Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10581

Decision Date: 15 May 2024

Applicant:	Trowbridge Town Football Club, c/o 4 Clipsham Rise, TROWBRIDGE, Wiltshire, United Kingdom, BA14 9DG.
Particulars of Development:	Installation of eight floodlights and building of two dugouts for managers and coaches.
At:	Trowbridge Town Football Club, Axe and Cleaver Lane, Trowbridge, BA14 0SA

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (7)

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Drawing numbers: GC-09-2022 Rev 1 Existing site plan received on 13.05.2024. GC-10-2022 Rev 11 Proposed site plan, GC-11-2022 Rev 6 Location Plan received on 12.04.2024. GC-13-2022 RevB Proposed elevations for dug out received on 05.12.2023.

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

Planning application form, Floodlight Covering Statement ref: PP12653446 Dated 21.12.2023, Bat Activity Assessment – Noctua Ecology, Trowbridge FC LED Floodlighting Scheme Dated 29.04.2024.

3 The proposed floodlights shall be implemented in a way which ensures that no source of light distracts users of the public highway.

REASON: In the interests of public and highway safety.

4 The development shall be carried out in strict accordance with the Floodlighting report: LED Floodlighting 200 lux (updated) (Signify, 29/04/2024) which details that floodlights will use Asymmetric OptiVision LED GEN 3.5 Floodlights, which are built to a specification designed to minimise back-spill.

The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed without the written approval of the Local Planning Authority.

This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy (timescales within) has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.

REASON: In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to core bat habitat meets the requirements of the Trowbridge Bat Mitigation Strategy.

5 The Trowbridge Town Football Club will remain unlit at all times during the period between 30th April and 14th August and for the remainder of the year, floodlighting will only be used between 19.00 and 22:30 hours for a maximum of 6 hours per week.

REASON: To provide certainty that protected species will not be impacted by floodlighting.

6 The development hereby permitted shall be undertaken and carried out in strict accordance with the 'Planning Application for Floodlights and Dugouts: PP-12653446 Planning Statement' (21 December 2023) which includes details on lighting times and additional notes specifically:
• During warming up periods before any game, only the middle four pylons would be

used, the lights nearest the hedgerows in the opposite corners will remain off until 5 mins before the game.

REASON: To minimise disturbance to protected species.

7 Prior to the start of construction, a Biodiversity Mitigation and Enhancement Plan (BMEP) shall be submitted to and approved in writing by the Local Planning Authority. The BMEP will detail additional substantial hedgerow planting enhancements along the southern boundary (using similar species as existing) within the site and in areas of gapping within existing boundary vegetation. This detail shall be provided on a marked-up plan showing the locations of additional all planting, details of establishment and the recommended aftercare.

All planting shall be implemented within the first planting season following completion of the construction of the development and the Biodiversity Mitigation and Enhancement Plan (BMEP) shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development for the lifetime of the development.

Parvis Khansari **- Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy