

Application Details	
Application Reference Number:	<u>38/21/0525</u>
Application Type:	<u>Full Planning Permission</u>
Earliest decision date:	18 May 2022
Expiry Date	<u>22 March 2022</u>
Extension of time	9th December 2022
Decision Level	Committee
Description:	Formation of synthetic pitch with perimeter fencing, sports lighting and wildlife area bunds with additional 7v7 and 11v11 grass pitches with site compound and accommodation facilities at Richard Huish College, South Road, Taunton
Site Address:	<u>RICHARD HUISH COLLEGE, SOUTH ROAD, TAUNTON, TA1 3DZ</u>
Parish:	Taunton
Conservation Area:	N/A
Somerset Levels and Moors RAMSAR Catchment Area:	Yes
AONB:	No
Case Officer:	<u>Darren Roberts</u>
Agent:	Richard McHugh
Applicant:	MR P LONSDALE
Committee Date:	8th December 2022
Reason for reporting application to Committee	Number of objections

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions

2. Executive Summary of key reasons for recommendation

2.1 The application seeks permission for a new synthetic pitch, a new grass pitch and lighting. The proposed development will benefit the community by the creation of the synthetic pitch which will be able to be used by the college and local clubs and societies. It is not considered that the proposed floodlighting will harm protected species or adversely affect nearby residents. Other matters can be dealt with by planning condition. The proposal is considered to comply with the relevant policies and is recommended for approval.

3. Planning Obligations and conditions and informatives

3.1 Conditions (full text in appendix 1)

1. Standard Time limit of 3 years for commencement of development
2. Approved Plans as set out in the condition

3. Construction Management Plan with further details to be submitted
4. Landscaping details to be approved prior to implementation
5. Details of floodlighting to be submitted to and agreed within four months of the first use
6. A Noise Management Plan to be submitted and agreed prior to first use of the facility
7. Not to be in use and all flooding switched off between 2200 and 0700 hours
8. Ecological measures in appraisal to be carried out in full
9. Further details to be agreed on drainage system
10. Water treatment measures to be submitted and agreed prior to commencement
11. Pitch construction details to be approved prior to commencement

3.2 Informatives (bullet point only)

- 1 Proactive Statement
2. Badgers
3. Wildlife and the Law

4. Proposed development, site and surroundings

4.1 Details of proposal

The proposal is to form a new synthetic pitch, and a new grass small pitch, to install floodlighting and plant mounds forming a wildlife area at the rear of the Richard Huish College. The facility is intended for use mainly for football, although it is also designed to be used for rugby training and other multi-use activities. It is proposed to use the pitch up to 10pm on weekdays, and 6pm at weekends. In addition, it is proposed to reinstate the adult pitch at Ash Meadow, to the west of the site.

The proposed mounds are to the north of the pitch and will be 2.5 metres high, planted with wildflowers, behind native tree planting. Some of the excavated topsoil will be used in construction of some additional mounds up to 1 metre high.

4.2 Sites and surroundings

The site is to the West of the main college building within the grounds of Richard Huish College (RHC). The site consists of open grass playing fields with boundary fencing, currently used for sports by the college. There is a rough area of land to the north, the Stockwell stream to the west, a car park to the south and a footpath to the east. Access to the field is by a bridge over this footpath. The boundaries of the site are well treed, particularly to the north and west, beyond which are further pitches and areas of open space.

5. Planning (and enforcement) history

Reference	Description	Decision	Date
38/15/0309	Erection of replacement sports hall	Approval	31/12/15
38/96/0114	Construction of bridge for pedestrian and vehicular use over	Approval	5/6/96

	Stockwell Stream		
Plus various applications for teaching blocks, parking areas, temporary buildings etc.			

6. Environmental Impact Assessment

Not required

7. Habitats Regulations Assessment

The site lies within the catchment area for the Somerset Moors and Levels Ramsar site. The development does not increase the number of dwellings or include any agricultural development. As competent authority it is considered that a project level appropriate assessment under the Conservation of Habitats and Species Regulations 2017 is not required as the Council is satisfied that the proposed development does not increase nutrient loadings at the catchment's waste water treatment works. The Council is satisfied that there will be no additional impact on the Ramsar site (either alone or in combination with other plans or projects) pursuant to Regulation 63(1) of the Habitats Regulations 2017.

8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 7/1/22

8.2 Date of revised consultation (if applicable): 11/7/22

8.3 Press Date: 7/1/22

8.4 Site Notice Date: 3/1/22

8.5 **Statutory Consultees** the following were consulted:

Consultee	Comment	Officer comment
SCC - ECOLOGY	Confirmation of dates/ times of use Lighting plan required Badger sett exclusion zone	See 10.6
Consultee	Comment	Officer comment
LEAD LOCAL FLOOD AUTHORITY	Application documents are insufficient to provide a substantive response. Further information required on drainage, SuDs hierarchy,	See 10.7

	infiltration testing. 16/11/22 Further information still required on details of the ditch and water treatment measures	
Consultee	Comment	Officer comment
SCC - CHIEF EDUCATION OFFICER	No comments received	Noted, the application is supported by the college
Consultee	Comment	Officer comment
SCC - RIGHTS OF WAY	No objections providing the development does not encroach on the PROW	There are no proposals to compromise the PROW
Consultee	Comment	Officer comment
SCC - TRANSPORT DEVELOPMENT GROUP	Refer to standing advice. CEMP required	See 10.3 See 10.4
Consultee	Comment	Officer comment
LANDSCAPE	<p>There is concern that the proposals to replace the existing grass playing field with a synthetic surfaced pitch, along with security fencing and sports lighting, would degrade and urbanise, a large part of the undeveloped, green, open, positively planned "Green Wedge" landscape and conflict with the purposes of the Green Wedge, as set out in paragraph 3.110 of the Local Plan.</p> <p>The landscape proposals included in the application, help to address the impact of the development from the dwellings to the northeast of the site, but otherwise do little to help to compensate for the loss of green infrastructure and urbanising of the site by improving the quality of the landscape that remains.</p> <p>It is considered therefore that proposals would conflict with Local Plan policy CP8 and, as a consequence, there is a landscape objection</p>	See 10.1
Consultee	Comment	Officer comment
TREE OFFICER	No comments	No trees are indicated to be lost. Additional trees are

		proposed, details of which are to be agreed
Consultee	Comment	Officer comment
LEISURE DEVELOPMENT	Support, subject to a community use agreement	See 10.8
Consultee	Comment	Officer comment
SPORT ENGLAND SOUTH WEST	Objection, concerns over the specification of the 3G pitch to include wider access	See 10.8
Consultee	Comment	Officer comment
ENVIRONMENT AGENCY	No objection subject to a condition of no raising of ground levels, and a scheme of pollution control to be agreed	See 10.7
Consultee	Comment	Officer comment
WILDLIFE TRUST	Concern over the impact on the stream Local Nature Reserve during and post construction, increase in floodlighting, impact on the green wedge.	See 10.9
Consultee	Comment	Officer comment
NATURAL ENGLAND	No comments	Noted
Consultee	Comment	Officer comment
Environmental Health - all Areas including Housing Standards	<p>Lighting Specifications noted in the drawing Proposed Sports Lighting Scheme (MCAMUK2520-12 rev E). Submitted drawing, Vertical Spill at 3m indicates that vertical illuminance at nearby housing will generally be at 0.3 to 0.4 lux. For reference, 0.3 lux is typical of the illuminance that results from moonlight.</p> <p>Condition The development should be conditional upon a report to verify levels of light spill outside the area of the pitch, to be submitted to and approved by the LPA within four months of the first use of the development.</p> <p>Noise I have considered the Noise Impact Assessment</p>	See 10.4

	<p>reference 9279, LN dated November 2021, submitted with the application. The principle noise source will be the human voice, with some impact sound to some structures. The conclusions regarding noise levels are generally accepted.</p> <p>Condition</p> <p>The development should be conditional upon Noise Management Plan (NMP), details to be submitted to the LPA for approval prior to the implementation of the permission.</p> <p>The NMP shall include as a minimum:-</p> <p>a. The measures outlined in the report.</p> <p>b. An explicit maintenance regime checking panel fixings and tightening as required (as per submitted document dated 25 / 8 /21, letter from Acoustic Consultants Ltd).</p> <p>The adverse noise and light impacts are both fairly low, but will be noticed by residents as the evening progresses. It is therefore strongly recommended that, given the proposed and likely light and noise impacts outlined in the application, the following is required, as part of the NMP</p> <p>c. Use of the development shall cease at 10pm</p>	

8.7 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

27 letters have been received, of which 22 are objections and 5 in support. These making the following comments (summarised):

Material Planning Considerations	
Objections	Officer Comment

Incursion into the green wedge	See 10.1
Impact on wildlife	See 10.6
Light pollution	See 10.4
Loss of green space	See 10.1
Impact on drainage, including Stockwell Stream	See 10.7
Creation of high bund will have visual impact	See 10.2.1
Storage facility out of character	See 10.2
Increased use will lead to noise pollution	See 10.4
New culvert has been created without planning permission	This is not part of this proposal
Lack of parking capacity	See 10.3
Support	Officer comment
Grass pitches are unusable in winter	See 10.1
Lack of facilities in Taunton	See 10.1
Great opportunity for young people, allowing for more inclusive use	See 10.1

8.7.1 Summary of objections - non planning matters

College parking issues have led to residents unable to park

8.7.2 Summary of support - non planning matters

None

9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Both the Taunton Deane Core Strategy and the West Somerset Local Plan to 2032 were subject to review and the Council undertook public consultation in January 2020 on the Council's issues and options for a new Local Plan covering the whole District. Since then the Government has agreed proposals for local government reorganisation and a Structural Change Order agreed with a new unitary authority for Somerset to be created from 1 April 2023. The Structural Change Order requires the new Somerset authority to prepare a local plan within 5 years of vesting day

Relevant policies of the development plan in the assessment of this application are

listed below:

SD1 - Presumption in favour of sustainable development,
CP8 - Environment,
CP1 - Climate change,
CP5 - Inclusive communities,
SP2 - Realising the vision for Taunton,
DM1 - General requirements,
C3 - Protection of recreational open space,
A5 - Accessibility of development,
ENV1 - Protection of trees, woodland, orchards and hedgerows,
ENV2 - Tree planting within new developments,
ENV5 - Development in the vicinity of rivers and canals,

Supplementary Planning Documents

District Wide Design Guide, December 2021
Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022)

Neighbourhood plans:

None for Taunton

9.1 National Planning Policy Framework

8. Promoting healthy and safe communities

10. Material Planning Considerations

The main planning issues relevant in the assessment of this application are as follows:

10.1 The principle of development

The proposal is to convert an existing grass pitch into a new 'synthetic' pitch, and to establish another grass pitch in another location close to the original pitch. In realising the vision for Taunton, Policy SP2 of the Core Strategy states that there should be the creation of balanced and sustainable communities through the provision of, inter alia, recreational space and schools. Conversely, the vision is to protect and extend the Town's distinctive green wedges and corridors. Whilst the site lies within the green wedge as shown on the proposals map, it does not constitute built development, merely the consolidation of existing recreational facilities.

10.1.1 The landscape officer refers to paragraph 3.110 of the core strategy, which sets out the purpose of green wedges. There are six policy objectives set out here: the prevent the coalescence of settlements; to maintain the open character or a green lung contributing to health and wellbeing; to bring the countryside into the

heart of the town; to provide accessible formal and informal recreation, sport and play; to provide valuable wildlife corridors and habitat; to protect areas of landscape importance and visual amenity; and to provide a positive approach to land use. Policy CP8 states that development proposals should not harm the natural or historic environment unless other material factors are sufficient to override their importance. In this case, the limited harm identified by the increased use of pitches within the green wedge are outweighed by increase in the amount of accessible formal recreation, sport and play. The application is therefore considered to comply with policies CP8, SP2 and paragraph 3.110 of the core strategy

10.2 Design of the proposal

The main aspect of the proposal is the conversion of the existing grass pitch into a synthetic pitch. This will incorporate a multi-use facility into the existing single pitch. As a result, there are proposed to be several areas used for storage of goals, nets, and other paraphernalia. This includes the need for a small storage container of 6 metres x 2 metres close to the path. It is agreed that this will change the nature of the facility to appear more 'urban', however on balance it is considered that the proposal is not contrary to any policy within the Local Plan, including DM1 of the Core Strategy. The proposal makes the most effective and efficient use of land, by allowing for the land to be used more frequently than at present, which will reduce the need to construct further grass pitches in other locations. The proposed storage container is 2.59 metres in height and will be situated behind fencing. Whilst visible from the path, it is not considered to be of a scale which would result in an unacceptable impact when viewed from the public path.

10.2.1 There is a concern regarding the height of the proposed bund, and the impact this would have on residents in Kings Close. The height of this bund would be 2.5 metres and is proposed to be planted with wildflowers. It is to be situated behind a row of newly planted trees. Whilst it is appreciated that this is a change from the more open views residents enjoy now, it is not considered that the introduction of a green area of planting is unacceptable and would assist in visual and noise screening.

10.3 Access, Highway Safety and Parking Provision

The proposal will be accessed via existing points off South Road. A car park is situated to the south, at Bishop Fox Drive. This is used for staff and visitors of RHC during the day, but is available for all at evenings and weekends, when the pitches are likely to be available for community use. Pedestrian access from the college is via a footbridge which goes above the footpath running along the west side of the site, and via gates adjacent to the car park. The site is well connected by foot and cycle path into the centre of Taunton. There is no requirement for additional road infrastructure and there will be no impact on parking provision, with users during the day coming from the school, and users in the evening and weekends able to use the existing car park or cycling or walking from other parts of Taunton.

10.4 The impact on neighbouring residential amenity

Concern has been raised by residents on several matters. Firstly, the noise and light pollution which will be created by the scheme. The proposal will introduce a use in the evenings. Immediately adjacent to the College, there are residential properties to the south on Bishop Fox Drive, and to the east on Kings Close.

The application is accompanied by lighting and noise reports. Regarding lighting, a modern lighting design which will emit lighting principally onto the pitch itself, with very little light spill (0.3 to 0.4 lux) visible at nearby properties. The Environmental Health Officer considers this to be an acceptable level of illumination.

10.4.1 In terms of noise, the main noise will be that of voices playing sport, as the numbers of spectators are limited. This is like the situation at present, albeit this would be more frequent due to the intensity of use of the pitch.

10.4.2 In order to comply with Policy DM1 of the Core Strategy, which requires development to not unacceptably harm public health or safety, it is recommended that further measures should be submitted in the event of permission, confirming the levels of light spill and noise to be within acceptable levels, and a condition that the facility is not used after 10pm, Monday to Fridays, and 6pm at weekends. This is a reasonable time to permit evening use of the facility whilst respecting the wishes of residents for the activity to cease in the evening. These times are in line with the opening hours of the college as stated within the feasibility report submitted with the application and have been agreed with the environmental health officer.

10.5 The impact on trees and landscaping

There is a substantial area of trees to the south and west of the existing pitch which would be maintained. The area to the north of the pitch, between the path and the stream, is described as a new nature area. This would consist of an L-shaped bund planted with wildflower seed, native trees adjacent to the path, and a 'wildlife area' formed of using topsoil to construct undulating mounds. The purpose of this is numerous- it would create screening from homes on Kings Close, allow for recycling of soil within the site, and increase biodiversity by the introduction of trees and wildflowers. It is important that the specification of the wildflowers and trees is agreed, as well as landscape maintenance.

10.6. The impact on ecology and biodiversity and the Somerset Levels and Moors Ramsar Site.

A Preliminary Ecological Assessment (PEA) has been submitted with the application. This identifies, amongst other things, an active badger sett to the north of the playing field. Proposed plans indicate protective buffers to be placed around this area, which would not have any public access. This can be further enhanced by a condition. There are several potential roosting sites within trees, for bats. These will be retained. There is a concern that the floodlighting will impact on bats. As stated above, lighting will not spill outside of the boundaries of the site and will be turned off after 10pm which will minimise any impacts on bats or other protected species.

10.7 Flood risk and drainage

The site is within flood zone 1. Due to the size of the site, a flood risk assessment is not required. However, due to the proposed drainage structure it is necessary to consult with the lead local flood authority.

At present, the pitch is natural, with no formal method of drainage required. With a change to a synthetic pitch, it is necessary to install drainage. In line with planning practice guidance, a hierarchy of drainage options needs to be undertaken. The drainage strategy submitted with the application concludes that the use of soakaways is not viable; therefore, the preferable route for runoff is into a surface

water body. The proposal is to restrict the runoff from the pitches to as close to greenfield runoff as possible. This will be in the form of a piped network, with the outfall situated in the southwest corner of the pitch, to reach the stream to the west. The LLFA have commented that the drainage ditch that will accept the water from the pitch requires assessment to confirm that the ditch is suitable and agreement with the relevant authority has been reached.

It is therefore necessary for the applicant to provide evidence that the ditch is suitable, and bodies have been consulted, before development can take place.

10.8 Sport England Comments

Due to the increased use of sports pitches, in line with statutory guidance, Sport England have commented on this application. They have stated that they are generally supportive of the proposal, however, raise concerns over the specification of the 3G pitch, in particular its ability to permit the use of rugby and allow for accessible users. As a result of this, the applicants have confirmed their intention and agreed to a condition requiring a detailed assessment of ground conditions and programme of implementation.

10.9 Construction Works

The application is accompanied by a proposed Construction Management Plan, which details how construction will take place, including routes, hours of operation, and monitoring of issues. For the construction of the 3G pitch, it is proposed to house a cabin within the car park and construct a temporary haul road into the site. Access to the Ash Meadows site for the construction of the grass pitch is proposed via Mount Road, using an existing track which passes Taunton Deane Cricket Club. It is unclear whether alterations to this access road, or any new or temporary bridges or culverts are required to enable vehicles to enter the site are required. For that reason, it is recommended that further details are required which would need to be agreed, for the authority to be satisfied that there is no impact on this part of the site, which is a sensitive natural area.

The proposed hours of construction are in keeping with the standard hours within residential areas, namely 0730-1800 Monday to Friday, and 0800 to 1300 on Saturdays. This is deemed acceptable.

11 Local Finance Considerations

11.1 Community Infrastructure Levy

N/A - relates to sports and leisure facilities

12 Planning balance and conclusion

12.1 Paragraph 47 of the NPPF states that applications for planning permission shall be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposal is in keeping with the relevant policies referred to in this report.

12.2 It is acknowledged that nearby residents will experience a greater intensity of use of the site, which will lead to more noise and light pollution than at present. However, it is considered that the levels experienced will not be unacceptable given

the measures which have been submitted to minimise these concerns. Drainage and ecological issues have been satisfactorily addressed by the submission of further information. Overall, it is considered that the benefits of the proposal, which would include an increase in health and wellbeing of residents, outweigh any concerns raised in this matter, including any impact on the green wedge. For the reasons set out above, having regard to all the matters raised, it is therefore recommended that planning permission is granted subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning conditions and Informatives/ Reason/s for refusal

Conditions

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A1) DrNo MCA-MUK2520-44 Proposed Section
(A1) DrNo MCA-MUK2520-08 Rev F Proposed Location Plan
(A0) DrNo 21040 - E01 - Proposed Impermeable Area
(A0) DrNo 21040 - E02 - Proposed Drainage Layout
(A1) DrNo MCA-MUK2520-02 Rev I Proposed Site Layout with Grass Pitches
(A1) DrNo MCA-MUK2520-03 Rev C Proposed Drainage
(A1) DrNo MCA-MUK2520-04 Rev C Proposed Setting Out
(A1) DrNo MCA-MUK2520-07 Rev B Proposed Pitch Layout
(A1) DrNo MCA-MUK2520-10 Elevations
(A1) DrNo MCA-MUK2520-09 Rev B Proposed Fence Layout
(A1) DrNo MCA-MUK2520-11 Line Marking Plan
(A1) DrNo MCA-MUK2520-12 Rev E Proposed Sports Lighting Scheme
(A1) DrNo MCA-MUK2520-13 Rev F Contractors Access / Compound Plan
(A2) DrNo MCA-MUK2520-16 Rev B Kerb Detail to Spectator Area
(A1) DrNo MCA-MUK2520-17 Floodlight Base Detail
(A2) DrNo MCA-MUK2520-18 Container Elevations
(A2) DrNo MCA-MUK2520-19 Rev A Container Base Detail
(A2) DrNo MCA-MUK2520-20 Path Kerb Detail
(A2) DrNo MCA-MUK2520-21 Duct Box Detail
(A2) DrNo MCA-MUK2520-22 Feeder Pillar Detail
(A2) DrNo MCA-MUK2520-23 Rev C Pitch kerb and infill containment Barrier (FA Project)
(A2) DrNo MCA-MUK2520-24 Rev C Kerb and infil containment barrier to Spectator Area (FA Project)
(A2) DrNo MCA-MUK2520-25 Rev A Matwell detail Infill Retention Detail
(A2) DrNo MCA-MUK2520-26 Rev A Goal recess detail with infill containment barrier (FA Project)
(A1) DrNo MCA-MUK2520-28 Hydrobrake Detail
(A1) DrNo MCA-MUK2520-30 Rev D Proposed Natural Pitch Area
(A1) DrNo MCA-MUK2520-40 Proposed Landscaping
(A1) DrNo MCA-MUK2520-43 Proposed Tree Planting Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The details, including times of operation, stated in the submitted Construction

Management by McArdle Sport-Tec Ltd shall be adhered to. Further details are required in respect of the following:

Details of the route, including any temporary or permanent changes to the surface, new bridges or culverts, or any alteration or removal of vegetation, for the proposed access to the Ash Meadows pitch.

Details of any vehicles using this access and any turning/ manoeuvring details within the site

Details shall be submitted to and approved by the local planning authority prior to any development commencing on site.

(Reason: In the interests of protection of sensitive wildlife areas in accordance with Policy DM1 of the Taunton Deane Core Strategy)

4. A landscaping scheme shall be submitted to and approved in writing by the local Planning Authority prior to such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted.

(ii) The scheme shall be completely carried out within the first available planting season (1 October to 31 March) from the date of commencement of the development. Written confirmation of the completion of the landscaping scheme shall be submitted to the Local Planning Authority.

(iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow or are uprooted shall be replaced by trees or shrubs of similar size and species.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

5. A further report which shows the levels of light spill outside of the area of the pitch shall be submitted to and agreed in writing by the LPA within four months of the first use of the facility. Should the report show the levels of light spill to be unsatisfactory, the floodlighting cannot be used until such a time that the matter is resolved to the satisfaction of the LPA.

(Reason: In the interests of residential amenity and to comply with Policy DM1 of the Core Strategy)

6. A Noise Management Plan (NMP) shall be submitted in writing and agreed by the LPA for approval prior to the first use of the facility

The NMP shall include as a minimum:-

a. The measures outlined in the Noise Impact Assessment Reference 9279, LN November 21

b. An explicit maintenance regime checking panel fixings and tightening as required (as per submitted document dated 25 / 8 /21, letter from Acoustic Consultants Ltd)

(Reason: In the interests of residential amenity and to comply with Policy DM1 of the Core Strategy)

7. The facility shall not be used, and all floodlighting shall be switched off, after

2200 hours Monday to Friday and 1800 hours at weekends.

(Reason: In the interests of residential amenity and to comply with Policy DM1 of the Taunton Deane Core Strategy)

8. The mitigation and enhancement measures detailed in Section 5 of the Preliminary Ecological Appraisal shall be carried out in full, unless otherwise agreed in writing. Particular attention is drawn to the need to protect the identified badger sett, and potential impacts on bats and hazel dormice.

(Reason: In the interests of maintaining protected species in accordance with Policy CP8 of the Taunton Deane Core Strategy)

9. Further details shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, which include the dimensions and capacity of the existing ditch which is the proposed outfall from the drainage system within the new pitch. In addition, confirmation that the authority which maintains this ditch regarding the acceptability of discharging into the ditch shall be provided.

(Reason: In the interests of sustainable drainage and the prevention of flooding, in accordance with Policy CP8 of the Taunton Dean Core Strategy)

10. No development shall commence on the existing grass pitch until the following documents have been submitted to and approved in writing by the Local Planning

Authority, after consultation with Sport England:

- a. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new grass football pitch as shown on plan drawing

number MCA-MUK2530-30, revision D, which identifies constraints which could affect playing field quality; and

- b. Based on the results of the assessment to be carried out pursuant to a above, a detailed scheme which ensures that the playing field will be provided to an

acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass

and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full before the new playing field is brought into use. The land shall thereafter be maintained in accordance with the

scheme and made available for playing field use in accordance with the scheme.

(Reason: To enable to full use of this facility by all potential users, in accordance with Para. 92 of the NPPF)

Notes to applicant.

1. In accordance with paragraph 38 of the National Planning Policy Framework 21 the Council has worked in a positive and creative way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.
2. The developers are reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers, or signs of badgers are unexpectedly encountered during implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.
3. WILDLIFE AND THE LAW. Any activities undertaken on trees must take into account the protection afforded to wildlife under UK legislation.

BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out in the breeding season (February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins.

BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Conservation of Habitats and Species Regulations 2017 (as amended), also known as the Habitats Regulations, and by the Wildlife and Countryside Act 1981 (as amended). It is an offence to damage, deliberately destroy or obstruct access to structures or places of shelter or protection used by bats, or recklessly or intentionally disturb bats while they are using these places.

TREES with features such as rot and woodpecker holes, split branches or gaps behind loose bark, or covered with ivy with stems over 50mm may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Government's advisers on wildlife, Natural England (tel. 0300 060 3900). Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained.

