

TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/13/0574/F

Mr Lee Williamson
Cheshunt Football Club
Theobalds Lane
Cheshunt
Waltham Cross
Hertfordshire
EN8 8RU

Description of Development: Remodelling of existing football pitches to bring them in line with the Football Association's recommended standards and the installation of an all weather synthetic pitch with floodlighting

Location of Development: Cheshunt Football Club Theobalds Lane Cheshunt Hertfordshire EN8 8RU

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY PERMITS** the development proposed by you in your application dated, 05/07/2013 and received with sufficient particulars on 31/07/2013.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, **SUBJECT TO THE FOLLOWING CONDITIONS:-**

- 1 The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this notice.
Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out and completed in accordance with the proposals contained in the application and drawings numbers 551.02 Rev C, 551.03 Rev A, 551.04 Rev A, 551.05, 551.07 rev A - 25/09/13, 551.08, 551.15, 551.16, UKS7877/1, Grass Pitch Construction - Typical Detail, 3G Pitch Construction - Typical Detail, Standard Lagoon Detail - Typical Side Slope Detail and Detention Basin - Extract of Section E1-E2 submitted herewith, unless the Local Planning Authority otherwise agrees in writing.
Reason - To ensure the development is carried out as permitted.
- 3 Notwithstanding the information set out in approved drawing number 551.03 rev A and prior to the commencement of any works further details of the size of the proposed tree planting shall be submitted to and agreed in writing by the Local Planning Authority.
Reason - To enhance the general appearance of the development in accordance with Policy HD17 of the Broxbourne Local Plan Second Review 2001-2011.

- 4 The scheme of landscaping hereby approved shall be carried and completed in the first available planting season following the completion of each phase or such longer period as may be agreed in writing by the Local Planning Authority.
Reason - To enhance the general appearance of the development in accordance with Policy HD17 of the Broxbourne Local Plan Second Review 2001-2011.
- 5 In the event of the death of any tree, shrub or hedge that is planted as part of the approved landscaping scheme within 5 years of first occupation due to felling, cutting down, uprooting or in any other manner, then unless the Local Planning authority have dispensed in writing with this requirement there shall be replanted in its place, within such a period and of such a size and species as shall have been approved by the Local Planning Authority, another tree, shrub or hedge.
Reason - To enhance the general appearance of the development in accordance with Policy HD17 of the Broxbourne Local Plan Second Review 2001-2011.
- 6 Work shall only take place on site between the hours of 8.00am-6.00pm Monday-Friday, 8.00am-1.00pm Saturday and at no time on Sundays or Bank/Public Holidays.
Reason - In the interests of the amenities of the occupiers of neighbouring residential properties.
- 7 No deliveries of material to be deposited on the site or removal of existing material from the site shall take place outside of the hours of 09:30 - 16:30 Monday-Friday and at no time on Saturdays, Sundays or Bank Holidays.
Reason - In order to minimise traffic congestion during peak hours and in the interest of the amenities of the occupiers of neighbouring residential properties.
- 8 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority. The scheme shall thereafter be implemented in accordance with any approved remediation strategy.
Reason - To ensure that any site contamination is dealt with safely in the interest of preventing pollution of the surrounding environment and the health and safety of both the public and users of the development, in accordance with Policies SUS5, SUS12 and SUS15 of the Broxbourne Local Plan Second Review 2001-2011 and the aims and objectives of the National Planning Policy Framework 2012.
- 9 There shall be no infiltration of surface water drainage into the ground other than with the express written consent of the Local Planning Authority.
Reason - To protect both groundwater and the Theobalds Brook from contamination.
- 10 Prior to the commencement of any works a detailed surface water drainage scheme for the site based on the Flood Risk Assessment dated June 2013 prepared by Hydro-Logic Services shall be submitted to and approved in writing by the Local Planning Authority. As outlined in this Flood Risk Assessment the scheme shall include a restriction in run-off and surface water storage on-site. The scheme shall thereafter be implemented in accordance with the approved details prior to the completion of the development.
Reason - To prevent the increased risk of flooding, to improve and protect water quality and to improve habitat and amenity in accordance with Policies SUS14, SUS15, SUS16 and SUS18 of the Broxbourne Local Plan Second Review 2001-2011 and the aims and objectives of the National Planning Policy Framework 2012.
- 11 Prior to the commencement of any works details of the measures that will be used during the development to ensure that all vehicles leaving the site during the works are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway shall be submitted to and approved in writing by the Local Planning Authority.
Reason - In the interests of highway safety and visual amenity.

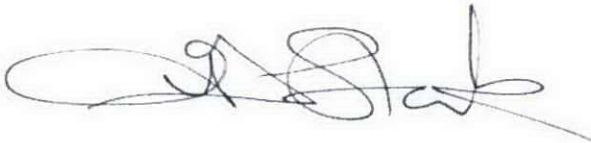
- 12 Prior to the commencement of any works details of the construction method and surfacing material of the proposed temporary access road shall be submitted to and approved in writing by the Local Planning Authority and the road shall be constructed in accordance with the approved details.
Reason - In the interests of highway safety and visual amenity.
- 13 Upon completion of each development phase a survey of finished site levels shall be submitted for the approval of the Local Planning Authority with the method of measuring the finished site being agreed with the Local Planning Authority prior to the commencement of any further works.
Reason - To ensure that the development is carried out as permitted.
- 14 The development shall be carried out in accordance with the approved phasing plan (551.07 rev A) with Phase 2 not to be commenced until Phase 1 has been fully completed to the satisfaction of the Local Planning Authority and Phase 3 not to be commenced until Phase 2 has been fully completed to the satisfaction of the Local Planning Authority.
Reason - In the interest of both visual amenity and the amenities of the occupiers of neighbouring residential properties.
- 15 Prior to the commencement of any work details of the fencing to be erected around the perimeter of the artificial pitch shall be submitted to and approved in writing by the Local Planning Authority.
Reason - In the interests of visual amenity.
- 16 The approved floodlights shall be not used any later than 22.00.
Reason - In the interest of the amenities of the occupiers of neighbouring residential properties.
- 17 Prior to the commencement of any works a Sports Pitch Feasibility Study shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out only in accordance with the approved details.
Reason - In order to ensure that an appropriate pitch construction is used based on the existing ground conditions of the site.
- 18 Prior to the commencement of any works details of the detailed design and layout of the artificial grass pitch shall be submitted to and approved in writing by the Local Planning Authority.
Reason - To ensure that the artificial pitch is fit for purpose and meets with the FA's design guidance.
- 19 Prior to the commencement of any works details of the pedestrian access arrangements, including the provision of a footbridge(s) across the proposed central drainage ditch shall be submitted to and approved in writing by the Local Planning Authority.
Reason - To ensure that appropriate pedestrian access is provided.
- 20 There shall be no more than 100 heavy goods vehicle movements (50 in and 50 out) at the site in any one working day.
Reason - To ensure the safe flow of traffic along the public highway in the vicinity of the site.
- 21 The development shall be carried out in strict accordance with the submitted 'Construction Traffic Management Plan' and 'Lorry Management Plan'. This shall include, but is not limited to, the agreed construction route and associated signage, the site working hours and the set up of a computer system capable of tracking all lorries associated with site construction.
Reason - To ensure the impact of construction vehicles on the local road network is minimised.

- 22 At all stages of construction, on-site parking and turning space shall be provided for the use of all contractors, sub contractors, visitors and delivery vehicles engaged on or having business on site in accordance with details to be agreed in writing with the Local Planning Authority, in consultation with the highway authority, prior to the commencement of any phase.
Reason - In the interests of highway safety.
- 23 On site parking available for public use shall be provided at the existing level, or greater at all stages of development construction.
Reason - To ensure on-site parking levels during construction works do not fall below the current provision which could otherwise result in indiscriminate parking at the roadside.
- 24 Prior to the commencement of any works a road condition survey (including carriageway and verges) shall be carried out along the route agreed with the Highway Authority in the routing agreement and any other sections of public highway the Highway Authority deems appropriate. Within 1 month of the completion of the development, the same sections of highway shall again be surveyed and any extraordinary wear and tear that can be attributed to the additional heavy goods vehicle movements associated with the development shall be repaired at the applicant's expense. The 'before' and 'after' survey methodology shall be agreed with the Highway Authority before the commencement of the development.
Reason - To establish the condition of the public highway in the vicinity of the site before works commence and ensure that any extraordinary wear and tear identified after the works are repaired at the applicant's expense.
- 25 No development shall commence until a contamination monitoring plan has been submitted to and approved in writing by the Local Planning Authority with any necessary contingency measures carried out in accordance with the approved plan.
Reason - To ensure that there is no mobilisation of contaminants during the removal of soils, in the interests of the water quality in Theobalds Brook.
- 26 None of the following materials shall be deposited on the application site at any time: waste from the preparation & processing of meat, fish and other foods of animal origin; pulverised fuel ash from power stations; ceramics, bricks, tiles, ballast, concrete and other construction waste, or dredging spoil.
Reason - In the interest of visual amenity and the amenities of the occupiers of neighbouring residential properties.
- 27 The temporary detention basin shall be constructed prior to the commencement of Phase 1 and shall only be decommissioned once the permanent detention basin has been constructed.
Reason - To ensure that an adequate drainage system is provided during the entire period of construction works.
- 28 Prior to the commencement of any works details of the noise mitigation measures to be implemented during construction works shall be submitted to and approved by the Local Planning Authority. The approved measures shall be implemented prior to the commencement of any relevant phase of the works.
Reason - In the interests the amenities of the occupiers of neighbouring residential properties.
- 29 A mobile water bowser shall be available on site at all times during the construction works for the purposes of dust suppression.
Reason - In the interests the amenities of the occupiers of neighbouring residential properties.

- 30 Prior to the commencement of any works a financial bond shall be lodged for the purposes of remediating the land and reinstating the football pitches in the event that the applicant fails to complete the works.
Reason - To ensure that the development is completed in the interests of visual amenity and the character and openness of the Green Belt.
- 31 No heavy goods vehicles associated with the proposed development shall under any circumstances access or egress Theobalds Lane at its junctions with either Crossbrook Street or Montayne Road.
Reason - In the interests of the amenities of the occupiers of neighbouring residential properties.
- 32 Prior to the commencement of any works an implementation strategy for the proposed development incorporating a monitoring and enforcement regime that gives particular regard to levels and the sampling of imported materials shall be submitted for the approval of the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason - To ensure that the development is carried out as permitted.

Reasons for Grant of Permission: Overall, it is considered that the proposal complies with Policies SUS5, SUS8, SUS11, SUS12, SUS14, SUS15, SUS17, SUS18, GBC2, GBC6, GBC7, GBC16, CLT1, HD2, HD13, HD14, HD17, T3 and T11 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005) and the Supplementary Planning Guidance August 2004. The proposed development is not considered to be inappropriate development within the Green Belt as it would involve the provision of facilities for outdoor sport. It would provide new and improved sports facilities that would significantly enhance the sporting facilities at Cheshunt Football to the benefit of both its members and the wider community. The proposal would not have an unacceptable adverse impact on the openness of the Green Belt, the character of the surrounding area, or the amenity of any neighbouring residential occupiers. The proposed development has the potential to adversely affect the free and safe flow of traffic along both Theobalds Lane and the A10; however, it is considered that this is controllable by way of appropriately worded planning conditions. The proposal would also not result in the loss of any important landscape features. The critical matters for the completion of the scheme are considered to be the nature of the deposited material, the final depth of fill and the landscaping of the site, all of which can be appropriately managed via the imposition of the relevant conditions.

The Local Planning Authority has been positive and proactive in considering this planning application. The applicant and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the Borough.



Signed:.....
Director of Community Services
DC1001MW

Dated: 08 October 2013

NOTE

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact the Building Control Section on 01992 785566.

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

- If either the Local Planning Authority 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.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.