



COMMITTEE DATE 25/09/2024 **WARD** Sutton Central and New Cross

APP REF V/2024/0156

APPLICANT Ashfield District Council

PROPOSAL Improvements/Extension of Existing Changing Room Facility and Car Park and Access Road Resurfacing Works

LOCATION Sutton Lawn, Lawn Lane, Sutton in Ashfield, Nottinghamshire, NG17 5GP.

WEB-LINK <https://www.google.com/maps/@53.1252458,-1.2538131,280m/data=!3m1!1e3?entry=ttu>

BACKGROUND PAPERS A, B, C, D, E, & K.

App Registered: 28/03/2024 Expiry Date: 22/05/2024

Consideration has been given to the Equalities Act 2010 in processing this application.

This application has been referred to Planning Committee in the interest of transparency as Ashfield District Council is the applicant.

The Application

This is a full planning application at Sutton Lawn for the extension and alteration of the existing pavilion building, extension to the existing car park, and access road repair and resurfacing.

The existing car park and pavilion building are located somewhat centrally within Sutton Lawn. High demand and capacity issues for the existing car park have been identified, with the proposal also seeking to enhance and extend the existing pavilion building.

A demand for higher quality facilities has been identified through consultation, as set out in the submitted 'Design & Access Statement'.

The pavilion will be managed by Sutton Academy, as is the current arrangement, and will be used associated with school PE activities during school hours, and in the evenings and weekends by community football organisations. Improvements to the pavilion include but are not limited to: new/enhanced changing rooms with showers, welfare facilities, office, stores etc.

The new car park area will be open to the general public, and will be available to use free of charge.

The proposals form part of a wider Sports Hub Project at Sutton Lawn which has been awarded Government funding through the Towns Fund and Future High Streets Fund.

Consultations

A site notice has been posted together with individual notifications to nearby properties, in addition to a notice being published in the local press.

The following responses have been received:

Ashfield District Council Ecology:

- A nocturnal bat survey was undertaken, and no bats recorded emerging from the building or the trees during the survey.
- As such, sufficient information has now been submitted.
- Conditions / informatives advised.

Ashfield District Council Environmental Health – Contaminated Land:

- Sufficient information has been submitted to address potential contamination issues.
- Any necessary radon protection measures should be determined and addressed at Building Control stage.

Ashfield District Council Conservation Officer:

- No objections.
- There are no proposals for additional lighting for the new car-park, and the car-park will assist in the wider use of this section of the locally listed heritage asset.
- The more significant elements of the Non-Designated Heritage Asset, to the south and south-east, are remaining untouched, and this will be preserved.
- Condition regarding surfacing materials.

Local Lead Flood Authority:

- No bespoke comments to make. Informatives advised.

Nottinghamshire County Council Rights of Way:

- No objections.

- Sutton in Ashfield Footpath 134 runs along Lawn Lane and adjacent to the application site, and appears to be unaffected by the proposal.
- Informatives advised.

Nottinghamshire County Council Highways:

- No alterations are proposed to existing access arrangements.
- The repair / resurface of part of the access would be outside the adopted highway.
- Accessible parking spaces not shown on all the plans.
- Explore provision of electric vehicle charge points and cycle parking.

Comments dated 03/09/2024:

- A Technical Note has been submitted which provides a survey summary of the surrounding residential streets.
- Query whether the predicted car park capacity increase takes account of the shale pitch conversion, and new 3G Pitches proposed under a separate application (V/2024/0379).

Sport England:

- No objection.
- The proposed extension to the car park and extension to the pavilion will result in the loss of part of the playing field.
- Satisfied with the reconfiguration and extension of the pavilion, which would meet design requirements of the Football Foundation.
- Proposal will enhance sporting facilities accessible to football and other community user groups.
- The proposal would not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
- The proposed new car park would be necessary for improving access to the playing field for sporting use.

2 written representations have been received from residents objecting to the proposal, making the following comments:

- No objection to the new building or car park.
- The proposal will add more traffic.
 - The junction from Lawn Lane onto Station Road is busy and should be reviewed.
- Parking issues on Penn Street.
 - Should become resident parking only.
 - Damage to cars.
 - Access to properties blocked.

Policy

Under the Planning and Compulsory Purchase Act 2004, section 38(6) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Therefore, the starting point for decision-making are the policies set out in the Ashfield Local Plan Review 2002 (saved policies). The National Planning Policy Framework (NPPF) is a material consideration.

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

Ashfield Local Plan Review (ALPR) (2002) as amended by 'saved policies' 2007:

ST1 – Development.

ST2 – Main Urban Area.

RC3 – Formal Open Space.

National Planning Policy Framework (NPPF) (December 2023):

Part 2 – Achieving sustainable development.

Part 8 – Promoting healthy and safe communities.

Part 9 – promoting sustainable transport.

Part 11 – Making effective use of land.

Part 12 – Achieving well designed and beautiful places.

Part 14 – Meeting the challenge of climate change, flooding and coastal change.

Part 15 – Conserving and enhancing the natural environment.

Part 16 – Conserving and enhancing the historic environment.

Nottinghamshire Highway Design Guide (2021).

Planning (Listed Buildings and Conservation Areas) Act 1990.

Relevant Planning History

Application Site:

V/1978/0432 - Erection of concrete storage building - Conditional Consent.

V/1995/0596 - Alterations, improvements and extension to existing building - FUL CC.

V/1997/0475 - Site for Athletics Track; Cricket/Football/Rugby & Synthetic Pitches; Security/Bdry Fencing; F/Lights; Changing Fac; C/Parking & Minor Road - Outline Reg 3 Ashfield - Conditional Consent.

V/2007/1050 - New Cabinet to House Electronic Equipment for a Combined Storm Overflow - County Matter - Conditional Consent.

V/2010/0180 - Outline Application for i) New Academy comprising Buildings, Service Areas, Open Air Social Areas, Car Parking, Landscaping and Related Infrastructure ii) Re-Engineered Grass Sports Pitches - Outline Reg 3.

Wider Site:

V/2024/0155 - Conversion of Derelict Shale Pitch into Football Grass Pitch – FULCC.

V/2024/0379 - Removal of 1no. 3G Artificial Grass Pitches and Creation of 2no. 3G Artificial Grass Pitches with Perimeter Fencing, Hardstanding Areas, Storage Containers, Floodlights and Access Footpaths – Pending.

Material Considerations:

- Principle of Development.
- Visual Amenity.
- Historic Environment.
- Residential Amenity.
- Natural Environment.
- Highway Safety & Transport.
- Other.

Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with proposals for planning permission, regard must be had to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that, if regard is to be had to the development plan for any determination, then that determination must be made in accordance with the plan, unless material considerations indicate otherwise. Therefore, the starting point for decision-making are the policies set out in the Ashfield Local Plan Review 2002 (saved policies).

The National Planning Policy Framework (NPPF) (December 2023) is a material consideration. The policies in the development plan have to be considered in relation to their degree of consistency with the provisions of the NPPF (NPPF paragraph 225). This will depend on the specific terms of the policies and of the corresponding parts of the NPPF when both are read in their full context. An overall judgement must be formed as to whether or not development plan policies, taken as a whole, are to be regarded as out of date for the purpose of the decision.

Principle of Development:

The application site is located within the main urban area where the principle of development is acceptable. Sutton Lawn is also the largest 'formal open space' in the vicinity and provides a central role in providing recreational facilities for the community.

The creation of a Sports Hub at Sutton Lawn is one of the projects awarded funding and to be delivered through the Towns Fund / Future High Streets Programmes. In addition to this application for new car parking, alterations and extension to the sports pavilion building (such as new/enhancements to changing rooms, welfare facilities etc) and access road resurfacing, there are also aspirations to deliver enhancements to the existing sport facilities across the wider Sutton Lawn Site, which could include a new grass football pitch, a prospective new 3G pitch, and general improvements to the wider sites drainage. The application for a new grass football pitch with associated drainage works are captured by a previously approved planning application under V/2024/0155, which was heard at planning committee on 12 June 2024. The application for the new 3G pitches, under reference V/2024/0379, is still pending a decision.

The projects' goal is to meet the demand for higher quality facilities and increase the usage. The project is being developed in partnership with Sutton Community Academy and the Football Foundation, subject to successful applications.

The application site is allocated as 'formal open space' under Policy RC3 within the ALPR (2002). Policy RC3 identifies that development which will lead to the loss of formal open space will only be permitted where:

- a) It is ancillary to the recreational use, or
- b) It would assist in the retention and enhancement of the recreational use of the site, or
- c) Adequate replacement provision is provided, or
- d) A significant improvement to the overall quality of recreational provision is proposed, or
- e) In the case of school playing fields, the development is required for educational purposes.

The proposed development is considered to be compliant with saved policy RC3 insofar as the development: would remain ancillary to the wider recreational use of Sutton Lawn, and it would enhance an area for recreational use resulting in an improvement to the overall quality of recreational provision.

Visual Amenity:

The surrounding location comprises of residential dwellings, commercial premise(s), and the remainder of the Sutton Lawn recreation ground.

The form and function of the wider recreation ground can be easily understood, with existing grass football pitches, an enclosed 3G pitch, car parking, pavilion building, skate park, children's play park, cafe etc.

The application seeks to extend the existing pavilion building northwards, by approximately 2.3m. The extension will be single storey and incorporate a flat roof, with a maximum height of 3.5m (approx.). The existing building utilises a mix of mono-pitch and flat roofs. It is also proposed to (re-)render the whole of the building, however the specific colour etc is unknown at present, so a condition is proposed to require details of this to be submitted for approval. The scale and design of the extension, when viewed within the context of the existing building and surrounding locality, is considered not to detract from the character of the area.

The proposed car park extension would be located to the north of the existing car park, and would be sited between the existing grassed bank to the south and the existing 3G pitch to the north. Intervening vegetation, parked cars and the pavilion building to the south-west will also help to reduce the proposed car parks prominence.

Overall, none of the works proposed under this application are considered to result in detrimental harm to the character of the area or wider street scene.

Historic Environment:

Sutton Lawn is identified as being a non-designated heritage asset (NDHA) (Ref: 874), listed as such for its historic and aesthetic significance.

Paragraph 209 of the NPPF (December 2023) identifies that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Sutton Lawn is the original 18th century garden of the Unwin family, whose mansion once stood on Station Road. The Lawn Pleasure Grounds encompass the grounds of the former Sutton Hall, built as the residence of Samuel Unwin, a merchant hosier, and the land associated with his nearby Cotton Spinning Mill and Mill Lake. Sutton Hall and most of the Mill complex no longer exist, but the Mill ruins and adjacent lake form the focal feature of the park today.

A number of elements from the original landscape remain, for example the dam and dam wall. The ruins of some of the original mill remain, which have been developed into residential properties and parts of the boundary wall still show the larger structures and the location of the mill.

Paragraph 203 of the NPPF (December 2023) requires Local Planning Authorities to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed development is considered to represent an enhancement to the significance of Sutton Lawn as a NDHA, ensuring the application site remains in a use consistent with its conservation. The enhancement will also make a positive contribution to communities by providing improved facilities, and make a positive contribution to the character of the area.

To the south-west of the application site, on the corner junction of High Pavement and Forest Street, is the Roman Catholic Church of St Joseph the Worker, which is also identified as a NDHA (Ref: 744). The church was designed in a Romanesque style with a bell tower 71 feet high. The church was completed in 1961. It was blessed and opened on October 11th 1961.

The setting of a heritage asset is accepted as the surroundings in which the heritage asset is experienced, bearing in mind that those surroundings may change over time.

There are limited views of the church tower from the application site, with views of the wider church building being unobtainable. Views towards the church are largely obscured by intervening development.

Overall it is considered that the development would enhance Sutton Lawn as a NDHA, and would have a neutral effect on the significance of other nearby heritage assets through development within the wider setting.

Consultation comments received from the Council's Conservation Officer concur that the proposal would result in an enhancement to the character and appearance of Sutton Lawn as a NDHA.

Residential Amenity:

The proposal will see the existing pavilion and access road retained in their current uses. The pavilion extension will provide a greater degree of communal space within the building and by virtue of enhancing/providing new facilities may increase the frequency of the buildings use somewhat. However given that it is to be retained as a sports pavilion, there are limited concern with regards to possible impact on the amenity of nearby residents from this aspect.

The scale of the proposed extension is also of limited concern. Its flat roof, relatively small projection from the existing building, and the considerable separation distances

from nearby residents, it is considered that the amenity of any nearby resident would not be detrimentally harmed as a result of the proposed extension.

It is recognised that the proposed car park will likely increase the number of vehicles attending this part of Sutton Lawn, however it is considered that this aspect of the development will be sufficiently separated from nearby residents by both distance and intervening development, and again would not detrimentally harm the amenity of any nearby resident.

Some disruption may be experienced during the works, by way of noise etc, but this would be for a temporary period only and as such would not warrant the refusal of planning permission on this basis.

Highway Safety:

A 'Transport Assessment' (Dated 25/03/2024, Report Ref: GB01T24B31, Prepared by 'Systra', Received 26/03/2024) has been submitted with the application which identifies the level of need for parking within the wider Sutton Lawn site following surveys of parking demand. The Transport Assessment takes in to account the predicted increase in parking demand of the overall development, including shale pitch conversion, pavilion refurbishment, the two new 3G pitches, the existing football grass pitches and also the tennis courts. The surveys identified that the main car park adjacent to the pavilion building, which is subject to this application, was in greatest demand, with demand being highest at weekends when sporting events are taking place.

A need for an additional 48 parking spaces has been identified, and 58 new parking spaces are proposed. The existing main car park, adjacent to the pavilion building, currently has 46 spaces available. When combined with the proposed car park extension, this would provide a capacity of 104 spaces. It is also proposed as part of this application to increase the number of accessible spaces in the main car park from 4 to 6. Overall this level of parking is considered to be appropriate to help meet current and future demands associated with the extension of the pavilion building and wider recreational use of Sutton Lawn.

The re-surfacing of the access road and new car park will utilise (permeable) asphalt.

New cycle parking is also proposed within the main car park area. This new cycle parking is in addition to that already available at the café.

Car parking is currently restricted along the access to Sutton Lawn, along Lawn Lane, and is subject to parking restrictions in the form of double yellow lines and resident permit holder parking. Officers acknowledge that on-street parking on residential streets can be a cause of frustration for residents, and it is anticipated that the proposed car park extension can assist with alleviating this. However the Council do recognise that some on-street parking on nearby residential streets may occur by people visiting Sutton Lawn. As such, an 'Off-site Parking Assessment' (Dated

01/08/2024, Prepared by 'Systra', Received 06/08/2024) has been submitted to review surrounding streets to see what restrictions are already in place, what could be added etc to ensure the proposed car park is fully utilised. The submitted report surveyed 14 roads and streets within a reasonable walking distance of Sutton Lawn. The survey was undertaken on a Sunday, both before and after midday to coincide with the period of peak demand for parking.

Of the 14 roads/streets surveyed, the report suggests that the existing parking permit areas along Station Road, Lawn Lane and Lawn Avenue are extended to cover all days and times (subject to consultation with residents in those areas to see if this is desirable).

Other nearby streets had varying levels of on-street parking restrictions, and varying levels of on-street parking availability. As such, a monitoring exercise has been recommended by the report, to be undertaken both pre and post the scheme being implemented, to determine if the proposed development is having an adverse impact on local residents. If impacts are identified, possible interventions could include residents permits or single yellow lines with day and time restrictions. This monitoring exercise is proposed to be secured via the use of a planning condition.

The Council is committed to ensure the environmental impact of development is reduced wherever possible. Consequently it is proposed to provide the facility to charge electric vehicles within the car park. The specific type and location of these is proposed to be secured by way of a condition, requiring details to be submitted for approval.

Three Public Rights of Way run near to the site, Sutton in Ashfield Foot Paths (FP) 131, 134, and 135. FP131 runs to the west of the pavilion building whilst FP134 runs along a portion of the access road. Informative notes are advised to make the applicant/developer aware to ensure the footpaths remain unobstructed, or suitable diversions are in place following correspondence with Nottinghamshire County Council's Rights of Way Team.

Natural Environment:

A 'Preliminary Ecological Appraisal and Daytime Bat Walkover Report – Site 1' (Dated March 2024, Report Ref: 1539a, Prepared by 'EMEC Ecology', Received 28/03/2024) has been submitted with the application.

The Site consisted of developed land, sealed surfaces, access road, car park, and a building. Areas of modified grassland were present, particularly within and to the west of the car park, although this was generally patchy with areas of bare soil, likely as a result of excessive trampling due to its location.

The proposal retains all existing trees on site, with native hedgerows also present, albeit the hedgerows being 'species poor'. An opportunity has been identified within the submitted 'Design & Access Statement' (Dated April 2024, Report Ref: AKIND_23_015 Issue 01, Prepared by 'Anotherkind Architects Ltd', Received

26/03/2024), highlighting the option to fill the gaps within the hedge to the north of the existing car park with native species, identified within the submitted ecology report to include but are not limited to: hawthorn, blackthorn, elder and field maple.

The submitted ecology report included a Daytime Bat Walkover (DBW), including Preliminary Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA) for bats, of the building (internally and externally) and trees within the site and adjacent to the site.

The pavilion building was identified as having low potential to support roosting bats, and negligible potential to support hibernation roosts. This was due to several potential access points being identified on external inspection which could be used by individual bats. The wider Sutton Lawn site was assessed as being of Moderate suitability for foraging and commuting bats.

As a result of the above a single dusk emergence survey was recommended of the pavilion building between May and August, in line with best practice guidelines (Bat Conservation Trust, 2023) for buildings with Low potential to support roosting bats, to determine the presence or likely absence of roosts.

Two trees were also assessed as having bat roosting potential. An aerial tree climbing survey, or if the tree is deemed unsafe to climb due to the location of the access road, a nocturnal dusk emergence survey is recommended for Tree T1 to determine the presence or likely absence of roosting bats. A further endoscope survey of Tree T2 is also required to fully assess the feature internally.

In line with the reports recommendations, a 'Bat Emergence Survey and Further Tree Assessment' (Dated August 2024, Report Ref: 1539b, Prepared by 'EMEC Ecology', Received 06/08/2024) was undertaken and submitted. This survey included a single bat emergence survey of the pavilion building and inspections to trees using endoscope.

No roosting activity at the pavilion building was recorded during the survey, and low bat activity only identified through sound – no sightings of bats were observed. This suggests that bats likely commute through the area.

The endoscope surveys on the trees identified them as being unsuitable for roosting bats due to splits in tree trunks either not forming into cavities, or cavities containing water and sludge.

As no roosting bats have been identified on Site, no further survey or mitigation is considered necessary for roosting bats. However an informative in relation to any lighting on site is recommended.

No other protected species issues have been identified by the submitted information.

Part 4 (Assessment of Effects and Recommendations) of the submitted 'Preliminary Ecological Appraisal' sets out further enhancement measures which could be implemented in suitable locations across the wider Sutton Lawn, which includes:

1. The incorporation of an integrated bird nest box suitable for either swift (*Apus apus*), starling (*Sternus vulgaris*), great tit (*Parus major*), blue tit (*Cyanistes caeruleus*) or house sparrow (*Passer domesticus*).
2. The installation of bat and bird boxes integrally on building, and 'invertebrate Hotels', on trees within the wider site.
3. New native tree planting which could include: rowan, oak, silver birch and beech.

These enhancement measures would help to deliver a measurable gain for biodiversity, as advocated by the NPPF (December 2023).

Other:

Renewable Energy:

The development is to provide the facility to charge electric vehicles within the car park, proposed to be secured via condition, to provide facilities as an alternative to petrol/diesel vehicles. Additionally secure cycle parking/storage is proposed within the car park adjacent to the pavilion building to encourage a modal shift away from the private car towards the use of more sustainable modes of transport.

The pavilion building will also utilise air source heat pumps to support the generation of hot water and heating, improving the buildings green credentials.

A soft landscaping scheme is to be conditioned to secure additional tree and hedgerow planting.

Cumulatively, these measures will help to minimise the developments impact upon the environment, and towards achieving the goals of the Council's Climate change Strategy (2021-2026) to reduce emissions and the District's overall carbon footprint.

Ground Investigations:

A reports have been submitted in respect of some ground investigations which have taken place. These have been reviewed and comments received from the Council's Environmental Health Officer who confirm that sufficient information has been submitted, and no issues have arisen which requires the need for any planning condition.

Drainage:

A 'Drainage Statement' (Dated 22/03/2024, Report Ref; 23-0255, Prepared by 'BSP Consulting, Received 25/04/2024) has been submitted with the application, which identifies that the entire site is at a very low risk of surface water flooding.

Surface water runoff from the site currently discharges directly into the public combined sewer network running through the site. Due to poor on-site infiltration rates, the use of formal infiltration based systems has been ruled out.

Therefore it is proposed to continue to discharge surface water flows from the pavilion and from the car park to an existing the 2650mm diameter STW combined sewer.

Surface water discharge from the car park will be restricted to 1.2l/s, providing a betterment over existing rates. As the pavilion extension will not increase the current impermeable area, the discharge from this area is proposed to remain the same.

In order to maintain the car park discharge rate of 1.2l/s for all storms up to and including the 100-year return period, with a +25% allowance for climate change, attenuation is required which provides in the region of 145.2m³ of surface water storage.

To provide the required surface water attenuation volume, it is proposed to utilise a combination of a swale, and two subsurface geocellular attenuation tanks under the car park. The use of permeable paving and tarmac systems for the car park area are also proposed.

Conclusion:

The proposed development seeks to undertake an extension and alternations to the existing pavilion building, extend the existing car park, and resurface a part of the access road. The proposal forms part of a wider Sports Hub Project at Sutton Lawn which has been awarded Government funding through the Towns Fund and Future High Streets Fund.

The principle of development is considered to be acceptable, and compliant with ALPR (2002 saved policy RC3 (Formal Open Space)).

The new car park area will be open to the general public, and will be available to use free of charge.

The development seeks to meet demand for higher quality facilities, which are considered not to result in detrimental harm to the character of the area or wider street scene. The development is also considered to enhance the significance of Sutton Lawn as a non-designated heritage asset.

Additionally it is considered that the development would not detrimentally affect the living conditions of nearby residents when considering its scale and intended use within the context of the wider recreation ground.

The proposed car park extension together with existing on-site parking provision is expected to accommodate peak demand for visitor numbers to the site, although a parking assessment has been undertaken of nearby streets to determine if possible further measures are required to help minimise on-street parking within the vicinity.

No bat roosting activity was identified on site following further surveys, and measures to secure an increase in biodiversity are proposed to be secured by condition(s).

Air source heat pumps and EV charge points are proposed to improve the green credentials of the development.

Therefore based on the above, it is recommended that this application be granted planning permission, subject to the below conditions:

Recommendation: Grant planning permission, subject to the below conditions:

CONDITIONS

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the following plans:
 - a. Site Location Plan, Drawing No.23015-00-001_P5, Received 04/04/2024.
 - b. Proposed Block Plan, Drawing No.23015-00-002_P5, Received 04/04/2024.
 - c. Proposed Layout Plan, Drawing No.23015-70-004_P2, Received 26/03/2024.
 - d. Proposed Elevations, Drawing No.23015-21-001_P3, Received 02/08/2024.
 - e. Proposed Floor Plans, Drawing No.23015-20-001_P6, Received 26/03/2024.
 - f. Soft Landscaping Plan, Drawing No.N1058 (96)001 Rev.A, Received 06/08/2024.
 - g. Hard Landscaping Plan, Drawing No.N1058 (90)001 Rev.A, Received 06/08/2024.
 - h. Road/Access/Car Park Surfacing Construction Details, Drawing No.SLAC-BSP-XX-XX-D-C-0235 Rev.P02, Received 06/08/2024.
 - i. Proposed Drainage Plans, Drawing No.SLAC-BSP-XX-XX-D-C-0241 Rev.P05, Received 06/08/2024. Drawing No.SLAC-BSP-XX-XX-D-C-0265 Rev.P01, Received 10/05/2024.

The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

3. Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to:
 - a. How construction traffic and deliveries will access the site (including routing).
 - b. Proposed hours and days of working at the site.

- c. Proposed hours and days for receipt of deliveries at the site.
- d. The parking of vehicles of site personnel, operatives and visitors.
- e. Location of site storage areas and compounds.
- f. Wheel washing facilities, including type and location.
- g. A strategy for the minimisation of noise, vibration and dust.
- h. Site contact detail in case of complaints.

Such agreed Construction Management Plan shall be adhered to throughout the construction period.

4. No development past slab level of the pavilion building extension shall take place until details of the materials and finishes to be used for the external elevations and roof of the pavilion building and its extension have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out with those materials.
5. Prior to any part of the hereby approved development being brought in to use, details shall be submitted to the Local Planning Authority and approved in writing in relation to the type and number of bird boxes/bricks which are to be installed within the built fabric of the pavilion building and/or elsewhere within the site, in accordance with the recommended enhancements contained within Part 4 (Assessment of Effects and Recommendations) of the submitted 'Preliminary Ecological Appraisal and Daytime Bat Walkover Report – Site 1' (Dated March 2024, Report Ref: 1539a, Prepared by 'EMEC Ecology', Received 26/03/2024). The boxes/bricks shall thereafter be installed in accordance with the approved details and maintained in perpetuity.
6. Prior to any part of the hereby approved development being brought in to use, secure and sheltered cycle storage should be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such cycle storage shall be made available for use prior to any part of the hereby approved development being brought in to use, and maintained as such in perpetuity.
7. Prior to any part of the hereby approved development being brought in to use, details showing the provision of electric vehicle charging points to be installed at either the existing or proposed car park within the application red boundary of site, have been submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall thereafter be installed in accordance with the approved details prior to any part of the hereby approved development being brought in to use.

8. Prior to the car park being brought in to use, a pre-development review of on-street parking in the area shall be undertaken in accordance with the Actions as set out in Section 3 (Summary and Recommendations) of the submitted 'Off-site Parking Assessment' (Dated 01/08/2024, Prepared by 'Systra', Received 06/08/2024). Once the car park has been brought in to use, a post-development review of on-street parking (as per the Actions set out in Section 3 (Summary and Recommendations) of the aforementioned 'Off-site Parking Assessment') shall be undertaken. If issues are identified as part of the assessment(s), consideration/consultation should be given to implementing interventions to address any identified issues and help minimise on-street parking in the wider area.

REASONS:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
3. To ensure the satisfactory appearance of the development.
4. To reduce the impact on the amenity of neighbours from the construction of the development.
5. To reduce the impact of the development on habitats and species.
6. To promote sustainable modes of travel and an alternative to the use of a private vehicle.
7. To help reduce the carbon footprint of future users.
8. In the interest of highway safety.

INFORMATIVES:

1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).

2. The development should not increase flood risk to existing properties or put the development at risk of flooding.
3. Any discharge of surface water from the site should look at infiltration – watercourse – sewer as the priority order for discharge location.
4. SUDS should be considered where feasible and consideration given to ownership and maintenance of any SUDS proposals for the lifetime of the development.
5. Any development that proposes to alter an ordinary watercourse in a manner that will have a detrimental effect on the flow of water (eg culverting / pipe crossing) must be discussed with the Flood Risk Management Team at Nottinghamshire County Council.
6. Three Public Rights of Way run near to the application site, Sutton in Ashfield Footpaths 131, 134 and 135. The applicant/developer should be aware of their responsibility to ensure these footpaths remain unobstructed during development, or to ensure that suitable diversions are in place following correspondence with Nottinghamshire County Council's Rights of Way Team.
7. There should be no disturbance to the surface of the footpath without prior authorisation from the Rights of Way team.
8. The safety of the public using the path should be observed at all times. A Temporary Closure of the Footpath may be granted to facilitate public safety during the construction phase subject to certain conditions. Further information and costs may be obtained by contacting the Rights of Way section. The applicant should be made aware that at least 5 weeks' notice is required to process the closure and an alternative route on should be provided if possible.
9. If the route is to be fenced, ensure that the appropriate width is given to the path and that the fence is low level and open aspect to meet good design principles.
10. If a structure is to be built adjacent to the public footpath, the width of the right of way is not to be encroached upon.
11. Structures cannot be constructed on the line of the right of way without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed.

12. No materials or contractor's vehicles should be stored/parked on the path prevent access to or along the path at any time (unless a temporary closure of the path has been applied for and granted).
13. Should vehicles run over the path during the development, the applicant must ensure that the surface is repaired and made safe for the users of the path, be that pedestrian, equestrian or cyclists.
14. Should scaffold be required on or over the RoW then the applicant should apply for a license and ensure that the scaffold is constructed so as to allow the public use without interruption. licences@viaem.co.uk If this is not possible then an application to temporarily close the path for the duration should also be applied for (6 weeks notice is required), email countryside.access@nottscc.gov.uk
15. If a skip is required and is sited on a highway, which includes a RoW then the company supplying the skip must apply for a permit. <http://www.nottinghamshire.gov.uk/transport/licences-and-permits/skip-permit> and also ensure that the RoW can still be accessed appropriately by the users permitted by its status i.e. equestrians if a on bridleway, motorised vehicles if on a byway open to all traffic.
16. No removal of trees, hedges, shrubs, buildings or structures shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period and a scheme to protect the nesting birds has first been submitted to and approved in writing by the Local Planning Authority. No trees, hedges, shrubs, buildings or structures shall be removed between 1st March and 31st August inclusive other than in accordance with the approved bird nesting protection scheme.
17. Information in relation to sensitive lighting, based on current 'Institution of Lighting Professionals' guidelines can be found here: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> Designing a lighting strategy in accordance with these guidelines can help ensure there is no harmful light spill from external lighting to avoid negatively affecting bats or any other nocturnal wildlife.