

**Tonbridge**  
Vauxhall

**7 March 2017**

**TM/17/00525/FL**

Proposal: Development of an artificial turf playing field including fencing and floodlights, car parking and pavilion and land grading  
Location: Tonbridge Grammar School For Girls Deakin Leas Tonbridge Kent TN9 2JR  
Applicant: Tonbridge Grammar School  
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## **1. Description:**

- 1.1 It is proposed to re-grade the majority of the existing playfield site in order to create two separate plateaus. One would measure 70m x 52m and would be topped off with grass. This would provide a more level playing pitch. This would stand 80m east of the boundary with the residential properties within Deakin Leas. The second, larger plateau would contain an artificial, all weather pitch to be used primarily for hockey. This would measure 95m x 66m and would stand between 15m and 20m from the eastern boundary of the site. The all weather pitch would be located between 30m and 40m away from the northern boundary of the school grounds (the boundary with the residential properties within Taylor Close and Pembury Road).
- 1.2 A four lane 100m running track and a two-lane long jump track/pit would be built to the north side of the proposed hockey pitch. Being longer than the proposed hockey pitch, this would stand 8m from the eastern boundary of the site.
- 1.3 A 2m high acoustic barrier is proposed to be erected along the north side of the running track and east side of the running track/hockey pitch.
- 1.4 As part of the proposed works, a brick built pavilion building would be located immediately to the north of the proposed acoustic barrier to be used in connection with the proposed all-weather pitch and athletics tracks. The submitted floor plan shows this to include changing facilities and W.Cs. This building would measure 16m in length, 5m in width and 3m in height.
- 1.5 Adjacent to the pavilion and north of the proposed all weather pitch, a new car park is proposed for parking 55 cars. This would replace existing car parking that takes place further west in front of the main school building. The car park would now be finished with permeable block paving. This would be located between 14 and 24m from the north boundary of the site and 9-10m away from the east boundary of the site.
- 1.6 The all-weather pitch would be illuminated by flood lighting consisting of 8 no. 13m high columns. Four would be located along each side of the proposed hockey pitch. The pitch would be enclosed by weld mesh fencing which would stand 3m high except behind the goals where it would stand 4.5m high.

- 1.7 Initially, the application sought permission for the all-weather pitch to be used not just by the school, but by community groups as well. However, the community use has now been omitted from the proposal and the development would be used only by the school.
- 1.8 The school is seeking permission to use the proposed all weather pitch until 6.30pm Mondays to Saturdays, with no use on Sundays. Further information has been submitted in order to clarify the nature of use on Saturdays. The school anticipates that 5-6 matches would be played on Saturdays during the hockey season (September to April). The school considers it likely that the use of the pitch on Saturdays would be irregular and games would end around 4pm, but occasionally it may be later. Games would not start before 10.00am, but would mainly start at 12.00 noon.
- 1.9 Additional drainage details have been submitted since the application was originally submitted. It is proposed to make use of pitch drains, flow control outlets, permeable surfacing and porous sub-base with this proposal. The submitted drainage report states that the overflow discharge rate from the development will be less than the Greenfield run off rate for the existing site.
- 1.10 Members will be aware that the application puts forward a revised scheme to that previously refused under planning reference TM/13/03128/FL. The previous reason for refusal was as follows:

*“The proposed use of the hockey pitch, when taken cumulatively with the existing range of uses that already take place at the school, would further intensify the overall levels of activity within and around the site and increase the comings and goings to and from the site, which is served only by a single vehicular access and surrounded by residential properties. This intensification in activity within and around the site would cause an unacceptable level of disturbance to the surrounding residents at times when they could reasonably expect a certain level of peace and quiet. Furthermore, the proposed level of illumination, by virtue of the siting of the floodlights and their proximity to the nearby dwellings would be intrusive and harmful to the enjoyment of those properties. For these reasons, it is considered that the proposal would cause an unacceptable level of harm to the residential amenities of the surrounding residential properties and is therefore contrary to policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Tonbridge and Malling Managing Development and the Environment DPD 2010.”*

- 1.11 The main differences between the two schemes are:

- No community use of the all-weather pitch is currently proposed
- The weekday finishing time has been reduced from 8pm to 6.30pm
- The all-weather pitch will not now be used on Sundays

- The flood lighting columns have been reduced in height by 2m
- The position of the proposed all weather pitch has moved 60 metres further east than as previously proposed.

**2. Reason for reporting to Committee:**

- 2.1 At the request of Cllr Mrs Heslop in light of the substantial local interest the application has generated.

**3. The Site:**

- 3.1 The site is located within the urban confines of Tonbridge, on the east side of Deakin Leas. The proposed works affect the existing grassed school playing field located to the south of the existing school buildings. The land within the playing field slopes considerably down from west to east (by 11-12 metres). There is a reasonably level plateau located at the western end of the playing field to the rear of the Deakin Leas properties. An access runs from the Deakin Leas entrance along the northern edge of the playing fields to a gated emergency access to the adjacent Taylors Lane developments. Four separate areas of car parking are located on either side of this access road and are currently laid with grasscrete.

**4. Planning History (relevant):**

TM/13/03128/FL      Refuse      28 February 2014

Construction of a floodlit synthetic turf pitch, including fencing, on school playing fields

TM/14/00575/FL      Approved      23 June 2014

New build two storey Sixth Form Centre and associated landscaping on the existing disused outdoor swimming pool site. Demolition of existing changing room block

**5. Consultees:**

- 5.1 KCC (H+T): No objections

- 5.2 KCC (SUDS): Initial comments:

- 5.2.1 The indicative drainage plan suggests that the proposed pitch would be drained by perimeter and lateral perforated drains, with the excess surface water disposed of via a soakaway. The ground conditions beneath the site are the Wadhurst Clay Formation which generally offers low permeability.

- 5.2.2 Artificial sports pitches can lead to an increase in flood risk elsewhere where large drainage areas are introduced into a greenfield site. It is, therefore, important that

a robust drainage strategy is in place to ensure surface water is controlled adequately. Where infiltration is proposed, it must be backed up by site specific infiltration tests of a depth appropriate to the proposed area.

5.2.3 Unfortunately, we currently object to the proposals pending the receipt of further information to determine that surface water can be managed adequately. Given the lack of other suitable outfall for surface water from the proposed pitch, we would recommend ground investigations are undertaken to determine whether the ground is sufficiently permeable for infiltration to occur directly below the pitch or via other soakaways to replicate greenfield conditions as far as possible.

*Additional comments are awaited from KCC (SUDS) at time of writing this report regarding revised drainage proposals. Further comments received from KCC will be contained within a supplementary report.*

5.3 Sport England: Sport England's statutory role within the planning system is to protect playing fields and that is starting point when Sport England considers any application that seeks to lose all or part of a playing field or prejudices the use of it. This application is seeking to lose roughly a third of the playing field. It is Sport England's policy to object to the loss of playing field unless one of five exceptions are met which in this scenario would be Exception E5 that can be summarised as follows:

*The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.*

5.3.1 The proposed Artificial Grass Pitch will be designed and constructed to accommodate hockey which, although can be played on grass, is a sport that should be played on an artificial surface especially at a higher level. However, this would be to the detriment of most other sports that could be played on this area of playing field where natural turf is a more suitable surface, would prevent some sport pitches being marked altogether and would limit where the pitches that would remain on the rest of the playing field could be marked (thereby restricting the ability to shift playing pitches to limit wear and tear of the same area of land). It is also unclear if the school has a maintenance and management plan in place for the AGP, including measures for a 'sink fund' to ensure the long term sustainability of the proposed facility. This of course, is in the context that the school does have access to offsite local facilities for hockey albeit these arrangements are not ideal.

5.3.2 It should also be noted that whilst poor quality might affect how part of the playing field is used, the quality of playing field can be improved through re-soil, improved drainage etc.

5.3.3 While Sport England welcomes the school's ambitions to provide a good quality facility, taking all the above considerations into account, in this circumstance it is

difficult to conclude that the proposed development, which also includes a car park on playing field (which is for the main school's benefit rather than sport), is of benefit to sport to outweigh the loss of playing field which is a finite resource. It is unfortunate that the community use has been completely omitted from the proposals now as this would have the potential to provide a wider sporting benefit and could have been considered to outweigh the harm to the playing field. This community use could have been restricted to, for example, local hockey clubs.

5.4 Private reps: 122 + site + press notice:1X/220S/89R.

5.4.1 To clarify, the Borough Council conducted two separate consultations with local residents and contributors: the first when the application was initially received and the second in May 2017 when the applicant amended the application to omit the community use of the proposed all weather pitch. The following summarises all of the comments received to both rounds of consultation.

5.4.2 The 89 objections received from local residents raise the following concerns/issues:

- The community use of the proposed pitch will cause detriment to the amenity of local residents in terms of noise, disturbance and light pollution.
- The development would increase road traffic and, therefore, congestion in the locality.
- People will arrive earlier and leave later than the specified times with potential for disruption for local residents.
- The pavilion will be built close to housing. If this is to be used only by the school, why is it even required?
- The tarmac car park will be built close to residential properties. Headlights will flash into the adjacent houses.
- The lighting of the car park will also be unlimited and could stay on well into the night.
- The flood lighting will dominate the skyline in a quiet residential area.
- A 2m high sound barrier is not high enough.
- The development will cause a loss of view from the neighbouring residential properties.
- Landscaping is deciduous and offers no protection during the winter months when lighting and usage will be at the highest level.

- The impact of lighting around the pitch will be severe to neighbouring residential properties despite what the technical report states. It will be invasive.
- There is no consideration of peak noise levels (not just averages) that the sports played on the pitch will generate.
- Loss of space for local wildlife.
- Many of the letters supporting the application are not from local residents and are from people who either work for the school or have children attending it.

5.5 Of the 220 responses supporting the application, many have been submitted by parents of children attending the Grammar School or from its employees. All consider the proposed development to be a significant benefit to the children attending the school.

## **6. Determining Issues:**

### Principle of development:

- 6.1 Members will be aware that this development is a revision to a scheme previously refused by the Borough Council. Section 1 of this report sets out the previous reason for refusal and highlights the changes that have been made to the proposed development in an attempt to overcome that reason for refusal. Chiefly, the proposed facilities will not now be used by community groups but only by the school itself. The revised siting of the all-weather pitch and reduced height of the floodlighting surrounding will also be considered.
- 6.2 The school's playing field is located within the urban confines of Tonbridge where the principle of the proposed development is acceptable under Policy CP 11 of the TMBCS.
- 6.3 The existing playing field is designated within policy OS1 of the MDE DPD as an outdoor sport facility but which is not publicly accessible. This policy relates to a wide range of open spaces and, in the case of the application site, seeks to protect its recreational value. The primary purpose of the proposed development is to create an all-weather sports pitch for use by the school and improve an existing grass pitch by the creation of a level plateau that can then be marked out for a number of different sports. The proposed pavilion building would serve as changing and toilet facilities principally serving the all-weather pitch. The proposed works also involve the creation of a car park to accommodate car parking that would need to be moved to accommodate the proposed new pitches. Given the interconnected nature of all of the proposed works, and that the primary purpose is to improve the existing sports facilities within the site, the development is considered to comply with policy OS1 of the MDE DPD.

- 6.4 The nature of the proposed development has changed since the application was originally submitted. Sport England is an important consultee for this type of development and is clearly disappointed that the scope of use of the proposed facility has been reduced so that it will only be for the use of the school and not the wider community as originally envisaged.
- 6.5 The development would result in the loss of an area of grass playing field within the site. However, the development is for an all-weather pitch that could be used by the school throughout the year. The pitch would be mainly used for hockey, a sport which, as Sport England notes, should be played on an appropriate artificial surface instead of grass and the proposal would be a significant investment in the school's ability to teach and play hockey within its own grounds rather than having to travel away to other venues. However, it must be noted that the scheme also provides for a 4 lane 100m running track and 2 long jump runways/pits as well. Furthermore, whilst the pitch is specifically designed for hockey use, this would not preclude its use for other sports activities, such as tennis or netball, for example. A range of sport activities would, therefore, be able to take place on the artificial pitch all year round. From a broader planning perspective, whilst the disappointment of Sport England is noted, I do not believe that the proposal would result in the degradation of the school's existing sports provision for its pupils. Indeed I consider that this proposal, whilst resulting in the loss of grass playing field, would none-the-less be a net improvement for sport provision within this site. Of course, this must also be balanced against the wider planning considerations operating in a case such as this particularly in light of the previous refusal of planning permission.

Visual impact:

- 6.6 Policy CP24 of the TMBCS requires all developments to be well designed and through such matters as scale, siting, character and appearance be designed to respect the site and its surroundings.
- 6.7 The proposed development would be located within the grounds of a school on land that is currently marked out and used as sports pitches and currently as a 200m running track. The pitch would also be located within an area of the school grounds that is not visually prominent from public vantage points. In this context, the proposed all weather pitch, means of enclosure and the associated pavilion building would not cause unacceptable harm to the visual amenity of the locality in my opinion. Furthermore, whilst the floodlight columns would measure 13m in height, in the context of an established high school site containing large buildings, I do not consider their impact would be significantly detrimental upon the character of the wider area. Indeed due to the siting of the flood lighting and the proposed land levels within the site, they are unlikely to be visually prominent when viewed from the surrounding streets.

Residential amenity:

- 6.8 Policy CP1 of the TMBCS states that when considering planning applications residential amenity will be preserved. With this particular proposal several aspects need to be carefully considered including impacts from noise arising from the proposed pitch, car park and pavilion and light pollution arising from the flooding light of the pitch, the lighting of the car park and car lights shining into neighbouring properties.
- 6.9 A significant factor that has to be considered is that the development will now only be used by the school and will not be used by community groups. Whilst this is, from a wider sports provision point of view, unfortunate, it must be weighed against the benefits arising from limiting the use of the pitches: reducing the amount of time the pitch would be used and indeed the amount of comings and goings from the users of the pitch and associated facilities. The school is seeking to use the pitch until 6.30pm Mondays to Fridays. Whilst a start time has not been specified, it is unlikely that hockey will be played earlier than normal school start times. However, a condition can be used to limit the start time that the pitch could be used, should planning permission be granted.
- 6.10 The use until 6.30 pm on weekday evenings would mean that activity would cease at a reasonable hour of the day. Whilst pupils will need to change after matches or practice sessions, the proposed finishing time for the use of the pitch is considered to be entirely reasonable and would allow neighbouring residents to have a reasonable level of amenity during working weekday evenings. Of course there will be noise associated with the use of the pitch during the evenings, but this would be curtailed to an acceptable time. The proposed acoustic barrier will also help to mitigate some of the noise impacts arising from the use of the pitch as well. Whilst this would not eliminate all noise from being heard by neighbouring properties, it would reduce the levels of noise heard by residents from the use of the proposed pitch. It should also be borne in mind that the unrestricted use of the existing school playfield creates noise and indeed local residents have referred to this in their submissions. The existing noise climate has to be taken into consideration when assessing the impacts of the proposed development. In light of all of these factors the use of the proposed all-weather pitch by the school is considered to be acceptable in terms of noise impacts upon local residents.
- 6.11 The pitch would be used on Saturdays by the school. However, the school considers it unlikely that the pitch would be used every Saturday throughout the year. When used for matches these would typically start mid to late morning and be finished around 4pm. However, the school considers it necessary to allow for additional usage as matches could take longer to play. Using the pitch by the school on Saturdays typically between the hours of 10am and 6.30pm is not considered to be unreasonable or result in significant detriment to residential amenity in terms of noise and disturbance. It has to be considered that there are no restrictions on the use of the current playing field. Consequently, school



activities can currently take place throughout the weekend without needing the approval of the Borough Council as local planning authority. Taking these into account together with my comments regarding the proposed acoustic barrier, I am satisfied that the limited weekend use by the school of the proposed all-weather pitch would not cause unacceptable detriment to residential amenity in terms of noise impacts.

- 6.12 The proposed car park would be located closer to residents within Taylor Close and Pembury Road than the existing car parking arrangements within the site. However, the use of the car park in connection with the school is unlikely to create additional car movements during normal school hours. Its availability for use in the evenings and on Saturdays during the times applied for is also unlikely to cause undue detriment to local residents. The applicant has indicated that low level bollard lighting would be used within the car park which would not cause unacceptable light pollution to local residents. Whilst the school has installed weld mesh fencing around the periphery of the playing field, some residential properties (including those within Taylors Close) also have close boarded fencing erected just behind the weldmesh which provides a privacy screen. The dwellings located within Pembury Road and Vauxhall Gardens that back onto the school site would also be located a considerable distance away from the car park (at least 50m) and mature deciduous trees stand between the car park and the houses. Taking all of these factors into account (and noting that the properties to the east and north east of the proposed car park are on lower ground than the proposed car park), I am satisfied that its use by the school would not cause unacceptable detriment to the amenity of neighbouring properties. However, I am mindful that the car park would be located closer to properties within Taylor Close and Pembury Road than the car parking bays to be removed. Whilst the use of the car park by the school is unlikely to cause undue detriment to residential amenity, this will require management by the school in order to minimise nuisance to the neighbouring residential properties. A condition can be used to required details of a management strategy for the use of the car park as part of the overall parking arrangements within the school to be approved by the LPA before it is used.
- 6.13 Use of the proposed pavilion building by the school, primarily as a changing room and W.C., during the times proposed would not cause significant additional noise disturbance to neighbouring residential properties than the existing use of the playing field and wider site by the school, given the position of the building and the fact that any activities would be contained within it in any event.
- 6.14 Turning now to the flood lighting of the all-weather pitch, this is a significant concern of local residents. As with the issue of noise, several different aspects of the lighting have to be considered. Firstly, the use of the lighting would coincide with the use of the pitch itself. This would be limited to 6.30pm Mondays to Saturdays. The main hockey season runs from September to April according to the applicant so the flood lighting would be required during the winter months. However, as has been stated earlier the use of the pitch will finish at 6.30pm and,

therefore the flood lighting will be switched off accordingly. The all-weather pitch will not, therefore, be illuminated late at night. Whilst the hockey season ends in April, no doubt the school will wish to make use of the pitch for other sports during other times of the year. Of course between May and July the sun sets later than 6.30pm and indeed only at the end of September will the sun set at around 6.30pm. For these times of the year, the flood lighting will not actually be required. Even in the middle of winter, the flood lighting will only need to be on for around 3 hours of the day and that will be late afternoon, early evening; not a time that would result in detriment to local residents.

- 6.15 The information submitted by the applicant demonstrates that the lighting used is specifically designed for the hockey pitch and will, therefore, illuminate that to the required level and not the neighbouring properties. The intensity of light drops rapidly off the further you are away from the pitch itself. The result is that the flood lighting would not shine directly into the neighbouring properties. Of course, I have no doubt that some neighbouring residents will see the extent of the illuminated pitch from their properties. However this is not the same as glare from the lighting itself, which might cause undue disturbance and therefore harm amenity, and would only be for a short time during the autumn and winter months.
- 6.16 In light of the above, I am also satisfied that the proposed development would not cause unacceptable detriment to residential amenity by virtue of flood lighting.
- 6.17 I appreciate that concerns have been expressed by some residents regarding harm to the open view across the school fields they currently enjoy. However, there is no right to a view in planning terms and, as has been stated earlier, the development is considered to be acceptable in terms of its visual amenity impacts.

Highway safety and parking provision:

- 6.18 Paragraph 32 of the NPPF states that developments should only be refused on transport grounds when the impacts arising from a proposed development would be severe. Using the proposed pitches during school time by the school itself would not attract any additional traffic movements. Matches between the school and others after school hours during the week and on Saturdays would attract some additional vehicle movements to and from the site, but these would be outside the school peak dropping off and pick up times. The development would not result in a reduction of parking spaces within the site as those that would be removed to accommodate the new pitches would be replaced with the new car park at the eastern end of the site. Consequently the proposed development would not cause a severe additional impact upon highway safety in the locality and this view is supported by KCC (H+T).

Landscape and ecology considerations:

- 6.19 The proposed development would not require the removal of any trees within the site and the pitch would stand outside the Root Protection Area of the trees that stand along the southern and western boundaries of the site. The submitted arboricultural assessment recommends that tree protection fencing be erected during the course of construction.
- 6.20 It is acknowledged that the trees surrounding the site may be used by bats for roosting or foraging. Bats, of course, are a protected species but neither the site nor the surrounding area is designated as a protected habitat. Furthermore, as none of the trees within/around the periphery of the site would need to be removed under this proposal, the impacts upon bat roosts or foraging habitat is likely to be very limited.

Drainage:

- 6.21 Revised drainage details submitted during the course of the application have been sent to KCC (SUDS) for formal comment. The applicant is proposing drainage methods that will not exceed the run off levels that currently occur within the existing playing field. As such, the details are likely to be acceptable and a condition is recommended accordingly. Of course, if there a technical aspect of the submitted details that KCC (SUDS) does not consider to be acceptable a revised condition could be imposed instead to require further details to be submitted. In either case, I consider that an acceptable, technical, drainage solution exists that would allow the proposed development to drain at a rate no greater than that of the existing playing field. Any further representations made by KCC (SUDS) will be reported as a supplementary matter.

Conclusions:

- 6.22 In conclusion, it is considered that the proposed development satisfactorily overcomes the previous refusal of planning permission given the revised siting of the proposed pitch/floodlighting and the nature/hours of the intended use. Furthermore, the scheme complies with development plan policy and its benefits would not be significantly or demonstrably outweighed by any adverse effects. Consequently, the development is considered to be acceptable in planning terms and, as such, I recommend that permission be granted subject to the imposition of conditions affording adequate control on the use of the development and the implementation of suitable mitigation measures to ensure the impact is not harmful.
- 6.23 In terms of procedure, it should be noted that a duty under the Town and Country Planning (Consultation) (England) Direction 2009, exists whereby in the event that a development would result in the loss of a school playing field, Sport England objects to that development and the LPA is minded to approve it, it must be referred to the Secretary of State before the LPA can make the final decision. Given the representations received to date, Sport England has been asked to

clarify whether it is overtly objecting to the development for the purposes of applying the requirements of the Direction. In the absence of any clarification to the contrary at this time, I would view the representations received as an objection and therefore I would recommend that if Members are minded to grant this application it should first be referred to the Secretary for State. This is reflected in the recommendation that follows but if Sport England provides any further clarification, this will be reported as a supplementary matter.

**7. Recommendation:**

**7.1 Grant planning permission** in accordance with the following submitted details:

Details 1641/07 floodlight columns dated 27.02.2017, Planning Layout 1641/09 cut and fill plan dated 27.02.2017, Drainage Layout 1641/03 dated 27.02.2017, Section 1641/05 pitch dated 27.02.2017, Elevations 1641/06 Proposed pitch dated 27.02.2017, Drawing 1641/04 fence detail dated 27.02.2017, Lighting HLS02239/REV3 floodlighting dated 27.02.2017, Landscape Layout L1 dated 27.02.2017, Drawing view of pitch dated 27.02.2017, Drawing all-weather pitches dated 27.02.2017, Other car parking figures dated 27.02.2017, Section 1641/11 existing dated 27.02.2017, Section 1641/10 proposed dated 27.02.2017, Sections 1641/02 existing/proposed dated 27.02.2017, Section 1641/08 lightspill dated 27.02.2017, Drawing 1641/012 team shelter dated 27.02.2017, Drawing astroturfs in Tonbridge dated 27.02.2017, Topographical Survey dated 27.02.2017, Statement school dated 27.02.2017, Arboricultural Survey dated 27.02.2017, Noise Assessment dated 27.02.2017, Statement Community Involvement dated 27.02.2017, Design and Access Statement dated 27.02.2017, Transport Statement dated 27.02.2017, Sections 1641/13 across pitches dated 02.03.2017, Section 1641/01 across field dated 02.03.2017, Location Plan dated 07.03.2017, Drainage Statement dated 30.05.2017, Drawing EPG/8667/SD/01 dated 30.05.2017, Lighting Philips Optivision dated 17.05.2017, Proposed Plans and Elevations 1273-P-101 P5 dated 28.04.2017, Email dated 16.05.2017, Email dated 17.05.2017, Drawing Car parking dated 17.05.2017, Email dated 24.05.2017, subject to:

**7.2 Referral of the application to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009 and;**

**7.3 The following conditions:**

**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. All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

3. The flood lighting of the all-weather pitch shall be installed in strict accordance with the plans and details hereby approved, and shall be retained and maintained in accordance with the approved details at all times thereafter.

Reason: In order to minimise lightspill outside the site in the interests of visual and residential amenity.

4. The flood lighting hereby approved shall be switched off between the hours of 18.30 - 08.00 Monday to Saturdays and shall not be switched on at all on Sundays, Bank or public holidays.

Reason: In the interests of residential amenity

5. The all-weather pitch shall be used only by the applicant (but which shall include matches played between a team representing the applicant and a visiting team) and shall not be used (whether for hire or free of charge) by other groups/organisations/associations.

Reason: In the interests of residential amenity.

6. The all-weather pitch shall be used only between the hours of 08.30 to 18.30 Mondays to Fridays, 10.00 to 18.30 on Saturdays and shall not be used on Sundays, Bank or public holidays.

Reason: In the interests of residential amenity.

7. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

8. The pavilion building hereby approved shall be used only by the applicant and shall not be used (whether for hire or free of charge) by any other groups/organisations/associations.

Reason: In the interests of residential amenity.

- 9 The use of the all-weather pitch shall not commence until the acoustic barrier has been installed in accordance with details that have first been submitted to and approved by the Local Planning Authority. Thereafter the acoustic barrier shall be maintained as such in perpetuity.

Reason: In order to protect the residential amenity of the neighbouring properties.

- 10 The use of the car park shall not commence until details of bollard lighting within it have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: In order to protect the residential amenity of the neighbouring properties.

- 11 The development shall be carried out in accordance with the approved sustainable drainage strategy dated 26.05.2017 and as shown on drawing no EPG/8667/SD/01 and no subsequent development shall be undertaken that prejudices the approved drainage scheme at any time.

Reason: In order to ensure that the development incorporates appropriate surface water drainage measures.

- 12 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.

- 13 The car park hereby approved shall not be used until such time as details for the management of its use as part of the overall parking provision within the school site have been submitted to and approved by the Local Planning Authority and it shall be used only in accordance with the details so approved.

Reason: In the interests of residential amenity.

**Informative:**

1. 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 Protection Team on [pollution.control@tmbc.gov.uk](mailto:pollution.control@tmbc.gov.uk) in advance of the commencement of works to discuss this further. The applicant is also advised not to undertake construction works outside the hours of 08:00 - 18:00 Monday to Friday, 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.

Contact: Matthew Broome