Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2024/00325

Decision Date: 20th May 2024

Applicant:	Chippenham Town Council Chippenham Town Council, High St,, Chippenham, SN15 3ER
Particulars of Development:	Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, floodlighting, storage container and new hardstanding areas
At:	Stanley Park Playing Field, Stanley Lane, Stanley, Wiltshire, SN15 3RW

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: (8)

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:

Application Form & Certificate Received 12th January 2024
Plans Ref:
Site Location Plan DWG: McA012 02 Received 12th January 2024
Proposed Site Location Plan DWG: McA012 03 Received 12th January 2024

Existing & Proposed Playing Field Layout DWG: McA012 09 Received 12th January 2024
Proposed AGP Drainage Layout DWG: McA012 07 Reviewed 12th January 2024
Proposed ATP Plan DWG: McA012 04 Received 12th January 2024
Proposed AGP Drainage Strategy DWG: McA012 08 Received 12th January 2024
Revised Floodlighting Scheme DWG: McA012 06 Rev 1 Received 29th April 2024
Revised Proposed Elevations DWG: McA012 05 Rev 1 Received 29th April 2024
Appendix K – Tree Protection Plan Received 12th January 2024
Appendix M – Traffic Management Plan Received 12th January 2024

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

3 No development shall commence on site until the applicant has submitted cross-sectional drawings of the proposed 3G pitches which demonstrate the proposed permeable granular sub-base attenuation, and interaction with the existing and proposed land drainage networks.

REASON: To prevent surface water flooding

4 The development will be carried out in strict accordance with the following documents:
• Preliminary Ecological Appraisal. October 2023. Coyne Environmental;
• Revised Flood Lighting Scheme. April 2024. McARDLE
REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5 No development shall commence until details of the design of the containment measures of AGP have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The AGP shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with the Development Plan Policy.

6 Within 6 weeks of the work commencing on site, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall

apply to 3G artificial grass pitch, car parking and toilet provision and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well-managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with the Development Plan Policy.

7 Before the artificial grass pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism, which shall include the testing to the appropriate FIFA standard for the artificial grass pitch for this level of play. For review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include measures to ensure the replacement of the Artificial Grass Pitch within the manufacturer's specified time period and shall also include the recycling details for the carpet which is to be replaced. The measures set out in the approved scheme shall be complied with in full, with effect from the commencement of use of the artificial grass pitch.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy.

8 The proposed floodlighting hereby approved shall only be operated or switched on between the hours of 16:00hrs and 21:30hrs if the pitch is in use, with no operation or illumination whatsoever allowed outside of those specified hours unless otherwise agreed in the form of a separate planning permission in that regard.

Reason: For the avoidance of doubt and in the interests of securing a development that does not result in an unacceptable impact upon neighbour and landscape amenity.

Informatives: (3)

9 There is a residual risk that great crested newts/reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring

on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk)

10 The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.
Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

11 The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

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