

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	19 April 2021
Site Location:	Dumbleton Cricket Club Dairy Lane Dumbleton
Application No:	21/01544/FUL
Ward:	Isbourne
Parish:	Dumbleton
Proposal:	Provision of cricket pitch for ancillary use as part of Dumbleton Cricket Club.
Report by:	Isobella Howell
Appendices:	Site Location Plan Proposed Site Plan Proposed Cricket Pitch Proposed Fence Elevations
Recommendation:	Permit
Reason for referral to Committee:	Parish Council objection.

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application relates to Dumbleton Cricket Club, sited just outside the village confines of Dumbleton. The proposal is to be located on an undeveloped patch of land to the south of the cricket ground.
- 1.2 The proposal lies within the grounds of Dumbleton Hall, a Grade II* Listed Building. There are also a number of Grade I and II Listings surrounding the site. The site is located within the Dumbleton Conservation Area and Cotswolds AONB.
- 1.3 Full Planning Permission is sought for the provision of a cricket pitch for ancillary use as part of Dumbleton Cricket Club.
- 1.4 The proposal comprises of a cricket square measuring 25m in length and 18.6 metres in width. The cricket square infield and outfield will consist of mowed lawn.
- 1.5 The Cricket Pitch will be used during the Cricket Season which runs from March to October.
- 1.6 As part of the proposal there is also a temporary electric wire fence around the field of play

and square to prevent the incursion of animals. There will also be a moveable scoreboard.

- 1.7** The electric wire fence will measure 1 metre in height and will surround the outer part of the cricket pitch. The fence is temporary and will be maintained during the season to keep sheep off the playing field.
- 1.8** The portable scoreboard will be utilised during a game and subsequently taken back into the clubhouse storage when games are not being played. All other necessary services are available within the existing Pavilion that serves the club.
- 1.9** There has been a growth in the amount of cricket being played at Dumbleton. Currently, it is not possible to fit in all the home games. In the short term, the Cricket Club hires Stanway and Broadway Cricket Grounds for all 3rd XI home matches and 35% of home Junior and Women's games.
- 1.10** The creation of the secondary pitch will ensure that Dumbleton can accommodate Juniors, Women and the Saturday 3rd XI fixture list.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
T.7422	Erection of a building to provide a groundsman's store and bar store.	PERMIT	21.05.1981
99/01235/FUL	Demolish existing pavilion, fell tree, erect a new pavilion and fencing, change of use of land from agriculture to additional cricket ground	PER	18.05.2000
18/00945/FUL	Proposed change of use of land from garden land to sui generis cricket pitch and replacement of two old cricket practice nets with four new ones	PER	04.01.2019

3.0 RELEVANT POLICY

The following planning guidance and policies are relevant to the consideration of this application:

3.1 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

3.2 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- Policy SD3 (Sustainable Design and Construction)
- Policy SD4 (Design Requirements)

- Policy SD6 (Landscape)
- Policy SD8 (Historic Environment)
- Policy SD9 (Biodiversity and Geodiversity)
- Policy INF1 (Transport Network)

3.3 Tewkesbury Borough Local Plan to 2011 – March 2006 (TBPL)

- Policy RCN 2 (Provision of Sports Facilities)
- Policy RCN 4 (Recreation in AONB/SLA/LPZ)

3.4 Tewkesbury Borough Plan 2011-2031 Pre-submission Version (October 2019)

- Policy RCN2 (New Sports and Recreational Facilities)

3.5 Neighbourhood Plan

None

3.6 Other relevant policies/legislation

- Human Rights Act 1998
- Article 8 (Right to Respect for Private and Family Life)
- The First Protocol - Article 1 (Protection of Property)

4.0 CONSULTATIONS

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

4.1 Dumbleton Parish Council – Object (10.02.2022). The objection has been summarised by the Case Officer below:

- Detrimental impact on the Grade II* Listed Building of Dumbleton Hall that is interrupted by the sports facility
- The proposal does not respect the historic site and landscape
- The proposal will have a detrimental impact on Historic Park and Garden which is contrary to policy
- Negative impact on the setting of the Listed Building
- Adversely effects an important open space
- Lack of information as to how the parking has been addressed
- The proposal will result in increased traffic that is contrary to Policy.

- The setting off the AONB will not be protected and will have a detrimental impact on the conservation and enhancement of the AONB. It will create a loss of tranquillity
- Detrimental impact on drainage and levels
- Harmful impact on species diversity
- Lack of justification to the harm of the Listed Building, the grounds and AONB have been provided.
- Disturb the privacy of neighbours through increased parking, traffic and noise
- Reduction of amenity space for residents
- Detrimental impact on the character and appearance of the Conservation Area
- The proposal will disturb Archaeological remains
- The application should show a biodiversity net gain
- The increased use of the site will have a detrimental impact on the vicinity of the site and across the parkland
- Lack of justification for proposal such as the storage facilities for additional equipment, scoreboard, removable electric fence.
- Detrimental environmental impact on traffic movements to and from the village
- The use of heavy machinery including mowing on a regular basis will have a significant effect
- Contrary to NPPF, JCS, Local Plan and Emerging Local Plan

Other non-planning matters were also received.

4.2 Building Control – No comment (24.01.2022)

4.3 Environmental Health Officer – No objection to the application in terms of any noise/nuisance issues (24.01.2022)

4.4 Ecology – requested Preliminary Ecological Appraisal (25.01.2022)

At the time of writing the report, the PEA had not been submitted. Any submission and formal comments will be updated in additional representations.

4.5 Sport England – Support (01.02.2022):

Despite being out of date, the current Tewkesbury Playing Pitch Strategy highlighted the need for another pitch for the club. I am content with the need for another pitch. By providing new pitches that could help address established playing pitch deficiencies, the proposal would meet objective 3, and therefore Sport England supports this application in principle subject to conditions.

4.6 English Cricket Board – Supportive of the application subject to further consideration and/or information on below points which may wish to be secured by conditions being discharged at the appropriate time.

Whilst aware that the site in question is conducive to the playing of cricket and generally flat, the

ECB would recommend that:

- A fuller and more focused feasibility study be provided to underpin this investment.
- The engagement of specialist Fine-Turf Consultants and/or support from the GMA Turf Care Advisory Service is recommended. This would be a requirement if any grant funders were approached.
- This should include an overlay covering the full dimensions of the pitch based on the SE guidelines attached.
- Additionally, this should be informed by the level of cricket to be played (i.e. adult, youth and junior or a mix of all).
- Has a non-turf pitch been considered as part of the project to support more play and reduce the impact on grass.
- Whilst noting the rural location, in the light of the access road to Dumbleton Hall, the applicant should consider a ball strike risk assessment via Labosport as part of the design process.
- Noting that 'no buildings or other structures are proposed as all necessary facilities and parking are available in the existing Pavilion and Cricket Ground on Dairy Lane', some form of shelter and changing facility should be considered for players and spectators alike.

4.7 Gloucester County Archaeologist – Not proportionate to request archaeological investigation in connection with scheme (21.02.2022)

4.8 Cotswolds Conservation Board – Object (08.03.2022)

- Objects in its current form and requests that the applicant addresses the concerns in respect of biodiversity and priority habitat impact.

4.9 Gloucester County Council Highways – No objection subject to conditions (08.03.2022)

4.10 Conservation Officer – No objection.

5.0 PUBLICITY AND REPRESENTATIONS

5.1 Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

5.2 The application has been publicised through the posting of a site notice for a period of 21 days.

5.3 42 letters of objection have been received raising the following matters that have been summarised below:

- Increase volume of traffic into and out of village
- The increase traffic will bring noise and disruption to the tranquillity
- Highways safety concerns as a result of additional cars on Dairy Lane
- The need for traffic calming measures is required
- Insufficient parking to accommodate additional pitch which results in parking along Dairy Lane
- Fencing will cause a detrimental visual impact
- Detract from the natural beauty of Dumbleton
- Health and Safety concern of cricket balls
- Detrimental impact on the Conservation Area
- Destroy wildlife
- Reduce biodiversity, plant species and insects
- Well established trees that provides a tranquil area which outweighs the need for another pitch
- Significant impact on the AONB
- Spoilt grounds as a result of development
- Loss of trees and and damage to parkland
- Harmful impact on the Historic Parkland
- Impact on Natural Drainage
- Out of keeping with the natural surroundings
- Would not preserve or enhance the character and appearance of area
- Levelling of the ground concerns and drainage

- Impact on nesting birds
- Considered to be an important view that will be altered as a result of the development
- Increased pollution and noise pollution as a result of the additional traffic
- The ground works will result in damage to the setting
- Loss of residential amenity
- Impact on the unique beauty of the landscape
- No justification for need of secondary pitch
- Concerns with affordable housing and the need for regular services to larger villages
- Concern for further facilities and need as a result of the proposed pitch
- Danger for emergency vehicles as a result of parked cars on Dairy Lane
- Concerns with housing on another application resulting in further cars on Dairy Lane
- Increased noise and nuisance
- Increase footfall to site
- Impact existing park users on site

Other non-planning matters were also received.

5.4 26 letters of support have been received raising the following matters that have been summarised below:

- Sports facility provided for young people
- Limited additional traffic and on Saturday afternoons and in summer months only
- No detrimental impact on wildlife and drainage
- Reduce environmental impact as Cricketers and spectators will not have to commute elsewhere
- Minor impact on surrounding character and appearance
- Adds to natural beauty of area
- Promotes health and wellbeing to residents and non-residents
- Contributes to the village of Dumbleton
- Proposal will not cause damage to Parkland.

- No noise or disturbance to local residents
- No traffic or parking issues currently on site
- Would not impact existing park users on site
- Minor development that is not harmful and in keeping with surroundings
- Extra playing facilities required to support need of the club
- Natural beauty is retained and enhanced
- Suitable location for secondary pitch
- Grounds are not diminished or destroyed
- Safety of users will be improved as a result of the development
- No buildings erected, no landscaping or removal of trees.
- More than adequate car parking spaces for match days
- Uninterrupted view across the landscape
- Existing club ground is maintained, and this proposal will too.

Other non-planning matters were also received.

6.0 POLICY CONTEXT

- 6.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 6.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 6.3** The Tewkesbury Borough Plan (TBP) has reached an advanced stage. The Pre-Submission TBP was submitted for examination in May 2020. Examination in Public (EiP) took place over five weeks during February and March 2021. The examining Inspector's post hearings Main Modifications letter was received on 16th June 2021. In this letter the Inspector provided his current view as to what modifications are required to make the Plan 'sound'.
- 6.4** A schedule of Main Modifications to the Pre-submission TBP were approved at the meeting of the Council on 20th October 2021 and is now published for consultation as the Main Modifications Tewkesbury Borough Plan (MMTBP).

- 6.5** Those policies in the MMTBP which were not listed as requiring main modifications may now attract more weight in the consideration of applications, with those policies which are subject to main modifications attracting less weight depending on the extent of the changes required. The TBP remains an emerging plan and the weight that may be attributed to individual policies (including as with modifications as published for consultation) will still be subject to the extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given) and the degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).
- 6.6** The relevant policies are set out in the appropriate sections of this report.
- 6.7** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

7.0 ANALYSIS

Principle of development

- 7.1** Section 8 of the NPPF relates to “Promoting Healthy and Safe Communities.” Paragraph 91 specifies that policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles for example through the provision of safe and accessible green infrastructure and sports facilities.
- 7.2** Paragraph 98 of the NPPF states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.
- 7.3** Policy RCN2 of the emerging local plan specifies that support will be given to the provision of recreational facilities, both formal and informal, throughout the plan area. It states that any new buildings or structures must be strictly ancillary and must not have an adverse impact on the quality of the environment or result in significant local traffic problems.
- 7.4** This Policy states that in all cases the provision of recreational facilities should not result in:
1. An adverse landscape or environmental impact, with particular regard to the Area of Outstanding Natural Beauty, Special Landscape Areas and the Landscape Protection Zone;
 2. an adverse effect on living conditions;
 3. the quiet enjoyment of the countryside being prejudiced;
 4. significant local traffic problems; and
 5. the prevention of access to the countryside by prejudicing existing rights of way without making alternative provision.
- 7.5** Saved Policy RCN2 of the TBLP further specifies that open air recreational facilities and indoor, or covered facilities, should be accessible by a choice of means of transport. Emerging policies RCN2 of the PSTBP is very similar in this regard.

- 7.6** Sport England have consulted with the English Cricket Board and advises that they are supportive of the proposal but have recommended that some additional information is provided prior to the commencement of the Cricket Pitch. This is explored in the other matters section of the report.
- 7.7** Sport England have stated that new pitches could help address established playing pitch deficiencies, the proposal would meet objective 3, and therefore Sport England supports this application in principle.
- 7.8** The principle of the proposed development is therefore considered to be acceptable subject to compliance with the criteria of the policies referred to above, and other relevant policies of the development plan, to be discussed within the following subsections of this report.

Visual Amenity and Landscape Impact

- 7.9** Section 12 of the NPPF relates to “Achieving well-design places.” Paragraph 130 specifies that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 7.10** JCS Policy SD7 of the Joint Core Strategy requires all development proposals within the setting of the Cotswolds AONB, to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities.
- 7.11** Saved Policy RCN2 of the Local Plan and emerging Policy RCN2 of the Local Plan state that the provision of indoor or covered facilities should not result in, inter alia, an adverse landscape of environmental impact.
- 7.12** Saved Policy RCN4 of the TBLP, which relates to recreation in the AONB/SLA/LPZ, specifies that any buildings, structures, parking areas or other development must be strictly ancillary to the open air recreational use and be sympathetically designed and sited so as to be fully integrated into the landscape.
- 7.13** The proposed cricket pitch is an area of mowed lawn on an existing field. The only structures would be the temporary fencing and the moveable scoreboard.
- 7.14** The fence and scoreboard would not be permanent structures. The fence will be maintained during the season to keep sheep off the playing area and the scoreboard will be removed and stored in the clubhouse between games. From a distance, this style of fence would blend into the landscape and can be somewhat invisible. The moveable scoreboard is small scale, and arguably, not development. In any event it would be stored away outside of games.
- 7.15** The proposed cricket pitch, when not in use for games, would be an area of mowed grass and would have no impact on the landscape. It is noted that local residents have raised concerns regarding the ridge and furrow land. However, an area of mown grass within this is not considered significant enough to warrant the refusal of the application.
- 7.16** The fencing and moveable score board are only temporary measures. These proposals would have a nominal impact on the landscape and would not be significant enough to warrant the refusal of the application.

7.17 Officers are satisfied that the proposal would not have an adverse impact on the landscape character of the area or the AONB and is policy compliant.

Impact on Heritage Assets

- 7.18** Dumbleton Hall is a Grade II* Listed building and is also located within the Dumbleton Conservation Area. There are also a number of Listed Buildings within close proximity to the site.
- 7.19** Some local residents refer to the site has a Historic Park and Garden. However, the site is not identified as a Historic Park and Garden (i.e. those set out in Paragraph 7.26 Policy HER3 Historic Parks and Gardens).
- 7.20** In determining planning applications, Section 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the Council to have regard to the desirability of preserving listed buildings and their features of special architectural or historic interest and to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 7.21** Chapter 16 of the National Planning Policy Framework sets out the importance of protecting and enhancing the historic environment, and conserving heritage assets in a manner appropriate to their significance. In particular, paragraph 197 states that in determining planning applications, local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.
- 7.22** Within the Conservation Area Appraisal, this area of land is identified as an important view within the centre of sightlines between Dumbleton Hall and St Peters Church.
- 7.23** The Conservation Officer has been consulted on the application and has stated that the fence, change in colour and texture of the grass would have a degree of visual impact, but would be very low in this context and not particularly perceivable in regard to the setting of the hall.
- 7.24** It is therefore considered that the proposal would have a low degree of less than substantial harm to the setting of Dumbleton Hall and the appearance of the Conservation Area. Any potential harm is likely to be outweighed by public benefit.
- 7.25** The Archaeologist stated that there was a potential for significant archaeological deposits to be present within the site. The applicant provided information confirming that only the central square of the pitch will be excavated.
- 7.26** In light of this, the archaeologist requested that the provision for archaeological monitoring of the ground works, so any significant archaeological remains revealed during the development can be recorded. This can be secured by way of condition.
- 7.27** In light of the above, it is considered that would be limited impact on heritage assets. Notwithstanding this, the public benefit will outweigh any potential harm and therefore the proposal accords with policy.

Access and highway safety

- 7.28** Policy INF1 'Transport Network' states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.
- 7.29** Policy RCN2 states that the provision of recreational facilities should not result in significant local traffic problems
- 7.30** Match days for the cricket are usually when there is an increased number of cars accessing and parking on site. The applicant has confirmed that:
- On Match days, Saturday 1st XI fixtures are the only team who come close to filling up the main car park.
 - Saturday 2nd XI, 3rd XI, Women and Junior matches have smaller number of attendees and cars. There is sufficient parking on site within the main car park to accommodate two fixture that do not involve the 1st XI team. The fixtures are arranged so that the 2nd XI and 3rd XI home will coincide and not with the 1st XI.
 - Junior practice can also have high levels of cars due to the number of juniors at the training session. This session is already at maximum capacity and the addition of the secondary pitch will not increase the parking further.
 - There is provision, with the landowner's permission, for overflow parking of 15 cars in the park, just outside of the southern fence of the existing ground. Due to the fact that cricket is only played when the ground is dry and firm, this will result in little or no damage to the ground due to the parking. This parking provision has not caused any damage to the ground in previous years. Given the overflow is a rare occurrence, the addition of hardstanding to the application is not considered necessary.
- 7.31** Highways have been consulted on the application and consider that the additional number of trips and parking demand resulting from the proposal is unlikely to give rise to an unacceptable impact on highway safety or a severe residual cumulative impact.
- 7.32** Notwithstanding this, it is clear that there is some difficulty experienced in the immediate area when it comes to parking within the cricket club. As such, it has been recommended that a car parking management plan is condition to the permission to ensure the safe operation of the car park and aid mitigation of any future parking on the network.
- 7.33** In light of the above, it is considered that the proposal would not cause an unacceptable impact on highway safety or a severe impact on congestion and is therefore policy compliant.

Residential amenity

- 7.34** Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.
- 7.35** The cricket square is located some 194 metres to the nearest residential property (Power House Cottage). Given the distance of the cricket pitch from this residential property, it is not considered that it will cause unacceptable harm to the amenity of residential properties.

- 7.36 The Environmental Health Officer has been consulted on the application and has raised no objection to the application in terms of noise/nuisance issues.
- 7.37 The proposal is not considered to result in undue harm upon the amenity of the neighbouring properties.

Biodiversity

- 7.38 The NPPF sets out, inter alia, that planning decisions should minimise impact on and providing net gains for biodiversity. Policy SD9 of the JCS seeks to protect and enhance biodiversity in considering development proposals.
- 7.39 The application site is located within close proximity to ponds and is within a red risk zone for Great Crested Newts.
- 7.40 The Ecologist recommended a Preliminary Ecological Appraisal was undertaken. During the time of report writing this was underway. It is expected that the PEA and the Ecologists comments/recommended conditions will be reported to Members in the additional representations.

Other Matters

Fall Back Position

- 7.41 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 4, Class B allows for the temporary use of land.
- 7.42 This allows for the following:

B. *The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of—*

(a) the holding of a market;

(b) motor car and motorcycle racing including trials of speed, and practising for these activities, and the provision on the land of any moveable structure for the purposes of the permitted use.

As the cricket pitch is only mown grass, if the use of the land was being used for less than 28 days in the calendar year, the use would be permitted under the General Permitted Development Order. This is a significant fallback position in the determination of the application given the site is only used for a short period during the year.

Cheltenham and Tewkesbury Playing Pitch Strategy

- 7.43 In September 2016, an assessment report was completed that presented a supply and demand assessment of playing pitch facilities in accordance with Sport England's Playing Pitch Strategy Guidance.

- 7.44 Although out of date, the report highlighted the need for another pitch at the club demonstrating that the existing site was overused and the play exceeds the level the site can sustain.

Future Applications

- 7.45 A number of representation letters highlighted the concern about future applications as a result of the current application. The Local Planning Authority can only assess the application before them. Should there be any further works proposed, these will likely require planning permission in their own right and would be considered through a future planning application.

Other Material Considerations

- 7.46 A number of residents have raised concerns regarding concerns with trees and land levels. However, in the supporting information received 24.02.2022, this confirms that no trees will be felled and there will no changes to ground level. No assessment is therefore required.

English Cricket Board & Sport England

- 7.47 The English Cricket Board and Sport England were generally supportive of the application subject to some further considerations. However, not all these matters are material planning considerations or relate to potential future applications. As such, not all recommended conditions have been attached to this permission as they are not considered planning matters.
- 7.48 Local Residents raised some concerns with regard to balls potentially hitting cars/people. The ECB also requested a ball strike assessment is undertaken.
- 7.49 The concerns are noted, however the proposed pitch is no further risk than the existing. The road through to Dumbleton Hall is an access road, rather than a highway and has low traffic flow.
- 7.50 It is not unusual to find cricket pitches within the grounds of Stately Houses. Whilst Ball Strike Assessment maybe something that the applicant may consider, it is not a material planning consideration in determining the application nor is it considered reasonable or necessary to secure such an assessment by way of condition.

8.0 CONCLUSION AND RECOMMENDATION

Benefits

- 8.1 - The proposal will support healthy lifestyle through the provision of safe and accessible sports facilities.

Harms

- 8.2 - Marginal harm to setting of Listed Building and Conservation Area.

Neutral

- 8.3** Subject to the imposition of conditions it is considered that there would be neutral impact on archaeology, ecology, highway and access issues.

Overall conclusion

- 8.4** It is concluded that the application is generally in accordance with development plan policy. It is therefore recommended that the application is permitted.

CONDITIONS:

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Site Location Plan 21-65-01
- Proposed Cricket Pitch 21-65-11
- Proposed Fence Elevations 21-65-12
- Proposed Ground Section 21-65-13
- Proposed Site Plan 21-65-11

Except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

3. The development hereby approved shall not be brought into use until details of the colour of the proposed fence staves and associated battery or transformer boxes shall be submitted to and approved in writing by the local planning authority. The finish shall be a recessive colour and implemented in accordance with the approved details.

Reason: To preserve and enhance the setting, character and appearance of heritage assets.

4. The Temporary Fencing hereby approved shall not be erected outside of the cricket season March to October.

Reason: In the interest of the visual amenity of the area.

5. The development hereby approved shall not be brought into use until a car park management plan has been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved car park management plan and shall be maintained and retained thereafter.

Reason: to ensure the safe operation of approved car parks.

INFORMATIVES:

1. In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.