

## DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 8 Nov 2017

<b>Application Number</b>	3/17/1791/FUL
<b>Proposal</b>	Construction of sports hall (985m <sup>2</sup> ) with associated changing facilities and car park, with access from Stortford Hall Park.
<b>Location</b>	Hockerill Anglo European College, Dunmow Road, Bishops Stortford, CM23 5HX
<b>Applicant</b>	Hockerill Anglo-European College
<b>Parish</b>	Bishop's Stortford
<b>Ward</b>	Bishop's Stortford – All Saints

<b>Date of Registration of Application</b>	31 July 2017
<b>Target Determination Date</b>	25 September 2017
<b>Reason for Committee Report</b>	Member referral
<b>Case Officer</b>	Hazel Izod

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

#### **1.0 Summary**

- 1.1 This application proposes a new sports hall on existing playing pitches within the main campus of the college. The site lies within the built-up area of Bishop's Stortford and adjacent to the Conservation Area. The proposal will provide a modern sports facility that will enhance the college facilities, and be available to the local community through a proposed Community Use Agreement.
- 1.2 The main issues relate to the visual impact of the development as a result of its scale and design, impact on residential amenity, and any impact on the setting of heritage assets, including the Conservation Area and nearby listed/curtilage listed buildings.
- 1.3 A new vehicular access is proposed from Stortford Hall Park to a new parking area, which has raised significant concern with local residents. This has the potential to be beneficial with regard to local parking issues, but rigorous and ongoing management will be required to achieve that.

- 1.4 The main issues for Members to consider therefore are the benefits of the proposal – enhanced sporting facilities for the college and the community, weighed up against any localised harm which may occur as a result.

## **2.0 Site Description**

- 2.1 The site forms part of an established residential college site which comprises a range of buildings and associated parking and open space. The main Hockerill College building is Grade II listed, and the site lies just outside the Bishop's Stortford Conservation Area with the main part of the college site, to the south, included.

- 2.2 The application site is located on the north part of the college site and is bounded by Stortford Hall Park to the north, a raised all weather football pitch to the south, playing fields to the east, and residential properties of Foxley Drive to the west beyond Footpath 35. There are mature trees and bushes along both the north and west boundaries of the site.

## **3.0 Background to Proposal**

- 3.1 The application proposes a new sports hall with a total floorspace of approximately 985 sqm. The building comprises a 4 court sports hall with associated equipment stores, changing facilities, and office space.

- 3.2 A parking area for 16 cars, plus a disabled and a mini-bus space, is proposed to the north of the building with a new vehicular access created from Stortford Hall Park.

- 3.3 Amended plans have been received during the course of the application to provide 2 additional car parking spaces (giving the total 16 spaces referred to above), along with an amended certificate of ownership as the applicant has not been able to identify the landowner for the ditch to the north of the site adjacent to Stortford Hall Park (over which the access is proposed). An additional consultation has been carried out with relevant consultees and residents, and is still running at the time of writing this report. Any further comments received will be updated to Members at Committee.

## **4.0 Key Policy Issues**

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the adopted East Herts Local Plan 2007, the pre-submission East Herts District Plan 2016 and the Bishop's Stortford Central, All Saints, South and part of Thorley neighbourhood Plan (NP):

<b>Key Issue</b>	<b>NPPF</b>	<b>Local Plan policy</b>	<b>Pre-submission District Plan</b>	<b>NP</b>
Provision of enhanced facilities for the school and community use	Para 11 – 16, Section 8	SD2, LRC2, IMP1	INT1, BISH12, CFLR7, CFLR9, CFLR10, CC1, CC2, DEL1	EP7
Loss of playing field, and sporting need	Section 8	LRC1, LRC2	CFLR1	SLCP1, SLCP2, SLCP3
Scale, design, and layout	Section 7	ENV1, ENV3, ENV4	DES1, DES2, DES3, DES4, NE4, CC1, CC2, WAT4, CFLR1, CFLR9	HDP2, HDP3, EP6
Impact on residential amenity	Section 7	ENV1, ENV23, ENV24	DES3, EQ2, EQ3	HDP1
Heritage assets	Section 12	BH6	HA1, HA4, HA7	HDP2
Access and parking	Section 4	TR2, TR7, TR13, TR16	TRA1, TRA2, TRA3	TP3, TP7
Trees and landscaping	Section 7,	ENV2, ENV11	DES2	GIP4
Surface water drainage	Section 10	ENV18, ENV21	WAT5, WAT3	HDP3

Other relevant issues are referred to in the ‘Consideration of Relevant Issues’ section below.

## **5.0 Emerging District Plan**

5.1 The District Plan has been submitted to the Secretary of State for examination. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation.

## **6.0 Summary of Consultee Responses**

- 6.1 HCC Highway Authority does not wish to restrict the grant of permission subject to conditions. It comments that, subject to appropriate permissions being obtained to cross the watercourse, the Highway Authority is content in principle with the proposed access. Depending on how the community use of the sports hall is managed there may be some potential for overspill parking as the provision is less than East Herts standards. However, given that the principal function of the sports hall is to serve the school, the Highway Authority is broadly content with the parking provision, although some out of hours provision using the wider parking areas within the school may be beneficial.
- 6.2 Environment Agency has no objection.
- 6.3 EHDC Conservation and Heritage Advisor recommends permission and comments that the chosen location is considered to be acceptable, as is the proposed design. It is not considered that the proposals would harm the setting of the Bishop's Stortford Conservation Area.
- 6.4 EHDC Landscape Advisor recommends consent and comments that a number of trees will be removed for the new access to the car park, but there should be potential for replacement planting elsewhere within the vicinity of the car park. An Arboricultural Method Statement will be required. No detailed landscape proposals have been submitted, but the footprints and location of the building and car park are broadly acceptable in landscape terms. Materials specification and hard landscape details will be required, including details of any kerbs, knee rails or hedge planting around its perimeter. The 'contractors compound' area should provide the opportunity for new/replacement tree planting and/or other landscape proposals to improve the setting for the new sports hall when approached from the car park.
- 6.5 Herts Ecology raises no objection and has no reason to request any ecological surveys in this case. A directive is recommended in respect of site clearance during the bird nesting season.
- 6.6 EHDC Environmental Health Advisor has no objection subject to conditions. In respect of lighting the advisor comments that the introduction of car parking, especially with community use as proposed, is likely to give rise to a need for external lighting which should be suitably designed and orientated to ensure it has no adverse impact on neighbours. In respect of construction it requests a Construction Management Plan, and in respect of noise it recommends attenuation of plant and machinery.

6.7 Sport England does not wish to raise an objection subject to a Community Use Agreement condition. It comments that the current gym is considered inadequate for a school of this size, whilst the new sports hall would accord with Sport England's design guidance in many respects. The proposed dimensions would allow a wide range of indoor sports to be played at competition level by the community; the proposal would therefore help address both current and future sports hall needs in the area. An informative is recommended that the detailed elements (flooring, lighting etc.) are designed in accordance with Sport England's design guidance notes.

6.8 Highways England raises no objection.

## 7.0 **Bishop's Stortford Town Council Representations**

7.1 Initially raised no objection, but later objected on the grounds of limited parking provision particularly for events and visiting teams, and effect on neighbouring roads.

## 8.0 **Summary of Other Representations**

8.1 52 no. letters of **objection** have been received (predominantly from addresses in Stortford Hall Park), raising the following points:

- Increased traffic, congestion and disturbance on Stortford Hall Park – the road becomes single carriageway due to on-street parking;
- The new junction will be a hazard with inadequate visibility – dangerous junction with existing roads, and Footpath 53;
- Parking is a problem on Stortford Hall Park due to students, commuters, holiday makers, and weekend sports supporters, and Police have been called several times due to obstructions;
- Double yellow lines have been installed in places, but this just displaces parking elsewhere in the street;
- Concern that parents will use the car park for drop-off/pick-up;
- Parking provision is below standard and concern that overspill parking will result;
- Pupil parking is already an issue for residents as they are not permitted to park within the school grounds;
- The school already has 7 vehicular access points – surely 8 is excessive;
- Stortford Hall Park is unsuitable for construction vehicles – construction access should be through the college;
- Concern over safety for users of Footpath 53 who have to cross Stortford Hall Park – a safe crossing should be provided;

- Lack of detail on the sustainable drainage proposals and concern over flooding – the submitted report fails to consider the wider area, and the impacts of climate change;
- Light pollution from floodlighting and noise pollution from the sports use – exacerbated by tree removal along Stortford Hall Park;
- Design of the building is drab and uninspiring;
- Community involvement was limited – many residents were not informed;
- No need for a sports hall – there are plenty of gyms in the area;
- Concern over residents' mental and physical health as a result of the impact;
- Query over land ownership of the access point;
- Surprise at lack of mention of security given previous attempts to divert Footpath 53;
- Increased pollution;
- Impacts on wildlife;
- Supporters live outside Bishop's Stortford and have children attending the school;
- Amendments (2 additional parking spaces) do not address highway and parking concerns.

8.2 90 no. letters of **support** have been received (predominantly from addresses further afield) raising the following points:

- Desperate need for a new sports facility – existing facilities are well below standard;
- Longer term advantages to the school outweigh the short term impact on local residents (from a local resident);
- Funds are finally available and should not be wasted;
- Local impacts would be minimal.

8.3 Councillor Woodward is broadly in support subject to community use being assured, but raises concerns over access onto Stortford Hall Park so near the old rail bridge and next to a well-used right of way, Footpath 53.

## 9.0 **Planning History**

9.1 There is an extensive planning history across the college site, but the following application is of relevance to this proposal:-

Ref	Proposal	Decision	Date
3/12/2161/FP	Relocation of an existing all weather pitch to allow construction of a new 5 court sports facility with climbing wall, 4 changing rooms, fitness room, social space and various storage and meeting rooms.	Approved	24.05.2013

- 9.2 The above permission was granted subject to a number of conditions, including a Community Use Agreement, but did not include a vehicular access to Stortford Hall Park, nor any additional parking provision. The approved building was located further south in the site, with an extensive raised artificial pitch, and was of a more contemporary design. The permission was not implemented and has now expired.

## **10.0 Consideration of Relevant Issues**

### Provision of Enhanced Facilities for the School and Community Use

- 10.1 The building will provide a much needed sports facility for the current and future needs of the college. The college currently only has a gym of 260 square metres that was built in the 1960s. Sport England considers this to be inadequate for a school of this size. Members will see from the history above that a previous application for a sports hall was approved in May 2013, but was never implemented, and the permission has now expired.
- 10.2 The submitted Design and Access Statement sets out that an Education Funding Agency grant was secured by the college in March 2017 for the building of a sports hall. The proposed sports hall, along with the new science block (considered by Members at October Committee - 3/17/1601/FUL) are the two main priorities for the college.
- 10.3 The college currently has more than 800 students with a mix of day pupils and boarders. Education Building Bulletin 103 (BB103 – the recognised Government guidance for school building projects) specifies that schools with over 800 students should have a 4 court sized sports hall with internal dimensions of at least 18m by 33m, which also allows for informal community recreational use. BB103 states that a larger Community Sports Hall, to Sport England standards, can be provided if funding allows (20m by 34.5m as proposed). At this stage, the additional funding is not available; however the college wish to apply for the larger hall to establish whether it is acceptable in planning terms.

- 10.4 The proposal would also provide a significant benefit in terms of community use, and help address an identified shortfall of sports facilities within the town. East Herts Council has recently carried out an assessment of community sports hall needs in Bishop's Stortford and identified that there is no spare capacity at peak times at existing publicly accessible halls, and that some existing facilities are operating at levels that are well above what Sport England would consider to be comfortable. Projected housing growth would also generate an additional need for sports hall provision in the town.
- 10.5 A draft Statement of Community Use has been submitted, but a full agreement will need to be secured by condition, as per the 2013 permission. It is proposed that the building be available for community use when the building is not in use by college students. The following hours have been proposed for community use at this stage:  
Monday to Friday: 18.00-20.00  
Saturdays: 12.00-16.00  
Sundays: 09.00-12.00  
Full details should be secured by condition, including pricing arrangements, timings access, and management details. The above timings, as proposed at this time, give 17 hours community use per week.
- 10.6 The proposed community use complies with Local Plan policy LRC2 which promotes the dual use of educational and leisure facilities, and emerging policy CFLR1 which states that proposals should aim to provide for dual use and secure Community Use Agreements. The proposal also complies with Section 8 of the NPPF in creating healthy and inclusive communities. Paragraph 70 encourages shared use of sports venues to enhance the sustainability of communities and residential environments. The educational and community benefits of the scheme can be given substantial positive weight.

#### Loss of Playing Field, and Sporting Need

- 10.7 The proposal will result in the loss of part of the existing college playing fields, defined as designated open space in the adopted Local Plan. Local Plan policy LRC1 states that proposals resulting in the loss of school playing fields will be refused unless either suitable alternative facilities are provided, or it can be demonstrated that the facility is no longer needed and there is no viable demand for an alternative facility. In this case it is considered that the alternative facility (i.e. the new building) is at least equivalent in terms of quantity, quality, and accessibility to the playing field that will be lost.

- 10.8 A similar approach is proposed in emerging policy CFLR1 which only allows for the loss of playing fields in particular cases, including where “the development is for an alternative open space, sport and recreation facility, the need for which clearly outweigh the loss.” It is considered that in this case, given the need for the sports hall demonstrated by the college, and the benefits to the local community in respect of dual use facilities, the loss of part of the playing field would not be harmful.
- 10.9 Sport England also has a similar policy approach, and would oppose the granting of planning permission for any development that would lead to the loss of any part of a playing field, unless one or more of its five exceptions apply. One of those exceptions is that the new facility would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, and, as per existing and proposed planning policies, it is agreed that this exception applies in this case. The loss of the playing fields can therefore be afforded neutral weight, as an appropriate replacement facility is provided in accordance with adopted and emerging planning policy.

#### Scale, Design and Layout

- 10.10 The building is proposed as a flat roofed brick structure of two storey scale to provide sufficient height for the sports use. There is a single storey element to the west elevation that comprises equipment stores, plant room, and changing facilities. A glazed entrance is proposed in the southwest corner of the building with a suspended canopy, and external doors are proposed for the plant room and sports hall along the south elevation. High level windows on the north elevation will be formed of fixed glazing concealed behind open lattice brickwork. On the south elevation the open lattice brickwork will conceal high level opening louvres to provide ventilation.
- 10.11 The building is considered to be rather uninspiring in design terms, with extensive brick facades and minimal detailing in the form of open lattice brickwork at upper level, and full height brick columns along the north and south elevations. This weighs somewhat against the proposal. However, it will be functional, and will not be highly visible from outside the site. No objection has been raised by the Council’s Conservation and Urban Design Advisor to the design of the building. It will be particularly important to ensure the use of good quality materials given the rather uninspiring design.

- 10.12 The existing sports pitch layout will be unaffected – an existing all weather pitch to the south of the building will remain intact, and there will be no impact on winter and summer pitch layouts.
- 10.13 Footpaths are proposed to connect the building to the new parking area, and to the existing college. A new stepped path is proposed from the all-weather pitch, with a ramped accessible path to the west of the existing field changing rooms. Limited information has been submitted in respect of hard and soft landscaping, and it is recommended that this detailed information be secured by condition.

#### Impact on Residential Amenity

- 10.14 The nearest residential properties are 20 Foxley Drive and St. Filans to the west, at a distance of approximately 45m, and properties in Stortford Hall Park at a distance of at least 55m to the north. Given the location of the building, the existing boundary screening, and its scale and visual impact, it is not considered that these dwellings would be harmed by way of loss of light, outlook or overbearing impacts.
- 10.15 Concerns have been raised by local residents that the proposed new access will result in some tree removal, which in turn will exacerbate impacts from noise and light pollution from both the existing site and proposed development. Environmental Health has raised no objection in this respect, and has advised that the loss of the trees would have minimal impact on the spread of noise or light pollution. Further, it is not considered that the development would result in any increased noise impact given that the sports facilities are internal. There are some openable louvres proposed along the south elevation, but given their location to the south, and the distance retained to neighbouring properties, it is not considered that any harmful noise impacts would arise. There will be some equipment and ventilation equipment provided in connection with the building, and Environmental Health has recommended a condition to restrict noise emissions from this equipment. This is considered reasonable and necessary to secure by condition to prevent undue harm.
- 10.16 The proposal will result in some increased disturbance through additional traffic movements at the new access point; however the level of movement is not considered to be so significant such that it will have an unacceptably harmful impact on amenity. Highway matters are discussed in more detail below.

- 10.17 In terms of proposed lighting, the submitted details refer to potential bollard lighting from the car park to the new building, and externally mounted lights on the face of the building itself. Full details of these lights would be required by condition to ensure no harm to neighbour amenity. No additional lighting is proposed for the existing pitches.
- 10.18 Overall, in amenity terms, it is considered that the proposals do not result in a harmful impact on neighbouring residents., and the impact of lighting is therefore deemed to be neutral.

### Heritage Assets

- 10.19 The site lies just outside the Bishop's Stortford Conservation Area but within the curtilage of listed buildings, including the main Hockerill College building (Grade II listed). Having regard to the scale, design and siting of the new building, it is not considered that the proposal will result in harm to the setting of those heritage assets. No objection has been raised by the Conservation and Urban Design Advisor.

### Access and Parking

- 10.20 A 16 space car park is proposed to the north of the building with a new access from Stortford Hall Park. A disabled parking space and mini-bus parking space are also proposed in addition. The access will require the removal of some vegetation, and the crossing of a ditch. A number of concerns have been raised over the impact of this new access and parking area.
- 10.21 Stortford Hall Park is a residential street located to the north of the site which currently experiences on-street parking pressures as a result of the college, residential uses, local commercial uses, and commuters. In response to neighbour concerns, double yellow lines have recently been applied in the vicinity of the proposed access. Whilst this prevents parking near the new access, it has reduced the availability of on-street parking, and has displaced parking elsewhere in the street.
- 10.22 Neighbour objections make reference to obstructions that have resulted in the Police being called, and obstructions to emergency service and waste service vehicles. At most times of the day, the road becomes single track due to parked cars along the north side. Neighbour concerns over the impact of the new access and car park are therefore understood, particularly if the new car park were to be used as a drop-off/pick-up area for the college, or used by students for parking.

- 10.23 The new sports hall will not increase pupil numbers. There is no requirement for additional parking as a result of the educational use of the building therefore. No additional parking was proposed to be provided as part of the previous planning permission for a larger sports building. It is therefore not considered reasonable or necessary to require implementation of the parking area by condition.
- 10.24 The Highway Authority has advised that it would not raise an objection if no parking were provided at all. Nonetheless, given the existing pressures on parking in the local area, it is considered acceptable in principle that an additional car park be provided, particularly as a benefit in connection with the community use of the building. Having regard to the adopted parking standards for a 4 court sports hall, 16 no. spaces are required (in both current and emerging standards), and therefore the parking provision is policy compliant (following the submission of amended plans to increase from 14 to 16).
- 10.25 Given that the car park is only required in connection with the community use of the building, it is considered fair and reasonable to recommend a condition requiring a Car Park Management Plan to be submitted and approved to control its use. It is considered that this should prevent student parking (as is the existing college car parking policy), and drop-off/pick-up of students. The car park should be available for disabled parking at all times, and predominantly for community use out of school hours. Rigorous management of the parking would be required, to ensure that it did not become used as a potential student parking area, therefore drawing more traffic to this side of the site in the hope of finding a parking space.
- 10.26 The access and parking area may not even be constructed in the initial phase due to funding limitations. In the event that the parking area is not delivered, an emergency access vehicular route will be provided along the east side of the building then through the existing college site and connect to an existing access onto Manor Road. This would be formed of ground reinforcement grids and is considered to be acceptable.
- 10.27 It is noted that there is an existing public footpath to the west of the site (FP53), that runs through the college grounds and exits to the west of the new access. This will be retained. The new vehicular access is proposed in close proximity to the footpath, which exits directly onto Stortford Hall Park with no crossing facility. Residents have raised concerns over the safety of users of this footpath given the provision of a new vehicular access in close proximity to the existing junction. Whilst these concerns are noted, no objection has been raised by the Highway

Authority to this aspect of the proposal, and it is not considered that any significant harm would arise given the scale of development proposed and vehicle speeds in the vicinity.

- 10.28 Provision is made for cycle parking in close proximity to the building. Adopted cycle parking standards would require 39 spaces for the floorspace proposed in this building. Space is proposed for only 10; however this is considered to be reasonable given that the 4 courts would only be in use by a maximum of 16 people at any one time. .
- 10.29 Overall, the provision of car parking in connection with this new facility weighs in favour of the application, but the favourable weight is limited, given the potential for the parking to result in more difficulties for local residents if it is not rigorously managed.

#### Trees and Landscaping

- 10.30 The scheme proposes the removal of a number of trees along the northern boundary of the site to enable access to the site. The trees are not protected and are not considered to be of significant amenity value. No objection has been raised by the Landscape Officer to the loss of these trees, subject to a condition to secure detailed landscape proposals, and replacement planting.
- 10.31 Hard landscape and surfacing details will also be required, including details of the boundaries of the new car park (kerbs/knee rails/hedge planting). The Landscape Officer has suggested replacement tree planting within an area identified as 'contractors compound' on the submitted arboricultural plan. However, this is a temporary construction compound, and will otherwise be retained as playing fields which should not be planted with trees. It is considered, however, that there is sufficient space around the car park, and the building, for an appropriate planting scheme to be provided. This should be secured by condition, along with an Arboricultural Method Statement as recommended.
- 10.32 A new ramp linking back to the main college site would appear to have potential implications for trees on the west side of the site, being routed under their canopies. Care with regard to the construction of this can reduce the impact and this can be controlled through the requirements of the landscaping condition.

## Surface Water Drainage

- 10.33 The site lies in Floodzone 1 and is therefore not at risk of fluvial flooding. Parts of the proposed car park and access (where there is an existing ditch) lie in areas of low to medium surface water flood risk. Surface water drainage proposals have been put forward but are not subject to detailed external scrutiny for 'minor' developments, and it is noted that a number of concerns have been raised by residents in respect of the content of the drainage report. However, the Environment Agency has been consulted on the application, and has not raised any objection.
- 10.34 The scheme makes provision for permeable paving in the car park and a cellular crate to attenuate flows. This is not a high quality SuDS option, with softer solutions being preferable. Storage arrangements such as this have the potential for longer term maintenance problems, but they are not considered to be unacceptable. A condition is recommended to require the submission of details of the drainage scheme, having regard to sustainable drainage principles. If a softer solution cannot be achieved, then this must be assigned some harmful weight. Further feedback has been sought from the Councils Engineering Advisor and Members will be updated with regard to this at the meeting.

## **11.0 Conclusion**

- 11.1 There is no objection in principle to development in this location, and following consultation with Sport England, it is considered that the loss of part of the playing field is outweighed by the benefits arising from the scheme. The proposal will represent a significant benefit to the college, which is currently lacking in both quality and quantity of sports facilities. The scheme will also benefit the local community through a Community Use Agreement, and meets the aspirations of the NPPF in providing for healthy and sustainable communities. These benefits weigh considerably in favour of the scheme.
- 11.2 It is considered that the scale and design of the building is appropriate, although uninspiring, and will respect the setting of the Bishop's Stortford Conservation Area and heritage assets on the college site. It is also considered that no harm will arise to neighbour amenity, subject to conditions on noise and lighting, or to trees/landscape impacts.
- 11.3 The proposed new vehicular access and parking area that has raised concern amongst local residents. However, given that the Highway Authority has raised no objection, and subject to a Car Park

Management Plan to be secured by condition, it is considered that this aspect of the development has the potential to be beneficial.

- 11.4 The drainage solution proposed is not a positive approach to the matter and some negative weight is assigned as a result.
- 11.5 On balance however, it is therefore considered that the proposal represents a sustainable form of development, and the benefits are not outweighed by any significant harm. The application is therefore recommended for approval subject to conditions.

## **Conditions**

1. Three year time limit (1T12)
2. Approved plans (2E10)
3. Prior to any above ground works being commenced, the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

### Reason

In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

4. Details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works, and no external lighting shall be provided without such written consent. The development shall be carried out in accordance with the approved details.

### Reason

In the interests of the visual amenities of the area, and in accordance with policy ENV23 of the East Herts Local Plan Second Review April 2007.

5. Prior to first use of the building hereby approved, a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority, in discussion with Sport England. The Agreement shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and any other matters that the Local Planning Authority consider necessary in order to secure effective community

use of the facilities. The development shall not be used at any time other than in strict compliance with the approved Agreement.

Reason

To secure well managed community access to the sports facility, to ensure sufficient benefit to the development of sport in accordance with policy LRC2 of the East Herts Local Plan Second Review April 2007, and Section 8 of the National Planning Policy Framework.

6. Prior to the commencement of any above ground works, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Hard surfacing materials (b) Planting plans (c) Written specifications (including cultivation and other operations associated with plant and grass establishment) (d) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (e) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason

To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

7. Landscape works implementation (4P13)
8. Prior to the commencement of works in connection with the new access and car park hereby approved, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority and shall include details of works to trees on site. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason

To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with policies ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

9. Sustainable Drainage - Surface water Management (2E43)
10. Before the access is first brought into use, visibility splays of 2.4m x 4.3m shall be provided in both directions from the crossover, within which there shall be no obstruction to visibility between a height of 0.6m and 2m above the carriageway. The visibility splays shall be permanently maintained as such.  
Reason  
To ensure the provision of a safe access and adequate parking to minimise the impact on the local highway network.
11. Prior to first use of the car park hereby approved, all on site vehicular areas shall be completed in accordance with the approved in principle drawing BA/P17-222-102 A, and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.  
Reason  
To minimise the impact of the development on the local highway network.
12. Prior to first use of the car park hereby approved, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority, and the use of the car park shall thereafter be in accordance with the approved details.  
Reason  
To minimise the impact of the development on the local highway network and amenity of local residents.
13. Noise resulting from the use of plant, machinery or equipment in connection with the building hereby approved, shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality), when measured according to BS4142:2014 at a point 1 metre external to the nearest noise sensitive building.  
Reason  
To minimise the impact of the development on the amenity of local residents in accordance with policy ENV24 of the East Herts Local Plan Second Review April 2007.
14. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be

carried out in accordance with the approved details. The Plan shall identify details of:

- a. Phasing for the development of the site, including all highway works;
- b. Methods for accessing the site including construction vehicle numbers and routing, and hours of operation and delivery;
- c. Pedestrian routes within the site during the construction period;
- d. Location and detail of wheel washing facilities;
- e. Associated parking/loading areas and storage of materials clear of the public highway;
- f. Details of consultation and complaint management with local businesses and neighbours;
- g. Waste management proposals;
- h. Mechanisms to deal with environmental impacts such as dust, noise, air quality, light, and odour.

Reason

To minimise the impact of the development on the local highway network.

### **Informatives**

1. Other Legislation (01OL)
2. Highway Works (05FC)
3. Public Rights of Way (18FD)
4. Clearance of Vegetation (35CV)
5. The applicant is advised that the design and layout of the sports hall should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to the 'Sports Hall Design and Layout' design guidance note available online at [www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/sports-halls](http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/sports-halls).

### **Summary of Reasons for Decision**

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

**KEY DATA****Non-Residential Development**

<b>Use Type</b>	<b>Floorspace (sqm)</b>
D2 Assembly and Leisure	1,196

**Non-residential Vehicle Parking Provision**

Use type	Standard	Spaces required
D2 Assembly and Leisure	4 spaces per court	16
Total required	16	16
Accessibility reduction	75-100%	
Resulting requirement	12-16	
Proposed provision	16	16

**Legal Agreement – financial obligations**

No financial contributions are required in connection with this application.