

Committee Report**Date: 07.08.2019**

Item Number	01
Application Number	19/00051/FUL
Proposal	Erection of a new hospitality suite, changing rooms and covered spectator stand (D2)
Location	Garstang Sports And Social Club 94 High Street Garstang Lancashire PR3 1FA
Applicant	Mr A Wilding
Correspondence Address	c/o Graham Anthony Associates FAO Avnish Panchal 2 Croston Villa High Street Garstang PR3 1EA
Recommendation	Permit

REPORT OF THE HEAD OF PLANNING SERVICES**CASE OFFICER - Miss Lucy Lowcock****1.0 INTRODUCTION**

1.1 The application is brought to Planning Committee at the request of Councillor Lady Atkins. A site visit is proposed to enable Members to understand the proposal beyond the plans submitted and the photos taken by the Case Officer.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The application site is a grassed area of land adjacent to the football pitch of Garstang Football Club. It also includes the access from Lancaster Road and the existing carpark and clubhouse. The site is designated as Green Infrastructure on the Adopted Local Plan Proposals Map. It is adjacent to the Conservation Area of Garstang and is within the settlement boundary, but is outside of the Town Centre. The site is in Flood Zones 2 and 3.

2.2 Beyond the western side of the site is a bowling green and tennis court. To the south is a Town Centre Carpark. There is a fence enclosing the application site and football pitch to this side. The River Wyre is situated to the southeast of the site approximately 45m away. There is a Public Right of Way outside the site to the southern side.

3.0 THE PROPOSAL

3.1 The application is for the erection of a hospitality suite, changing rooms and covered spectator stand (use class D2) to serve the football club. The spectator stand would be covered and would have a maximum height of 4.8m. It would measure 7.1m by 26.5m and would seat 200 persons. It would be in green profile

cladding. The hospitality suite and changing rooms would be in a two-storey building 6m high with single storey elements either side measuring 3.1m high, all with flat roofs. The walls would be in composite timber cladding painted grey and green. The hospitality area would be on the first-floor and would measure 3.9m by 13m. Leading from this there would be a balcony/viewing area over part of the single storey building at the northern end and an external staircase to the rear. The buildings would be sited on the grassed area between the existing football pitch and bowling green and tennis courts.

4.0 RELEVANT PLANNING HISTORY

4.1 Application Number: 18/00181/FUL - Single storey extensions and alterations to clubhouse, including provision of roof lift, relocation of cricket nets, two storage containers, new replacement scoreboard, and change of use of existing store to lounge connected to club house. - Approved

4.2 Application Number: 14/00083/FUL - Siting of a portacabin for use as temporary changing rooms - Approved

4.3 Application Number: 11/00617/FUL - Provision of 2 turnstiles and erection of 8 lighting columns - Approved

4.4 Application Number 08/00966/FUL - Alterations to access and provision of coach parking facility (resubmission of 08/00032/FUL) - Approved

5.0 PLANNING POLICY

5.1 ADOPTED WYRE BOROUGH LOCAL PLAN

5.1.1 The Wyre Local Plan 2011-2031 (WLP31) was adopted on 28 February 2019 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

5.1.2 The following policies contained within the WLP 2031 are of most relevance:

- SP1 Development Strategy
- SP2 Sustainable Development
- SP8 Health and Well-being
- CDMP1 Environmental protection
- CDMP2 Flood risk and surface water management
- CDMP3 Design
- CDMP4 Environmental assets
- CDMP5 Historic Environment
- CDMP6 Accessibility and transport
- EP4 Town, District, Local and Neighbourhood Centres
- EP5 Main Town Centre Uses

5.2 NATIONAL PLANNING POLICY FRAMEWORK 2019

5.2.1 The revised National Planning Policy Framework (NPPF) was published by the Government on the 19th February 2019. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The policies in the 2019 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

5.2.2 The following sections/policies set out within the NPPF are of most relevance:

- Section 2. Achieving sustainable development
- Section 7. Ensuring the vitality of Town Centres
- Section 9. Promoting sustainable transport
- Section 12. Achieving well-designed places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment

5.3 THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (PLBCA), S.66 AND S.72

5.4 HISTORIC ENGLAND, 'THE SETTING OF HERITAGE ASSETS, HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3 (SECOND EDITION)'

5.5 WYRE PLAYING PITCH STRATEGY
Section 7 Football G17- Central Corridor

6.0 CONSULTATION RESPONSES

6.1 GARSTANG TOWN COUNCIL – no objections

6.2 GREATER MANCHESTER ECOLOGY UNIT (GMEU) – no comments to make

6.3 LANCASHIRE COUNTY COUNCIL (HIGHWAYS) – no objections. Require a condition for the parking and cycle storage to be provided.

6.4 LANCASHIRE COUNTY COUNCIL (PUBLIC RIGHTS OF WAY) – no comments received.

6.5 LANCASHIRE FIRE AND RESCUE SERVICE – the proposal should comply with building regulations.

6.6 NATURAL ENGLAND – no objections

6.7 ENVIRONMENT AGENCY

6.7.1 First response - object to the drainage and require revisions to the Flood Risk Assessment (FRA).

6.7.2 Final response - Based on revised plans withdraw objection but require conditions about implementation of the FRA, no ground level rises and anchoring of the spectator stand. Advice on flood warnings and environmental permits.

6.8 RAMBLERS ASSOCIATION – no comments received

6.9 SPORT ENGLAND

6.9.1 First response - it is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement. Highlight issues with the design of the facility and issue a holding objection.

6.9.2 Final response - based on additional information Sport England are satisfied with the proposal and has no objection. The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

6.10 United Utilities – request a condition about foul and surface water. Foul and surface water should drain on separate systems. There are UU pipelines through the site and boreholes in the vicinity.

6.11 WBC HEAD OF ENGINEERING SERVICES (DRAINAGE)

6.11.1 First response - objects to FRA and drainage proposed.

6.11.2 Final response – no objection to revised plans / FRA. Comment on location of foul sewer.

6.12 WBC HEAD OF ENVIRONMENTAL HEALTH AND COMMUNITY SAFETY - no objections. Recommends restriction of hours to those proposed in the application form (17.30-20.30 Monday – Friday, 14.30- 18.00 Saturdays and 14.30- 18.00 Sundays and Bank Holidays).

7.0 REPRESENTATIONS

7.1 Two letters of objection have been received. A summary of the points raised is as follows:

- the Bowling Club has never been approached on the plans
- noise during the building works
- loss of view and light
- lighting and signage will be obtrusive
- noise disturbance from speakers or announcement system
- additional traffic and parking problems
- would like a restriction on night time use and use for weddings/parties
- would appear obtrusive and the finish/colour is ugly

8.0 CONTACTS WITH APPLICANT/AGENT

8.1 Revised plans and Flood Risk Assessment (FRA) 19/6/19

- 8.2 Revised plans 18/3/19
- 8.3 Provided levels plans 15/3/19
- 8.4 Provided drainage plans 12/3/19
- 8.5 Revised location plan and provided materials schedule 8/3/19

9.0 ISSUES

- 9.1 The main issues in this application are as follows:

Principle of development
Visual Impact / Design / Impact on the street scene
Impact on the residential amenity
Impact on Highway / Parking
Flood Risk and drainage

Principle of development

- 9.2 The site is within the settlement boundary, outside the Town Centre, and is designated as Green Infrastructure in the Adopted Wyre Local Plan. The site is considered to be a suitably accessible location for this type of development, being close to the existing facilities and within walking distance of public transport, residential areas and the Town Centre.

9.3 Policy CDMP4 of the Adopted Wyre Local Plan only permits the partial loss of land identified as Green Infrastructure where a number of criteria are met. Firstly, a connected network of green space is required to be maintained. At present this land is a narrow strip of grass adjacent to the football pitch and with limited connection to the wider Green Infrastructure in the area. The land is fenced off, so is not publicly accessible. It appears therefore that the land could only be used by Garstang Football Club and that this land would have limited recreational/sports value. Therefore, it is considered that a connected network of green spaces would still be maintained with the football pitch and adjacent cricket pitch. Secondly, the development must be accommodated without the loss of the function of the Green Infrastructure site; or the site is surplus to requirements. As the land is a narrow strip, fenced off and not part of the playing pitch, it is not considered that the development would result in the loss in function of the wider Green Infrastructure. Thirdly, the impact should be mitigated or compensated for; or the need for or benefits from the development outweigh the harm caused. The applicant's design and access statement explains that the proposal is needed because 'Garstang FC gained promotion last season to The North West Counties League which has standards and rules for member clubs in order for them to retain their membership. These include FA standard changing facilities for players including match officials and a covered stand for 200 spectators'. The benefit of the proposal enabling the Football Club to have an appropriate standard of facilities to progress and support the use of the existing sports facilities, is considered to outweigh the harm of the loss of the Green Infrastructure to be taken up, which as explained above is considered to be of limited value.

- 9.4 There is an existing clubhouse with changing facilities to the north of the football pitch with permission to increase the number of changing facilities, as well as a portable cabin for use as temporary changing facilities (permitted until 2016) which has not been removed from the site. The application submission states that if this

development is approved it would allow the removal of these temporary changing facilities. Based on other sports taking place on the wider Green Infrastructure including cricket, it is not considered that the additional facilities would be unjustified. Sport England originally objected to the proposal, but based on the submission of further information and changes to the design, they have removed their objection. The proposal is therefore considered to meet the requirements of Policy CDMP4 of the Adopted Wyre Local Plan.

9.5 Policy EP4 of the Adopted Wyre Local Plan directs leisure development towards the Borough's existing centres. The NPPF and Policy EP5 requires a Sequential Test to demonstrate that development could not be located in a Town Centre. In this case, as the facilities would serve the existing football club and would need to be close to the pitch, it is considered that there is no sequentially preferable site for the development and therefore the sequential test is considered to be passed. A Town Centre Impact Assessment is not required as the proposal is less than 2,500m² for a leisure use.

9.6 As the proposal would not involve the provision of additional car parking, instead relying on an existing car park, it is considered to be unreasonable and impractical to require the provision of electric vehicle charging in accordance with Policy CDMP6 of the Adopted Wyre Local Plan.

9.7 The use of the development could be restricted to being ancillary to the main use of the Football Club, as other uses may not be appropriate and would not justify the loss in Green Infrastructure or pass the Town Centre Sequential Test.

Visual Impact / Design / Impact on the street scene

9.8 The development proposed would be on land that is between an existing bowling green and tennis courts and the football pitch. The proposal would add to the built form at the site with the erection of a spectator stand and hospitality building. The site is adjacent to the Conservation Area of Garstang and a Public Right of Way. There is a duty under s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA) to have special regard to the desirability of preserving listed buildings and their setting and any special features or historic interest they possess and under s72 of the PLBCA with respect to any building or land in a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The Conservation Officer has been consulted on the application and has no objections on the basis that the scale and design of the development is appropriate and complimentary for the location and considered to preserve the setting of any listed buildings within the vicinity and that of the Garstang Conservation Area. The development is therefore considered to be in conformity with S.66 & S.72 of the PLBCA and policy CDMP5 of the Wyre Local Plan.

9.9 Siting – the development would be within the settlement boundary and close to other existing built form. It is not considered that it would stand out as obtrusive. It would not prevent the operation of the adjacent Public Right of Way (PROW), or harm the amenity of the users of this route. The Ramblers and LCC PROW Officer have been consulted but have not commented on the application. As the proposal would not be harmful to the use of the PROW, this would be compliant with Policy CDMP6 of the Adopted Wyre Local Plan.

9.10 Scale – the maximum height of the hospitality suite would be 6m. The spectator stand would be 4.8m high. These are considered to be of a height that would not stand out as obtrusive or out of keeping, with other two-storey properties in

the area. The scale of the development is not considered to be such that it would be over-dominant in the wider area, in particular in relation to the Conservation Area and Town Centre.

9.11 Design/appearance – the spectator stand is designed for its purpose. It would be finished in green cladding. The specifics of the materials would need to be agreed through a condition. The changing rooms/hospitality suite would be of a simple modern design with flat roofs. It is considered that the design is suitable for its purpose and all features would be in proportion. A materials schedule has been provided for this building. This proposes fibre cement cladding to the elevations of the changing rooms in 'Heathered Moss' which is a shade of green, and rich espresso which is a dark grey. These colours and materials are considered to be appropriate.

9.12 An informative could be added so that the applicant is aware that advertisements may require separate advertisement consent.

9.13 Landscaping – no planting is proposed. External areas would remain grassed over and a path would be provided to the front of the buildings and to link with the Town Centre Carpark (existing path partially re-sited). This is considered to be visually acceptable. The materials of the path could be conditioned to be agreed.

9.14 Levels – no levels changes are proposed and a condition could be added for this to be upheld.

Impact on the residential amenity

9.15 Light – the nearest main elevations of residential properties to the development would be at least 50m away. The gardens of residential properties would be closer, with the garden of 'Homgarth' within 5m of the application site and other gardens around 40m away. The buildings would not be directly to the rear of 'Homgarth', but would be at an angle towards the northeast. This neighbour has a long +60m length rear garden. With the separation distances proposed it is not considered that there would be an overbearing impact or unacceptable loss of light from the proposal to residential neighbours.

9.16 Overlooking – the separation distances would be as mentioned above. No windows are proposed in the rear of the spectator stand. The sides of this structure would not face any neighbouring properties. Windows are proposed in the changing room/hospitality suite building and balcony over a flat roof. With a separation distance to neighbouring gardens of at least 40m from this building and a greater distance to main elevations, it is not considered that there would be an unacceptable overlooking impact.

9.17 Noise/disturbance – the adjacent site is already used for football matches where there will be associated activity and spectators. The site is close to the Town Centre where there are a range of public places and next to a bowling green and tennis court. It is considered therefore that there is already expected to be public activity in this area and the area is not inherently tranquil. The council's environmental health officer has been consulted on the application and has no objections to the proposal. Therefore, it is considered that there would not be levels of noise such as to cause a statutory nuisance. The application proposes that the use of the development would only be in the afternoons and would cease by 8.30pm at the latest. Therefore, it is not considered that there would be unacceptable disturbance to neighbours into the late evening. A condition could be added to any

permission granted to restrict the development to these appropriate hours. A neighbour has raised concerns about noise during the construction works. The temporary construction period for this type and scale of development is not ordinarily anticipated to warrant control through the agreement of an environmental management construction scheme however in this instance because of the site's proximity to public areas this is considered to be a reasonable and necessary condition. An objection has been raised about the potential for a speaker/announcements system. None has been proposed, however a condition could be added that no external speaker system is installed without obtaining prior consent.

9.18 Lighting – a neighbour has written that the lighting would be obtrusive. The restriction on hours would prevent the internal lights being on at an unsociable hour and no external lighting is proposed. A condition could be added about external lighting to control this.

Impact on Highway / Parking

9.19 An existing access would be used to serve the development. Revised drawings have been provided to show the car parking layout (26 car parking spaces and 2 minibus spaces as suggested by LCC Highways) and cycle storage. Lancashire County Council Highways have been consulted on the application and do not have any objections in terms of impacts on highway safety, capacity or amenity. A condition would be required for the marking out of the parking area and the provision of the cycling facilities shown. On this basis it is considered that the proposal would be acceptable in terms of highways impacts and parking.

Flood Risk and drainage

9.20 The site lies within Flood Zones 2 and 3. A flood risk assessment has been provided with the planning application and this has been revised during the course of the application. The Environment Agency are satisfied with the proposed drainage of the site and the FRA is considered to be adequate provided that a condition is added about the implementation of the FRA, and also that there are no ground level changes, and the proposed spectator stand and changing and hospitality facilities shall be anchored to the ground to the satisfaction of the local planning authority. These conditions are considered to be appropriate. It is also recommended that the applicant updates their existing flood warning and evacuation plan, or prepares one if they don't have one in place, to ensure that the appropriate course of action is taken in the event of flooding. This could be added as an informative. The council's drainage engineer has also been consulted on the application for professional advice on drainage and flooding. The drainage engineer has no objections to the latest plans. The drainage shown could be conditioned to be implemented. They do advise that the building would lie over a mains foul sewer. This could be added as an informative, as the applicant may need to contact United Utilities. United Utilities also advise on the presence of boreholes in the vicinity and the applicant may have to comply with separate legislation. United Utilities required foul and surface water drainage on separate systems. The plans show this.

9.21 A Sequential Test is required because the site is in Flood Zones 2/3. It is acknowledged that the development has to be sited adjacent to the football pitch as this is the land that would be served by the proposal. The catchment area for the sequential test is therefore the application site. There is nowhere within the application site at a lower risk of flooding where the development could be suitably sited and therefore the proposal is considered to pass the sequential test. The

access and part of the carpark at the western end are in Flood Zone 2, however, it is considered that this area would be too far from the pitch for the facilities proposed.

9.22 An exception test is not required for this less vulnerable development.

Other Issues

9.23 Lancashire Fire and Rescue comment that the proposal should comply with Building Regulations. This is separate legislation.

9.24 The Environment Agency wish to draw the applicant's attention to the requirements of a Flood Risk Activity Permit for any development within 8 metres of the landward toe of the Garstang Flood Basin embankment and within 8 metres of the top of the bank of the River Wyre, which is designated a main river. A permit is separate to and in addition to any planning permission granted. An informative could be added about this.

9.25 There are no issues with trees or contamination on the site. GMEU state that there are no known ecological issues with the proposals and this is agreed. Natural England have no objections to the proposal.

9.26 The adjacent site at 'The Bowling Club' state that they have never been approached on the plans. Although pre-application consultations between neighbours and applicants are encouraged, this is not a requirement prior to making a planning application.

9.27 The matter of loss of view from a private property has been raised by a neighbour. This is not a material planning consideration.

10.0 CONCLUSION

10.1 The proposal has been assessed to be acceptable in principle. Although the proposal would result in the loss of some land that is designated as Green Infrastructure, there would be minimal harm to the Green Infrastructure network and the benefits are considered to outweigh this harm in compliance with Policy CDMP4 of the Wyre Local Plan. It is not considered there would be an unacceptable visual impact, including on the Conservation Area, or impact on neighbouring amenity resulting from the proposal. The proposal would have suitable access and sufficient parking. An adequate Flood Risk Assessment has been provided. Overall, the proposal is considered to be acceptable in relation to all relevant planning matters and would comply with the NPPF and the above mentioned Adopted Local Plan Policies.

11.0 HUMAN RIGHTS ACT IMPLICATIONS

11.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

11.2 ARTICLE 1 - of the First Protocol Protection of Property has been considered in coming to this recommendation.

12.0 RECOMMENDATION

12.1 Grant planning permission subject to conditions.

Recommendation: Permit

Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 7 February 2019 including the following plans/documents:

- proposed changing and hospitality facilities GA2035-CHANGE-01-E
- site location plan GA2035-LP-01-C
- proposed site plan GA2035-PSP-01-F
- proposed topographical levels GA2035-TP-02-A
- proposed spectator stand GA2035-SPEC-01

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. Prior to first use of any part of the development hereby approved the secure cycle storage provision shown on the approved plans (GA2035-PSP-01-F) and 'arcange' specification received on 14.2.19 shall be provided and thereafter maintained and retained.

Reason: To encourage travel to the site by sustainable transport mode, in accordance with policy CDMP6 of the Wyre Local Plan (2011-31).

4. No part of the development shall be first occupied or brought into use until the drainage works and levels have been completed in accordance with the approved scheme (as shown on approved plan GA2035-PSP-01-F and in the approved Flood Risk Assessment (FRA) [June 2019 Reford]).

Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

5. Prior to the commencement of development, including any demolition works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include and specify the provision to be made for the following:

- (a) dust and dirt mitigation measures during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (b) control of noise and vibration emanating from the site during the demolition / construction period; complaint management and arrangements for liaison with the Council's Environmental Protection Team
- (c) hours and days of demolition / construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays
- (d) contractors' compounds and other storage arrangements
- (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the demolition / construction period
- (f) arrangements during the demolition / construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
- (g) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
- (h) external lighting of the site during the demolition / construction period
- (i) erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (j) recycling / disposing of waste resulting from demolition / construction work
- (k) measures to protect watercourses against spillage incidents and pollution

The construction of the development including any demolition works shall be carried out in accordance with the approved CEMP.

Reason: Such details were not submitted with the application and need to be in place throughout the demolition / construction period in the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to minimise the risk of pollution and to safeguard the character and appearance of the area in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

6. Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the lighting will be installed in accordance with the Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (or any subsequent replacement guidance).

The lighting shall be installed and operated in accordance with the approved scheme details, which shall be maintained and retained thereafter.

Reason: To safeguard residential amenity and in the interests of public safety in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31)

7. No amplified recorded or live music shall be played at any time, nor shall any external sound system be installed and used, in the outside area(s) of the application site as defined by the red edge on the approved site location plan without prior written consent from the Local Planning Authority.

Reason: To avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

8. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) [June 2019 Reford] and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to first occupation of the development or subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

9. The development hereby approved shall not be first occupied or brought into use until the parking / turning area(s) shown on the approved plan [GA2035-PSP-01-F] has been laid out, surfaced and drained. The parking / turning area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate off road parking is provided to serve the development in the interests of highway safety and in accordance with the provisions of Policy CDMP6 of the Wyre Local Plan.

10. The use hereby permitted shall not operate outside the hours of 17:30-20:30 Monday to Friday, 14:30-18:00 Saturdays, Sundays and Bank holidays/public holidays.

Reason: In the interests of the amenity of occupiers of neighbouring and nearby residential properties in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31).

11. There shall be no changes to the existing ground level on site as shown on the [GA2035-TP-02-A] plan unless proposed ground level changes are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31).

12. (a) With respect to the spectator stand and new pathways, no development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of the building (including the external walls

and roof) and paths have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

(b) With respect to the hospitality suite and changing room building, the development shall be carried out strictly using the approved materials set out in the approved GS2035 - Material Schedule document received on 08 March 2019, unless minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).

13. The use of the premises shall be restricted to purposes which are ancillary to the main use of the site being a football ground and shall not be used as a separate unit.

Reason: To prevent the over-development of the site and prevent inappropriate development in this location, in accordance with Policies CDMP3, CDMP4 and EP5 of the Wyre Local Plan (2011-31).

14. Prior to the first use of the development hereby approved, details of a scheme to anchor the proposed spectator stand and changing and hospitality facilities to the ground shall be agreed in writing with the Local Planning Department.

No part of the development shall be occupied or brought into first use until the works have been completed in accordance with the approved details. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CDMP2 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework.

Notes: -

1. This permission does not relate to the display of any advertisements which may require consent under the Town and Country Planning (Control of Advertisements) Regulations 1989.

2. The site falls in Flood Zone 3. It is therefore recommended that flood proofing measures are considered by the applicant and incorporated into the development where appropriate. Further details are available on the GOV.UK website:-

- Improving the flood performance of new buildings: flood resilient construction (<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>)
- Prepare your property for flooding (<https://www.gov.uk/government/publications/prepare-your-property-for-flooding>)

Further Preparing for Floods guidance is also available on the Planning Portal website at

<http://www.planningportal.gov.uk/buildingregulations/goodpractice/preparingforfloods>

3. Advice from the Environment Agency is that the future occupants should sign up to the Environment Agency flood warning scheme. Further information can be found on the GOV.UK website at: <https://www.gov.uk/sign-up-for-flood-warnings>.

4. The watercourse adjacent to/adjoining the site is designated a Main River.

The applicant will require an Environmental Permit for the proposed surface water outfall into this watercourse. Any development or works, including any new outfall structures, pipelines, landscaping (including trees and shrubs), fences, lighting columns or any other structure, in, under, over or within 8 metres of the top of the bank of the watercourse, will require an Environmental Permit / the prior written consent of the Environment Agency. It should be noted that the grant of permission does not guarantee that any necessary permissions or consents that are required under separate legislation will be forthcoming.

The Environment Agency has a right of entry to the watercourse by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act.

The applicant / developer is advised to refer to <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> and contact the Flood Risk Officer by telephoning 020 302 51397 to discuss Environment Agency access requirements or apply for consent.

5. The grant of planning permission does not authorise any closure, obstruction or diversion of a public right of way. Any proposed stopping-up or diversion of a public right of way should be the subject of an Order under the appropriate Act and Lancashire County Council should be contacted for advice in the first instance.

6. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities' offer a fully supported mapping service and recommend the applicant contact the Property Searches Team by telephoning 0870 751 0101 to obtain maps of the site. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.