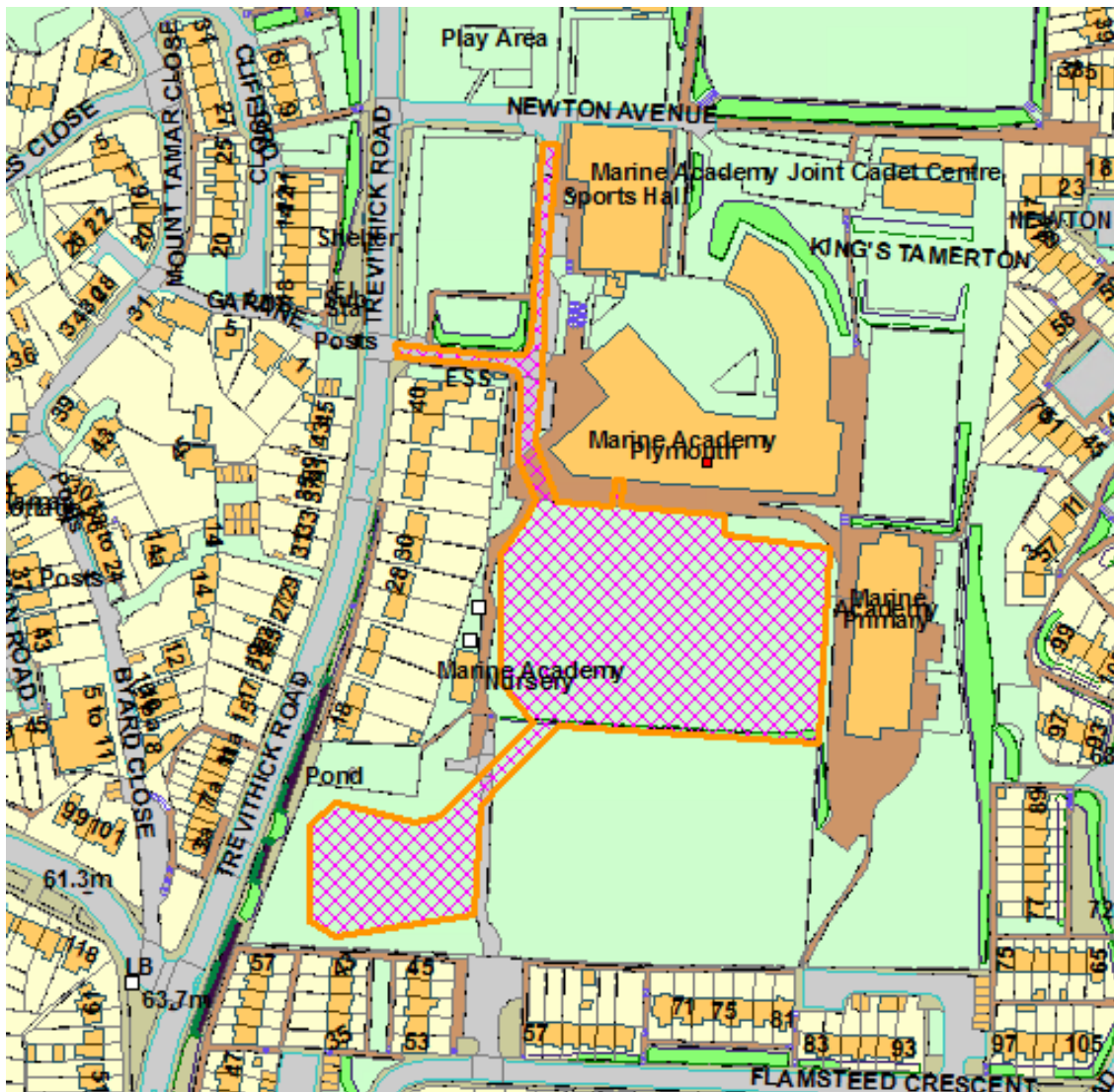


PLANNING APPLICATION OFFICERS REPORT



Application Number	22/02024/FUL	Item	02
Date Valid	13.12.2022	Ward	ST BUDEAUX
Site Address	Marine Academy Plymouth Trevithick Road Plymouth PL5 2AF		
Proposal	Synthetic turf pitch with perimeter fencing, floodlights, link paths, storage container, noise mitigation barrier and regraded and reseeded topsoil area		
Applicant	Mrs Victoria Strickson		
Application Type	Full Application		
Target Date	07.02.2023	Committee Date	13.04.2023
Extended Target Date	N/A		
Decision Category	Delegated Decision		
Case Officer	Mr Jon Fox		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Cllr Wheeler

1. Description of Site

This application relates to Marine Academy Plymouth, which is a mixed all-through school located within the St Budeaux ward of Plymouth. The site comprises an existing grassed informal recreation area, situated on the south side of the main school buildings. To the east of the recreation area lies the Marine Academy Primary building and to the west lies residential properties on Trevithick Road.

2. Proposal Description

The proposal is for a synthetic turf pitch with perimeter fencing, floodlights, link paths, storage container, noise mitigation barrier and regraded and reseeded topsoil area.

3. Pre-application Enquiry

20/00031/MOR - Pre-application for a 3G all weather football pitch enclosed with fencing and floodlights. The Council's informal view was that the proposed development appears to be acceptable in principle. However, a suitable distance must be retained between the pitch and residents in Trevithick Road and more evidence must be submitted to satisfy Sport England's 'exception' criteria for the loss of the existing playing field. Hours of use restrictions and other conditions will be necessary.

4. Relevant Planning History

13/02082/FUL - Substitution of two grass football pitches with one artificial multi-purpose pitch, floodlighting and fencing - refused.

13/01593/FUL - Substitution of two grass football pitches with one artificial multi-purpose pitch, floodlighting and fencing - refused.

13/00819/FUL - Substitution of two grass football pitches with one artificial multi-purpose pitch, floodlighting and fencing - application withdrawn.

5. Consultation Responses

Local Highway Authority - No objections raised to the proposal.

Natural Infrastructure - No objection subject to provision of biodiversity net gain.

Public Protection Service - No objections subject to conditions being attached to restrict the opening hours of the proposal. Recommendations made with regards to the height of the noise mitigation barrier and landscaping.

Sport England - No objections subject to a condition being attached relating to a Community Use Agreement.

Lead Local Flood Authority - No objections.

Designing Out Crime - No objections. Recommendations made with regards to the perimeter fencing, floodlights, link paths and storage containers.

Lighting Engineer - No objection subject to the installation following the design parameters in order to prevent light trespass to adjacent residential properties.

6. Representations

The Local Planning Authority has received a total of 160 letters of representation; 22 of which object to the application and 138 offer support. Officers have reviewed all submitted letters which are summarised as follows:

The following concerns were raised in the letters of objection received by the Local Planning Authority:

- Noise disturbance to neighbouring properties
- Light pollution to neighbouring properties
- Increased parking demand
- Increased traffic congestion
- Traffic impacts will cause a danger to children
- Proposed opening hours are too late
- Negative impact on property prices

The following points were made in the letters of support received by the Local Planning Authority:

- Will provide better opportunities for children
- Increased health benefits to the population
- The area proposed is already used for sport
- Will increase access to sport provision
- Benefits for the school and local community

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as on March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the scale and urgency of the climate change emergency, Plymouth City Councils Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030 and the Plymouth and South West Devon Climate Emergency Planning Statement (CEPS) 2022. Additionally, the following planning documents are also material considerations in the determination of the application: - The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Key Issues/Material Considerations

This application has been considered in the context of the development plan, The Framework and other material policy documents as set out in Section 7. The application turns upon policies DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise, land and light), DEV3 (Sport and recreation), DEV4 (Playing pitches), DEV20 (Place shaping and quality of the built environment), DEV26 (Protecting and enhancing biodiversity and geological conservation), DEV27 (Green and play spaces), DEV28 (Trees, woodlands and hedgerows), DEV29 (Specific provisions relating to transport) and DEV35 (Managing flood risk and water quality impacts) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Policy Framework.

8.1 Principle of Development

8.11 The principle of development revolves around whether it is acceptable to redevelop, and therefore lose, the existing grassed recreation area and turn it into an all-weather, floodlit pitch.

8.12 Policy DEV3 supports opportunities for sport, physical activity and active leisure. Policy DEV4 supports the protection and retention of sports playing pitches. Following consultation with the Football Foundation on behalf of The FA/Devon FA, Sport England do not wish to raise an objection to the proposal. Sport England is supportive on the basis that the proposed development meets exception 5 of the playing fields policy. This is because the proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

8.13 However, Sport England advise that a condition should be included in any planning permission to require a Community Use Agreement. Officers therefore consider the application is acceptable in principle in accordance with policies DEV3 and DEV4 of the Joint Local Plan.

8.2 Amenity

8.21 The submitted letters of representation raise concern with regard to the impact of the proposal on noise and light pollution to neighbouring residential properties.

8.22 With regard to noise, the originally proposed hours of use of the pitch in this application were:
Monday-Friday: 8:00 hours to 22:00 hours
Saturdays: 8:00 hours to 18:00 hours
Sunday and Bank holidays: 8:00 hours to 18:00 hours

8.23 Public Protection Service (PPS) were consulted and the submitted Noise Impact Assessment and Noise Management Plan have been reviewed. The Public Protection Service deemed the proposed opening hours to be in excess of what is reasonable within a residential area. Therefore, PPS advised that the hours of use should be restricted to,

Monday-Friday: 09:00 hours to 21:00 hours

Saturday: 09:00 hours to 18:00 hours

Sundays and Bank or Public Holidays: 10:00 hours to 16:00 hours

8.24 PPS also consider that trees/bushes should be planted along the line of sight of the properties on Trevithick Road, which border the proposed pitch to the west. Further to this, PPS advised that the proposed noise mitigation barrier, proposed on the west side of the pitch should be three metres high. The plans now show both the three-metre high acoustic screen as well as a line of shrub planting on the neighbours' side of the screen.

8.25 The applicant has agreed to the reduced hours of use; and given the provision of a noise screen, and additional planting, the scheme is considered by officers to adequately mitigate any harmful noise impacts, in accordance with policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan.

8.26 With regard to lighting, eight flood lighting columns are proposed around the edge of the pitch. The Council's Lighting Engineer has assessed the submitted Lighting Design document and Light Impact Assessment, and raises no objection providing the installation follows the design parameters in order to prevent light trespass to adjacent residential properties. The submitted lighting details should be conditioned to secure their correct implementation, in accordance with policies DEV1 and DEV2.

8.3 Visual Impact

8.31 Officers have considered the visual impact of the development against the guidance in the SPD and consider that the proposed pitch and associated fencing and lighting, while having an impact, would not be harmful to the street scene or other public views of the site, in accordance with policy DEV20 of the JLP.

8.4 Natural Infrastructure considerations

8.41 The proposals include the retention of excavated material on site, in the form of a regraded grassed area just to the south-west of the proposed pitch, on land that rises up steeply from Trevithick Road, and which lies adjacent to three end-of-terrace houses in Flamsteed Crescent. The re-graded area would be re-seeded as amenity grassland. Existing trees are to be retained on the southern boundary, next to the houses in Flamsteed Crescent. A number of other existing trees would be replaced with new species of rowan, hawthorn, crab apple and hazel.

8.42 Together with other retained trees and new shrub planting near the pitch, the overall landscaping scheme is considered by officers to provide an enhanced landscaped site, while also dealing with excavated material in a sustainable manner that avoids transportation off-site, which is in accordance with policies DEV23, DEV27 and DEV28 of the JLP. The scheme is also considered to provide adequate biodiversity net gain, although further specific information is required to secure this provision in accordance with adopted policy DEV26.

8.5 Transport and Parking

8.51 Public comments raise concern that the proposal will lead to increased parking demand and increased traffic congestion at the Academy and surrounding neighbouring roads. The Local Highway Authority were consulted and do not wish to raise an in-principle objection to the proposed development. From assessing the submitted information, there would be no change to the parking arrangements, with the accompanying Car Parking Survey concluding that the car parking

provision would remain sufficient to meet parking demand at the school site both during the school day and thereafter for the uses during the evenings and at weekends. Although the limited parking survey details only provide a very brief snapshot, it must be considered that the proposal relates to enhancing and increasing the use of an already existing sports pitch area, for use during wet weather, evenings and at weekends. Accessibility for the disabled has also been considered in the application details.

8.52 To help mitigate the need for car use the Academy have submitted a Travel Plan (TP). To continue to encourage the use of sustainable travel options, working with the Councils sustainable transport team, the TP needs to be maintained and up-dated annually. It is therefore recommended by the Highway Authority that a TP condition is included as part of any planning consent.

8.53 The application details consider access for construction vehicles. Where for reasons of public and highway safety there is a need to ensure that no construction vehicle movements would occur either within, or to and from, the school site during the starting and finishing times of the schools. The Local Highway Authority therefore recommend that this restriction on construction traffic movements be secured by condition. The proposal is therefore considered to be in accordance with policy DEV29 of the Joint Local Plan.

8.6 Flood Risk and Water Management

8.61 The Lead Local Flood Authority do not wish to raise an objection to the proposal. The applicant has submitted a drainage strategy that proposes to discharge surface water to an existing surface water drain within the site that discharges to the SWW sewer in Trevithick Road. Infiltration tests were completed that conclude that infiltration drainage is not suitable. Discharge rates are proposed to be 2l/s, which compare to a Qbar rate of 1.4l/s. Surface water attenuation storage is provided with a 335mm deep storage layer beneath the pitch that provides a 1 in 100 year return period design standard with a 40% allowance for climate change. Modelling results have been included that support the proposed design standard. Officers are therefore satisfied that the proposal is in accordance with policy DEV35 of the Joint Local Plan.

8.7 Other Considerations

8.71 Public comments received by the Local Authority include concerns that the proposals will have a negative impact on property prices. However, any impact on property prices is not a material planning consideration and as such can bear no weight in the recommendation made by officers.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

None.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability

13. Conclusions and Reasons for Decision

The development is compliant with policies DEV1, DEV2, DEV3, DEV4, DEV20, DEV23, DEV26, DEV27, DEV28, DEV29 and DEV35 of the Joint Local Plan. Therefore, and having taken account of the NPPF and s38(6) of the Planning and Compulsory Purchase Act 2004, officers have concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 13.12.2022 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Proposed Site layout with Grass Pitches and Existing Parking Spaces MCA-MUK2833-02 Rev I received 07/12/22

Proposed Regrading of Excavated Materials MCA-MUK2833-43 Rev B received 07/12/22

Proposed Setting Out MCA-MUK2833-04 Rev A received 07/12/22

Kerb Detail to Spectator Area MCA-MUK2833-16 received 07/12/22

Proposed Location Plan MCA-MUK2833-08 Rev B received 07/12/22

Matwell Details Infill Retention MCA-MUK2833-25 received 07/12/22

Goal Recess Details with Infill Containment Barrier MCA-MUK2833-26 received 07/12/22

Proposed Line Marking Plan MCA-MUK2833-11 Rev D received 07/12/22

Elevations MCA-MUK2833-10 Rev A received 07/12/22

Container Elevations MCA-MUK2833-18 received 07/12/22

Path Kerb Detail MCA-MUK2833-20 received 07/12/22

Kerb and Infill Containment Barrier to Spectator Area MCA-MUK2833-24 received 07/12/22

Proposed Pitch Layout MCA-MUK2833-07 Rev E received 24/03/23

Contractors Access and Compound Area MCA-MUK2833-13 Rev C received 24/03/23

Proposed Landscaping MCA-MUK2833-40 Rev H received 24/03/23

Tree/Shrub Planting Plan MCA-MUK2833-42 Rev F received 24/03/23

Proposed Section CC MCA-MUK2833-44 Rev A received 24/03/23

Tree Constraints Plan Sheet I of I 05952 TCP 30/03/23 received 30/03/23

Proposed Fence Layout MCA-MUK2833-09 Rev E received 02/03/23

Tree Protection Plan Sheet I of I 05952 TPP 30/03/23 received 30/03/23

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

3 CONDITION: BIODIVERSITY NET GAIN

PRE-COMMENCEMENT

No development shall take place until details of biodiversity net gain for the site (or adjoining the site if that land is in the applicant's control) has been submitted to and approved in writing by the Local Planning Authority. The details shall include a mechanism to ensure delivery and the approved scheme shall be implemented in accordance with a timetable forming part of the submitted scheme and complied with in full.

Reason:

To ensure biodiversity net gain is achieved, to comply with Policy DEV26 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

Pre-commencement justification: To ensure that the development supports the protection, conservation, enhancement and restoration of biodiversity across the Plan Area.

4 CONDITION: CONSTRUCTION PHASE MANAGEMENT PLAN

PRE-COMMENCEMENT

Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. To include a restriction that no construction vehicle movements may occur either, within, or to and from, the school site, during the starting and finishing times of the school uses. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policies DEV1, DEV2 and DEV29 of the Plymouth & Southwest Devon Joint Local Plan 2014 - 2034 (2019).

Pre-commencement justification: To ensure that the construction phase of the development does not demonstrably harm the safe movement of vehicles and pedestrians, and to protect the amenity of local residents during the construction phase.

5 CONDITION: UPDATED TRAVEL PLAN

WITHIN THREE MONTHS OF FIRST USE

Within three months of the first use of the development hereby permitted an up-dated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises, and to reduce the associated carbon footprint of the site and its uses. It shall also include measures to, control the use of the permitted car parking areas, and for the

introduction of Electric Vehicle Charging Points; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of the occupation the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy DEV29 of the adopted Plymouth & Southwest Devon Joint Local Plan 2014 - 2034. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

6 CONDITION: LANDSCAPING

PRIOR TO FIRST USE

The landscaping scheme including tree planting and the new shrub screening proposed in front of the 3m acoustic barrier shown on the approved pitch layout, Proposed Section CC, Proposed Landscaping, and Tree/Shrub Planting Plan shall be carried out prior to the first use of the artificial grass pitch.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies DEV20, DEV23 and DEV26 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

7 CONDITION: REGRADED AREA FOR SPOIL

PRIOR TO FIRST USE

The deposit of excavated material and its subsequent landscaping as shown on the approved plans shall be completed prior to the first use of the synthetic turf pitch in accordance with details of the final levels of spoil deposit and regraded area, which shall previously have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies DEV20, DEV23 and DEV26 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

8 CONDITION: SITE WASTE MANAGEMENT PLAN

PRIOR TO DEPOSITION OF SOIL

No works shall take place within the area for the deposition and regrading of excavated soil until a site waste management plan for dealing with any excess soil removal has been submitted to and approved in writing by the Local Planning Authority. The works shall at all times accord with the approved details.

Reason:

To ensure that excess soil is sustainably dealt with and does not remain on site causing harm to visual or residential amenity, in accordance with policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

9 CONDITION: ACOUSTIC BARRIER

PRIOR TO FIRST USE

The three-metre high acoustic barrier shown on the approved plans to the west of the pitch shall be erected prior to first use of the development in accordance with details of its density and construction, which shall previously have been submitted to and approved in writing by the local planning authority. The acoustic barrier shall be retained permanently.

Reason:

To protect the amenity of the local area in relation to both noise and lighting, in accordance with policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

10 CONDITION: COMMUNITY FORUM

PRIOR TO FIRST USE

The applicant /developer shall submit details of a community forum to be approved in writing by the local planning authority prior to the commencement of the use of the development hereby permitted. The details shall include: the terms of reference; its composition including representatives for the local residents, ward member/s, Marine Academy and other stakeholders; and the frequency of meetings.

Reason:

To ensure that the facility is managed in an appropriate manner to avoid harm to the living conditions of adjoining properties to comply with policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

11 CONDITION: COMMUNITY USE AGREEMENT

PRIOR TO FIRST USE

Prior to the commencement of the use a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Agreement shall include details of pricing policy, hours of use, access by non- educational establishment users, management responsibilities and include a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason:

To secure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport and to accord with policy DEV3 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

12 CONDITION: EXTERNAL LIGHTING

PRIOR TO FIRST USE

The external lighting scheme and details of the luminaires and light intensity and spread shall at all times strictly accord with the details set out in the Lighting Design document dated 18/11/22 using Philips Asymmetric OptiVision LED GEN 3.5 Floodlights. Before the use of the development hereby permitted is commenced the applicant shall carry out pre-use testing to ensure that the floodlighting

system complies with the approved details and submit details of the test results to be approved in writing by the local planning authority. The development shall be operated at all times in accordance with the approved and tested floodlighting system.

Reason:

To ensure that adequate external lighting is provided for future occupiers of the site [and that it does not adversely affect neighbours], in accordance with policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

13 CONDITION: LANDSCAPE MAINTENANCE

The approved landscape scheme shall not take place until:

A) planting specifications including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

B) a schedule of landscape maintenance for a minimum of five years;

have been submitted to and approved in writing by the Local Planning Authority. The maintenance schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies DEV20, DEV23 and DEV26 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

14 CONDITION: TREE/HEDGEROWS TO BE RETAINED/PROTECTED

In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

A: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: No works shall take place within the construction exclusion zones shown on plan 05952 TPP 30/03/23. The works shall at all times accord with the approved exclusion zones including before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policy DEV28 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

15 CONDITION: PLASTICS RETAINING BOARD

The 500mm high retaining board, shown on the fence layout drawing shall be retained permanently in order to keep plastics within the confines of the pitch area.

Reason:

To prevent pollution caused by the spread of plastics into the wider environment, in accordance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

16 CONDITION: MANAGEMENT AGREEMENT AND CODE OF CONDUCT

The submitted code of conduct and code of conduct handbook shall be operated and adhered to at all times.

Reason:

To ensure that the facility is managed in an appropriate manner to avoid harm to the living conditions of adjoining properties to comply with policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

17 CONDITION: HOURS OF USE

The use and floodlighting of the artificial grass pitch, and the use of the amenity floodlights added for the two entrances hereby permitted shall not take place outside the following times: 09.00 hours to 21.00 hours on Mondays to Fridays inclusive; 09.00 hours to 18.00 hours on Saturdays and 10.00 hours to 16.00 hours on Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies DEVI and DEV2 of the National Planning Policy Framework.

18 CONDITION: SURFACE WATER MANAGEMENT

The surface water emanating from the site shall be managed and disposed of in accordance with the Storm Water Drainage Strategy Revision A dated 23/11/22.

Reason:

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development, and to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure, in accordance with policy DEV35 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

INFORMATIVES

1 INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: DESIGNING OUT CRIME

The applicant is advised to consider the recommendations made by the Designing Out Crime Officer with regards to the perimeter fencing, floodlights, link paths and storage containers.