trip generation analysis and a traffic impact assessment. Additional parking spaces are proposed to the north-east of the existing access which will assist with parking pressures at times of special events and functions, limiting the need for roadside parking along Station Road. Although such an arrangement would have the potential to increase movements to and from the site it is considered that the access has the capacity to accommodate this. On-site traffic management would also assist with this and the applicant is proposing yellow box markings to ensure that the routes from the access to the parking areas are kept clear of queuing traffic to stop unnecessary build ups of traffic on Station Road that could potentially cause a traffic hazard. This would be a matter for the applicant and KCC to agree on directly rather than something that could be secured through this development.
- 6.26 An additional 55 car parking spaces are proposed on-site as part of the overall development which is welcomed given that the enhanced facilities will attract a greater number of visitors. Concerns have been raised by local residents to the

misuse of the car parks at night and the impact of noise and disturbance on the residential amenity of the surroundings. The site cannot be fully closed off due to the rights of access to Cobdown House and Sheldon Court that are gained through the park. The positioning of the new car park would mean that it could be gated though and details could be sought by condition.

- 6.27 There is a public footpath that runs across the site. Concerns have been raised regarding the works resulting in the closure of this path; however there are no plans for this to occur and the applicant is aware of the need to seek the appropriate consents for any temporary diversions or closures that may be required during construction works. The applicant can be made aware of this by way of Informative.

Flooding:

- 6.28 The site is located within Flood Zone 3 and is acknowledged that there have been numerous instances of flooding on the site. The applicant contends though that this historically has been caused by a blockage under the M20 but this has now been rectified and so should alleviate the problem. The EA has raised objections due to inadequacies in the flood risk assessment; however these are being addressed by the applicant and so do not give any significant grounds of concern. It also should be taken into consideration that the development itself would not in real terms alter the storage capacity of the area as the pitches will remain open. Any further updates on this will be reported as a supplementary matter.

Wildlife and ecology considerations:

- 6.29 Paragraph 118 of the NPPF states that when determining planning applications, LPAs should aim to conserve and enhance biodiversity by ensuring that if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Furthermore, policy NE2 of the MDE DPD states that the biodiversity of the Borough and in particular priority habitats, species and features will be protected, conserved and enhanced. A list of species of principal importance included in the England Biodiversity List published by the Secretary of State under Section 41 of the Natural Environment and Rural Communities Act 2006 includes a number of bat species and as such particular regard must be given to these policies.
- 6.30 Some trees are to be removed and floodlights are to be installed which means that potential implications for bats as a protected species must be considered. Whilst bats and their roost are protected by UK and European Law, the proposed development would not physically displace roosting sites.
- 6.31 I understand that bat flight patterns can be affected by floodlighting. Natural England's Standing Advice, which specifically refers to the Bat Conservation Trust's 'Bats and Lighting in the UK', states that the use of asymmetric beam

floodlights (as opposed to symmetric) orientated so that the glass is parallel to the ground will ensure that the light is cast in a downward direction and avoids horizontal spill. I can confirm that asymmetric beam floodlights are proposed in this instance meaning that the glass will be parallel to the ground. The retention of this design feature can be suitably controlled by planning condition.

6.32 The Standing Advice states that the times during which the lighting is on should be limited to provide some dark periods. The recommended planning condition prohibiting the illumination of the floodlights after 10pm would ensure significant dark periods are retained. The guidance also explains that the lighting columns should be as short as possible as light at a lower level reduces ecological impact. However, there are cases where a taller column will enable light to be directed downwards at a more acute angle and thereby reduce horizontal spill. In this case, I consider that the proposed columns will ensure light will be directed downwards and this is appropriate given the preceding assessment. Also, it is my understanding that it generally follows that the lower the columns, the greater the number of lights required. In this location, more columns at a reduced height would be unsuitable.

6.33 With the above in mind, I am satisfied that the proposed floodlighting columns would not have a demonstrably harmful impact on bats.

Conclusions:

6.34 In light of the above assessment, I consider that this scheme represents a significant enhancement of the existing sports provision at a valued sports facility within the Borough. The proposals wholly accord with the requirements of the NPPF and the LDF and any potential impacts can be successfully mitigated by planning condition. As such, the following recommendation is put forward:

7. Recommendation:

7.1 **Grant Planning Permission** in accordance with the following submitted details: Planning, Design And Access Statement dated 21.03.2016, Supporting Information COBDOWN HOCKEY CLUB dated 21.03.2016, Transport Statement dated 21.03.2016, Tree Report TREE SURVEY dated 21.03.2016, Letter FLOOD RISK ASSESSMENT dated 23.03.2016, Existing Site Plan 21346C_02_P2 dated 21.03.2016, Existing Site Plan 21346C_03_P2 dated 21.03.2016, Existing Plans and Elevations 21346C_10_P2 dated 21.03.2016, Existing Plans and Elevations 21346C_11_P2 dated 21.03.2016, Site Plan 21346C_20_P2 dated 21.03.2016, Site Plan 21346C_21_P2 dated 21.03.2016, Proposed Floor Plans 21346C_25_P2 dated 21.03.2016, Proposed Elevations 21346C_26_P2 dated 21.03.2016, Proposed Floor Plans 21346C_27_P2 dated 21.03.2016, Proposed Elevations 21346C_28_P2 dated 21.03.2016, Proposed Plans and Elevations 21346C_29_P2 dated 21.03.2016, Landscape Layout 2405/16/B/3 dated 21.03.2016, Lighting HLS01587 dated 21.03.2016, Plan NSCSSC004 dated 21.03.2016, Proposed Plans and Elevations NSCSSC005

dated 21.03.2016, Cross Section NSCSSC006 dated 21.03.2016, Drainage Layout NSCSSC007 dated 21.03.2016, Planning Layout NSCSSC008 dated 21.03.2016, Planning Layout NSCSSC009 dated 21.03.2016, Cross Section NSCSSC010 dated 21.03.2016, Location Plan 21346C_01_P2 dated 21.03.2016, Planning, Design And Access Statement 3G PITCH dated 14.04.2016, Email dated 04.04.2016, Drawing 15M LIGHTING MAST dated 04.04.2016, Elevations NSCSSC005 B dated 04.04.2016, Details FLOODLIGHT DETAILS dated 04.04.2016, subject to the following:

- **Consultation with Sport England and no adverse comments received;**
- **The following conditions, and any others required by Sport England.**

Conditions:

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. Within one month of the commencement of the development hereby approved, details and samples of materials to be used externally shall be submitted to the Local Planning Authority for approval, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the visual amenity of the locality.

3. Within one month of the commencement of the development hereby approved, a scheme of landscaping and boundary treatment shall be submitted to the Local Planning Authority for approval. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

4. The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees, including their root system, or other planting to be retained as part of the landscaping scheme by observing the following:

- (a) All trees to be preserved shall be marked on site and protected during any operation on site by a fence erected at 0.5 metres beyond the canopy spread (or as otherwise agreed in writing by the Local Planning Authority).
- (b) No fires shall be lit within the spread of the branches of the trees.
- (c) No materials or equipment shall be stored within the spread of the branches of the trees.
- (d) Any damage to trees shall be made good with a coating of fungicidal sealant.
- (e) No roots over 50mm diameter shall be cut and unless expressly authorised by this permission no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches of the trees.
- (f) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

- 5. The existing trees and shrubs shown on the approved plan, other than any specifically shown to be removed, shall not be lopped, topped, felled, uprooted or wilfully destroyed without the prior written consent of the Local Planning Authority, and any planting removed with or without such consent shall be replaced within 12 months with suitable stock, adequately staked and tied and shall thereafter be maintained for a period of ten years.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

- 6. The lighting shall be installed in strict accordance with the Siteco product data sheet SNA76901WB03 dated 4 April 2016, and retained at all times in accordance with those details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

- 7. The lighting hereby approved shall be used only when the pitches are in use and then only between the hours of 15.30 and 22.00, and, apart from maintenance, shall remain switched off at all other times unless agreed in writing by the local planning authority.

Reason: In the interests of visual and residential amenity

- 8. The extension to the clubhouse hereby approved shall not be occupied or used until full details of a mitigation scheme to deal with noise outbreak from the social area has been submitted to and approved by the Local Planning Authority. The

approved scheme shall be implemented prior to occupation and shall be retained at all times thereafter unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the residential amenity of nearby dwellings.

9. Within one month of the commencement of the development hereby approved, a scheme of foul and surface water drainage shall be submitted to the Local Planning Authority for approval and the facilities shall not be brought into use until the works have been carried out in accordance with the approved details.

Reason: In the interests of pollution prevention.

10. The car parking area hereby approved shall not be brought into use until measures to secure its closure when the premises are not being used are submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented before the clubhouse extension and all weather pitches are brought into use and shall be retained at all times thereafter.

Reason: In the interests of residential amenity

11. No part of the development hereby approved shall be occupied until details of measures to encourage the use of access to and from the site by a variety of non-car means (known as a Green Travel Plan) have been submitted to and approved in writing by the Local Planning Authority. The recommendations of this plan shall be carried out, and thereafter retained in operation at all times thereafter.

Reason: To reduce traffic movement and any associated impacts.

Informatives:

1. With regard to the diversion of the footpath/bridleway, the applicant must contact Mr P Royall, Kent County Council, Strategic Planning, West Kent PROW, 8 Abbey Wood Road, Kings Hill, West Malling, Kent, ME19 4YT. Tel: (01732) 872829.
2. With regard to the construction phase of the development, the applicant is asked to take all reasonable steps to mitigate any impact upon surrounding residents. With this in mind, they are strongly encouraged to apply for a Section 61 Control of Pollution Act 1974 'prior consent' notice to regulate working hours/methods. It is recommended that you contact the Environmental Health Pollution Control Team on pollution.control@tmbc.gov.uk in advance of the commencement of works to discuss this further. The applicant is also advised to not undertake construction works outside the hours of 08.00 -18:00 Mondays to Fridays, 08:00-13:00 on Saturdays and to not undertake works on Sundays, Bank or public holidays. Furthermore, arrangements for the management of demolition and construction traffic to and from the site should be carefully considered in the interests of residential amenities and highway safety. With regard to works within the limits of the highway and construction practices to prevent issues such as the deposit of mud on the highway, the applicant is encouraged to consult The

Area 3 Planning Committee

Community Delivery Manager, Kent County Council, Kent Highway Services,
Double Day House, St Michaels Close, Aylesford Tel: 03000 418181 at an early
time.

Contact: Robin Gilbert