

Removal of Condition 3 from Planning Permission APP/17/01327. Condition 3 states:

Prior to development commencing, the club shall organise a liaison panel to include members of the local community. The liaison panel shall meet within one month of the commencement of development and thereafter 4 monthly.

Reason: To ensure that appropriate measures are provided and subsequently maintained for the management of parking, noise, behaviour and litter to minimise the effects of the use of the pitches on occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
CS7	()
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

no objection or comments to make in respect of this application

Leisure Officer

I have not directly been made aware of any particular issues that would require the condition to be retained. I am aware that the club now employs parking marshals and has implemented the traffic management plan with overflow car parks in operation. I am also aware that the club are working with the council to look at re-purposing the current MUGA facility to provide additional onsite parking, which will alleviate pressure on the surrounding residential areas.

I believe that the liaison meetings were not well attended by local residents and the club communicate more effectively via social media and local letter drops.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 202

Number of site notices: 2

Statutory advertisement: 02/08/2019

Number of representations received: 1

Comment	Officer Comment
With regard to the withdrawal of condition 3 of this application I object to this on the grounds that it's inclusion in the original application made the application more palatable to local residents, knowing there is a mechanism in place to discuss any issues arising.	see section 7
I would agree that local representation from local residents was sadly lacking but it was used to discuss concerns. I would be happy for the wording of condition 3 to be changed from regular meeting at a specific time period to "as required" or "if requested" as there are still ongoing issues, particularly with regard to parking and flood control (which I believe is now in the hands of the local water authority.	See section 7. In respect to flooding this is a matter for the local water authority.

7 **Planning Considerations**

- 7.1 The condition was imposed to ensure that appropriate measures are provided and subsequently maintained for the management of potential nuisance from the proposed activities associated with the development to minimise the effects of the use of the all weather pitch on occupiers of nearby properties. It is considered that the main issue arising from this application is:

- (i) Impact upon residential amenity

In addition to condition 3, the planning permission is subject to conditions to address nuisance from light pollution - condition 4 and 8, a noise management plan - condition 5, flood risk assessment 7, and Management plan - condition 11. In particular the details agreed under the management plan cover such matters as parking, noise, behaviour and litter.

The application has been extensively advertised including 101 letters of notification to residents and only one letter of representation has been received. This letter does however, identify that there are still issues particularly in respect to car parking, however, conditions 4, 7, 8 and 11 would be retained which cover potential nuisance and there are additional powers under the Environmental Health legislation in respect to nuisance. The Environmental Health officer does not raise objection. Additionally the leisure Officer has advised:

I am aware that the club now employs parking marshals and has implemented the traffic management plan with overflow car parks in operation. I am also aware that the club are working with the council to look at re-purposing the current MUGA facility to provide additional onsite parking, which will alleviate pressure on the surrounding residential areas. I believe that the liaison meetings were not well attended by local residents and the club communicate more effectively via social media and local letter drops.

Given the above and in particular the Management Plan agreed under condition 11, it is considered that to retain condition 3 in its present form or as reworded to refer to a meeting "as required" cannot be substantiated.

8 **Conclusion**

Given the other measures in place to control nuisance retention of condition 3 cannot be justified and approval for its removal is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00730 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following plans and documents as approved under Planning Permission APP/17/01327 dated 31 May 2018:

Proposed Location Plan MUK1853 07 RevH

Existing Location Plan (1:500)	SIS-MUK1853-05 Rev A.pdf
Proposed Location Plan (1:1250)	SIS-MUK1853-07 Rev H.pdf
Existing Site Plan (1:200)	SIS-MUK1853-03 rev F.pdf
Proposed Site Plan (1:500)	SIS-MUK1853-01 rev N.pdf
Proposed Site Plan (1:200)	SIS-MUK1853-02 rev M.pdf
Proposed Site Plan overlaid on Tree Constraints Plan (1:250)	C126895-01.pdf
Proposed Elevations (1:150)	SIS-MUK1853-06 Rev B.pdf
Proposed Elevations – Storage Container	SIS-MUK1853-08
Proposed Elevations – Floodlight Columns Detail (1:500)	SIS-MUK1853 Floodlight Columns.pdf

Floodlighting Levels Plan	HLS03438 REV 4.pdf
Crowd Barrier	Crowd Barrier Fence Drawing.pdf
Topographical Survey	HavantTopoSurvey.pdf
Proposed Materials	MUK1853_M Havant RFC materials.pdf
Floodlight Lamp Specification	Si Compact Maxi Light Spec.pdf
Floodlighting Lamp Additional Technical Information	Siteco 5NA76901WB03.pdf
Ground Investigation Report	HavantGroundConditionsReport.pdf
Arboricultural Report	Arbo_RT-MME-126985.pdf
Preliminary Ecological Appraisal	Havant_PEA.pdf
Preliminary Bat Roost Assessment	Havant_PBRA.pdf
Flood Risk Assessment and Drainage Strategy	RFU-HYD-00-XX-RP-S-0003 Drainage Strategy.pdf
Transport Statement	08375-HYD-XX-RP-TP-5006-S2-P1.pdf
Parking Survey and Assessment - Technical Note –	Havant RFC - Parking Survey Apr 2018.pdf
Parking Marshall Flyer	HRFC Car Parking Leaflet.pdf
Letter to St Thomas Mores School	HRFC_St Thomas Mores Letter.pdf
Baseline Acoustic Survey and Assessment Technical Note	Havant RFC – Acoustic Impact Assessment Apr 2018.pdf
Construction Management Plan	Havant RFC CEMP b.pdf
Method Statement	Havant RFC - Method Statement B.pdf
Unexploded Ordnance (UXO) Report	MACC UXO Report.pdf
Floodlight Lamp Specification Si Compact Maxi Light Spec.pdf	

Reason: - To ensure provision of a satisfactory development.

- 2 The approved floodlights shall be maintained to prevent light disturbance or pollution impact on nearby residential receptors.
Reason: To protect the occupants of nearby residential properties from light disturbance / pollution and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The approved noise Management Plan AC-104726 - INMP1 dated 29 June 2018 shall be reviewed every 12 months or as required by the Local Planning Authority, to address any issues arising, or which may arise from changes to

the operation or usage of the facility, and this review shall be submitted for approval by the Local Planning Authority. Any review approved by the Local Planning Authority to the Noise Management Plan shall be implemented in full and retained thereafter.

Reason: To protect the occupants of nearby residential properties from noise emanating from this sports facility and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed development shall be delivered and operated in line with the Flood Risk Assessment and Drainage Strategy FU-HYD-00-XX-RP-S-0003 submitted in support of Application APP/17/01327.
Reason:- To ensure satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Unless otherwise approved in writing by the Local Planning Authority, the floodlights on the all weather pitch shall only be switched on when necessary and then only between the hours of 0900 to 2200. A security light will be permitted for 15 minutes after the floodlights are switched off.
Reason: In the interest of amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The ecological mitigation measures shall be carried out in accordance with the Ecological Appraisal Additional Information document (CBRE, 1 May 2018) submitted in respect of Application APP/17/01327.
Reason: In the interest of ecology and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Unless otherwise agreed in writing by the Local Planning Authority the measures set out in the agents letter dated 01 May 2018 'Additional Information to manage parking, noise, behaviour and litter', submitted in respect of APP/17/01327, shall be strictly complied with.
Reason: In the interests of residential amenities and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.