

My Ref: 17/01099/PFUL3 (PP-06064145)
Your Ref:
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Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 17/01099/PFUL3 (PP-06064145)
Application by: The Girls' Day School Trust
Location: Sports Ground To West, Grassington Road Sports Ground, Grassington Road
Proposal: Construction of sports pavilion, 2 no. floodlit artificial pitches, car parking facilities, a coach drop off point and re-siting of portacabin

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

Time limit

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement conditions

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. The development shall not be commenced until a Construction Management Plan detailing how the development works are to be carried out, including details of the type, size and frequency of vehicles arriving at and leaving the site, site access details, contractor staff parking provision, traffic management, haul routes and a phasing programme, has been submitted to and approved in writing by the Local Planning Authority.

This shall also include details of wheel washing facilities and measures to prevent the deposit of debris onto the highway.

Reason: To avoid prejudice to traffic conditions in the vicinity and to protect the amenity of nearby residents in accordance with Policy T3 of the Local Plan and Policy 10 of the Aligned Core Strategies.



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3. The development shall not be commenced until the detailed design of the new vehicular access has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy T3 of the Local Plan.

4. The tree protection measures detailed in the approved Arboricultural Method Statement shall be put in place prior to the commencement of the development hereby permitted, and retained for the duration of construction operations. The development shall be carried out in accordance with any ongoing requirements set out in the approved Arboricultural Method Statement.

Reason: To ensure that existing trees are safeguarded during construction in accordance with Policy NE5 of the Local Plan.

5. The construction of pitch B shall not be commenced until details of the design and layout of the proposed pitch, including sports lighting, have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England.

The pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable in accordance with Policy 5 of the Local Plan and policy 13 of the Aligned Core Strategies

6. The construction of the pavilion shall not be commenced until details of the external materials have been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and in the interests of the visual amenity of the area in accordance with Policy 10 of the Aligned Core Strategies.

Pre-occupation conditions

(The conditions in this section must be complied with before the development is occupied)

7. Before pitches A and B are brought into use, a community use agreement for each pitch shall be prepared, in consultation with Sport England, and submitted for the written approval of the Local Planning Authority.

The individual agreements shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreements.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport in accordance with Policy 5 of the Local Plan and Policy 14 of the Aligned Core Strategies.



8. Before pitches A or B are brought into use a Management and Maintenance Scheme for each pitch, including management responsibilities, a maintenance schedule and a mechanism for review, shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England.

Reason: To ensure that a new facilities are capable of being managed and maintained to deliver facilities whichs are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport in accordance with Policy 5 of the Local Plan and Policy 13 of the Aligned Core Strategies.

9. No part of the development shall not be brought into use until secure, covered cycle storage is provided in accordance with the approved details.

Reason: To promote sustainable transport in accordance with Policy T3 of the Local Plan.

10. The development shall not be brought into use until the car parking, turning and servicing provision has been provided and surfaced in a permeable material, with car parking spaces marked out in accordance with the approved details, unless alternative phasing is agreed with the Local Planning Authority.

Reason: To ensure that adequate off-street parking and servicing provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area in accordance with Policy T3 of the Local Plan and Policy 10 of the Aligned Core Strategies.

11. No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall set out proposals to promote travel by sustainable modes and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in the plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To promote sustainable transport in accordance with Policy T3 of the Local Plan.

12. No part of the development shall be brought into use until the main access to the site on Grassington Road as shown indicatively on the layout plans has been constructed in accordance with the details approved under condition 3.

Reason: To ensure a suitable and safe means of access is provided to the site in accordance with Policy T3 of the Local Plan.

13. Pitch B shall not be brought into use until the coach lay-by as detailed indicatively on the layout plans has been provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure all traffic accessing the development is accommodated within the site to reduce any impact on the public highway in accordance with Policy T3 of the Local Plan .



14. No part of the development shall be occupied until details of a landscaping scheme including details of the type, height, height, species and location of proposed trees and shrubs (which shall be of native species), together with details of proposed tree pits and a management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall be provided in accordance with the approved details within the first planting season following the completion of the development.

Any trees or plants provided as part of the approved landscaping scheme which die or are removed or become seriously damaged or diseased within five years of being planted shall be replaced in the next planting season with other plants of a similar size and species, unless otherwise prior agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the development be satisfactory to comply with Policy 10 of the Aligned Core Strategies.

15. Following the construction of pitch A, pitch B, the access road, the car park and the pavilion, the existing access on Grassington Road that has been made redundant as a consequence of this planning permission shall be permanently closed and the access crossing reinstated as footway within three months, in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and amenity in accordance with Policy T3 of the Local Plan and Policy 10 of the Aligned Core Strategies.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

16. The sports facilities, including the floodlights and pavilion, shall only be used in accordance with the following hours of use:

All pitches (excluding pitch B) not to be used outside 09.00 hours to 20.00 hours Monday to Friday, 09.00 hours to 18.00 hours on Saturday and 10.30 hours to 16.30 hours on Sundays and Bank Holidays;

Pitch B not to be used outside the hours of 09.00 hours to 21.00 hours Monday to Friday, 09.00 hours to 18.00 hours on Saturday and 10.30 hours to 16.30 hours on Sundays and Bank Holidays;

Pavilion - 08.30 hours to 22.00 hours on any day.

Reason: To protect the amenity of nearby residents in accordance with Policy NE9 of the Local Plan and Policy 10 of the Aligned Core Strategies.

Standard condition- scope of permission

- S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the following drawings/documents:

Drawing reference AG(0-)AO1 REV P6

Drawing reference AG(0-)AO2 REV 4

Drawing reference AG(0-)AO3 REV 4

Drawing reference AG(0-)AO4 REV 4

Drawing reference AG(0-)AO5 REV 4

Drawing reference AG(0-)AO6 REV 4



Reason: To determine the scope of this permission.

Informatives

1. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

2. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

3. Highways related advice

1. Planning consent is not consent to work on the public highway. Therefore prior to any works commencing on site including demolition works you must contact Highways Network Management on 0115 876 5238 to ensure all necessary licences and permissions are in place.

2. To carry out the off site works associated with the planning consent, approval must first be obtained from the Local Highway Authority. Approval will take the form of a Section 278 Agreement and you should contact Highways Network Management on 0115 8765293 to instigate the process. It is strongly recommended that you make contact at the earliest opportunity to allow time for the process to be completed as you will not be permitted to work on the Highway before it is complete. All associated costs will be borne by the developer.

3. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

4. Advice on Travel Plans can be sought from Transport Strategy on 0115 876 3947.

4. Guidance on preparing Community Use Agreements is available from Sport England.
<http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association on pitch construction when determining the community use hours the artificial pitch can accommodate.

5. For the avoidance of doubt pitch A is the AGP hockey pitch located on the frontage to Grassington Road and pitch B is the AGP football pitch located at the rear of the site.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

RIGHTS OF APPEAL

Application No: 17/01099/PFUL3 (PP-06064145)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.



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