

Item No. 2

Planning and EP Committee

Application Ref: 18/01307/FUL

Proposal: Erection of club stand and associated canopy, including the creation of refreshment area and W/Cs, alterations to existing car park and change of use of tennis courts to overflow car parking.

Site: Club House, Bretton Park, Flaxland, Bretton

Reason for call in: The Parish Council object to the loss of tennis courts to car parking, and are seeking that at least one court is retained or re-provided.

Applicant: Moore Steel Developments on behalf of Peterborough Lions

Agent: DT Architects

Site visit: 26.2.19

Case officer: Mr M A Thomson

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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description

The application site forms part of Bretton Lions Rugby Club which comprises car parking, temporary club house, marquee, storage and toilets, spectator stand and changing rooms, and playing fields to the east, bounded by secure fencing. There is an area of tennis courts to the north of the application site, however these appear to have long since been abandoned.

Access is gained from Flaxland's to the south through a mature tree belt, which is identified as ancient woodland. Beyond the woodland to the south and west is residential.

It would appear that the highway improvement works are nearing completion at the Flaxland junction.

Proposal

The Applicant seeks planning permission for the 'Erection of club stand and associated canopy, including the creation of refreshment area and W/Cs, alterations to existing car park and change of use of tennis courts to overflow car parking'.

The proposed club stand would have a floor area of 50m x 8.8m, standing at 8.9m to the highest point, utilising a mono pitch roof. The stand would be attached to an existing changing room block, and would create a toilet facility and refreshment area beneath the southern end of the stand.

The scheme also proposes an additional area of car parking, including parking for coaches, which would result in the loss of the tennis courts.

2 Planning History

08/01239/FUL - Erection of temporary sports club house including catering, bar and changing facilities (Permitted)

10/00835/WCPP - Removal of condition C1 of planning permission 08/01239/FUL (Permitted)

11/01572/FUL - Construction of permanent rugby clubhouse with car parking and tennis courts to replace temporary facilities (Permitted)

14/00162/FUL - Temporary sports club pavilion - retrospective (Pending Consideration)

15/00904/DISCHG - Discharge of planning conditions C2 (Materials), C3 (Road junction details), C5 (CMP), C11 (Noise abatement), C15 (Foul drainage scheme) and C17 (Soft landscape scheme) of planning permission 11/01572/FUL - Construction of permanent rugby clubhouse with car parking and tennis courts to replace temporary facilities (Pending Consideration)

16/00325/DISCHG - Discharge of condition C15 (Sewer pipe) of planning permission 11/01572/FUL (Pending Consideration)

16/00158/NONMAT - Non-material amendment to planning permission 11/01572/FUL Construction of permanent rugby clubhouse with car parking and tennis courts to replace temporary facilities. Amendment: Temporary covered spectator area 12m x 3m in area earmarked for permanent spectator stand (Determined)

16/02374/DISCHG - Discharge of condition C21 (floodlighting) (Pending Consideration)

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

National Planning Policy Framework (February 2019)

Section 8 – Promoting Healthy and Safe Communities

Peterborough Core Strategy DPD (2011)

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

CS19 - Open Space and Green Infrastructure

New residential development should make provision for/improve public green space, sports and play facilities. Loss of open space will only be permitted if no deficiency would result.

CS22 - Flood Risk

Development in Flood Zones 2 and 3 will only be permitted if specific criteria are met. Sustainable drainage systems should be used where appropriate.

Peterborough Planning Policies DPD (2012)

PP01 - Presumption in Favour of Sustainable Development

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP14 - Open Space Standards

Residential development (within Use Classes C3 and C4) will be required to provide open space in accordance with the minimum standards. The type of on-site provision will depend on the nature and location of the development and the needs of the local area.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

PP20 - Development on Land affected by Contamination

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

Peterborough Local Plan 2016 to 2036 (Submission)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. The plan has now been examined by the Inspector who has published a list of proposed modifications. These are being consulted upon for 10 weeks. The Inspector's final report is expected shortly after and the Council anticipates being in a position to adopt the Plan in Spring 2019.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP19 - The Historic Environment

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

LP23 - Local Green Space, Protected Green Space and Existing Open Space

Local Green Space will be protected in line with the NPPF. Development will only be permitted if in addition to the requirements of the NPPF there would be no significant detrimental impact on the character and appearance of the surrounding areas, ecology and heritage assets.

LP32 - Flood and Water Management

Proposals should adopt a sequential approach to flood risk management in line with the NPPF and council's Flood and Water Management SPD. Sustainable drainage systems should be used where appropriate. Development proposals should also protect the water environment.

LP33 - Development on Land Affected by Contamination

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

4 **Consultations/Representations**

Sport England (12.03.19)

No objection - The proposal is for the erection of club stand and associated canopy, including the creation of refreshment area, W/Cs, alterations to the existing car park and change of use of tennis courts to overflow car parking. Although the application appears to result in the loss of tennis and netball courts. Google imagery shows that this area has been marked out as overflow parking since 2016 and therefore in its current condition would provide limited benefit to sport.

The RFU were consulted on this application and have provided the following comments:

1. The RFU can confirm it does not wish to issue any form of objection to the proposed developments as the application proposals do not pose a risk or negative effect to the extent of provision or the playing of rugby union on site. The RFU has not been consulted in lead up to the submission for planning permission nor has the club approached the RFU for funding support towards the development. However, the RFU has been always been made aware of the long term ambition to develop the site's accommodation and offer of facility provision for all users. In recent times the club has developed a set of changing rooms to serve the playing teams at the club.
2. The proposed delivery of ancillary facilities to supporter visitors, especially the toilet provision and small refreshment counter will certainly benefit the site and is very much required. The club should consider if the level of privacy offered from outside the toilets is sufficient for the comfort of users.
3. The RFU is aware of the club's longer term ambitions that have previously been given permission for development (Ref; 11/01572/FUL).

Sport England is satisfied that the proposed development meets the exceptions policy, and raises no objection.

Bretton Parish Council (12.03.19)

Comments - Bretton Parish Council supports the Application in principle but would like to request that this is brought to Planning Committee to be discussed. Our main area of concern is the permanent removal of the tennis courts.

We seek amendments to the scheme to include the retention and enhancement of one of the courts for public use. This will be a benefit to the community and retain an asset that will otherwise be permanently lost. However, we understand that there might not be a demand for all of the courts to be made good, which is why we are seeking to retain only one court.

Historically the area has been reserved for tennis courts and we are looking for one of the courts to be retained, taking into account Condition C14 on Application Ref 11/01572/FUL, which required the tennis courts to be made good and open to the public four months after the removal of temporary structures on the site. To our knowledge, this has not been the case, and the courts have not been made good and open to the public since the original approval in 2011.

We understand that the car park and updated seating will immensely benefit the Rugby Club and therefore support the application, but will only support the application with the retention of one of the courts for the benefit of the public

PCC Peterborough Highways Services (15.03.19)

No objection - The Local Highway Authority were consulted on a similar application (11/01572/FUL) whereby a recommendation for refusal was made as at the time it was considered that the junction of the access road with Flaxland was not of sufficient width to allow a coach to turn into the access and safely pass a vehicle waiting to exit.

Notwithstanding the above, due to the new housing development to the south of the site, there

have since been acceptable improvements made to the Flaxland junction therefore the LHA no longer have concerns regarding the above issue.

Conditions are sought with respect to temporary construction facilities and the provision of parking and turning.

Lead Local Drainage Authority (12.03.19)

Object – The Council's Drainage team have raised an objection on the basis that the sustainable drainage strategy needs to reflect the whole site and all areas of additional hardstanding, including but not limited to the proposed stand and additional car parking.

PCC Pollution Team (14.03.19)

No objection - Subject to conditions being appended with respect to uncovering Contaminated Land and informatives with respect to noise, hours of working and control of dust.

Archaeological Officer (05.03.19)

No objection

Peterborough Cycling Forum

No comments received

Police Architectural Liaison Officer (PALO) (12.03.19)

No objection - This section is happy to support the proposal however would ask for consideration of a condition regarding lighting for the car park area, as not clear on the plans what lighting (if any) is proposed for the overflow car park area. The Condition, if supported would be in regards to community safety and reducing vulnerability to crime.

PCC Tree Officer (29.03.19)

No objection - It would appear that I have been consulted on the basis of the adjoining City Council woodlands. From the site plans there does not seem to be any direct impact on these woods.

I would however request clarification on the 2m weld mesh fence- if this is new, then we will require confirmation of any potential impact on the woodlands along with an installation method statement. Also, depending on plant machinery to be used on site, any facilitation pruning details for access to site for machinery.

PCC Wildlife Officer (06.03.19)

First Round

No objection - The applicant states in their Design & Access Statement that this current application is "purely for a change in the design of seating accommodation". On this basis, I would have no objection to the proposal. However it is important to note that a number of ecological related conditions have not yet been discharged under planning ref. 11/01572/FUL including:

- C15 Foul water to be designed to ensure the woodland County Wildlife Site is not affected;
- C16 Provision of bird and bat boxes;
- C21 (Lighting) which requires the flood lighting to be designed to avoid impacts on bat species and for restrictions on timings of operation;

It is therefore important that these conditions are included as part of any new permission.

In addition, it is recommended that an additional requirement for the provision of "hedgehog gaps" at regular intervals along the proposed 2m high weld mesh boundary fencing is included as part of any new permission.

Second Round

On the basis that they would be installing the foul drainage connection below ground level under

the existing footpath, and assuming no above ground vegetation clearance is required, then the details provided should be sufficient.

Natural England - Consultation Service (06.03.19)

No objection

The Wildlife Trusts (Cambridgeshire)

No comments received

The Woodland Trust

No comments received

Forestry Commission

No comments received

Local Residents/Interested Parties

Initial consultations: 150

Total number of responses: 3

Total number of objections: 2

Total number in support: 0

Two letters of representation have been received raising the following concerns;

- increase in traffic;
- noise and light pollution;
- it will encourage more jobs and anti-social behaviour;
- the application site is adjacent to an ancient woodland and County Wildlife Site (CWS);
- the proposed foul drainage would be positioned through the CWS; and
- loss of tennis court sporting facilities.

Ward Cllr Warren has also commented on the application:

In my opinion this is down to the long standing issues between the Rugby Club and Parish Council which have been evident for some time now. The main reason the tennis courts were removed in the first place was because they were very rarely being used. Peterborough Lions are a growing club, already having achieved tier 4 National League Rugby, and have ambitions to become a tier 2 club in the future. They also support many other junior teams under the same team banner, all engaged in local and national league competitions. They have already invested heavily in the current facilities, building a permanent changing and shower block. They are bringing more and more people to both play and support the sport every week.

To oppose these plans, I fear would be a travesty, setting both the club and Sporting facilities in Bretton back.

5 Assessment of the planning issues

The Principle of Development

The Rugby Club is the established use of the land and the proposed club stand and car parking facilities would support and enhance the existing facilities.

Sport England, with support from the RFU, have raised no objection to the proposal, noting that the improved public facilities and refreshment area would benefit the club. The Case Officer queried the re-provision of the tennis courts with Sport England given Parish Council comments, however Sport England have advised that given the number of years since the courts were last used it would be difficult to make a case for their restoration on what is now a rugby venue.

A letter of objection has raised concerns with the loss of the existing tennis courts, however Sport England have not objected to the loss of the tennis courts or sought the replacement of any tennis courts, therefore the principle of development is accepted and would result in enhanced facilities for an established sporting facility, in accordance with Policies CS19 of the Peterborough Core Strategy DPD (2011), PP14 of the Peterborough Policies DPD (2012), LP23 of the emerging Peterborough Plan (2019) and Paragraph 97 of the NPPF (2019);

Design and Layout

The proposed stand would be of steel construction. The refreshment area and public toilets would be situated at ground floor and would be accessed from the rear, there would be terraced seating to the front of the structure with private boxes above, essentially creating a two storey structure. Whilst functional in style and appearance, it is considered to be commensurate in size and scale with the club and would provide much needed facilities for the Clubs long term goals.

The proposed car park extension would be largely situated over the existing tennis court, which itself is laid to hardstanding. Given that the tennis court use has ceased it is considered the formal laying out of the car park would enhance the appearance of the area, more so through the introduction of incidental landscaping.

As such the proposed stand and associated parking area would not harm the character or appearance of the area and would accord with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2 of the Peterborough Policies DPD (2012).

A letter of representation has advised the development if approved would result in more anti-social behaviour. There have been no objections received from the Police Architectural Liaison Officer subject to a condition being attached with respect to lighting serving the proposed car park area. It is not considered the proposed development would result in anti-social behaviour, and the site would be in control of the rugby club.

Biodiversity

Natural England have raised no objection to the proposal, and further to consulting the Woodland Trust and Forestry Commission there have been no comments received.

Wildlife - The Council's Wildlife Officer has raised no objection to the proposal subject to securing conditions with respect to foul water drainage having no adverse impact on the adjacent County Wildlife Site, the provision of bird and bat boxes and details of any flood lighting. It has also been requested that "hedgehog gaps" are provided within any new fencing.

Further to a second round of consultation with the Wildlife Officer it has been confirmed that the foul drainage would be installed below ground level and would not require any vegetation clearance. On this basis C15 of the 2011 condition would be satisfied, and only a compliance condition would need to be attached, should planning permission be granted.

Trees - The Council's Tree Officer has raised no objection to the proposal, however details would need to be provided for the proposed 2m weld mesh fencing shown on the plans along the southern boundary. It should be highlighted that 2m high fencing in this location would not require planning permission, and it would appear that the hard standing is existing, therefore a condition shall be appended stipulating that in the event that any new hard standing is required to be laid, or existing hard standing replaced, details shall be first submitted to and approved in writing by the Local Planning Authority.

Subject to conditions being appended with respect to the foul water drainage, the provision of bird and bat boxes, details of any flood lighting and a coverall condition with respect to the laying or replacement of hardstanding along the southern boundary the development would not harm the biodiversity value of the site or off-site trees, and would accord with Policy PP16 of the Peterborough Policies DPD (2012).

A letter of representation has raised concerns with respect to impact on the adjacent ancient woodland and County Wildlife Site, including the proposed method of foul drainage, however as set out above there have been no objections raised by the Council's Wildlife Officer or Tree Officer.

Access and Parking

The Local Highway Authority have raised no objection advising that due to a new housing development to the south of the site there have since been acceptable improvements made to the Flaxland junction, therefore subject to conditions being appended with respect to temporary construction facilities and the provision of parking and turning the proposal would provide satisfactory parking to serve the development and would not result in an adverse highway safety hazard, in accordance with Policies PP12 and PP13 of the Peterborough Policies DPD (2012).

A letter of representation has raised concern that the proposed development would result in additional traffic. The proposed development would be to support an existing sporting facility, the levels of activity already take place on site and have previously been found acceptable in 2011. As such it is not considered the amount of development proposed would give rise a demonstrable increase in traffic, which would impact on the local highway network or amenity of neighbouring dwellings.

Contamination, Drainage and Flood Risk

The Council's Pollution Control Officer has raised no objection to the proposal subject to a condition being attached with respect to uncovering unsuspected contaminated land, as well as standard informatives with respect to noise, dust and hours of construction.

The Council's Drainage team have responded advising that a sustainable drainage scheme (SUDS) is required to be submitted to cover the whole site. Officers have been working with the Applicant and Agent and are awaiting clarification that a ditch which runs along the east of the site has capacity to accommodate surface water. Officers anticipate the ditch will have capacity, and further information will follow within the Update Report.

Subject to securing a satisfactory sustainable drainage scheme for the site and attaching conditions and informatives with respect to contaminated land, noise, dust and hours of construction the scheme would accord with Policies CS22 of the Peterborough Core Strategy DPD (2011), PP4 and PP20 of the Peterborough Policies DPD, Policies LP33 and 34 of the emerging Local Plan (2019) and Paragraph 179 of the NPPF (2019).

Neighbour Amenity

Given the distances involved and the intervening tree cover the proposed spectator stand would not result in an unacceptable adverse impact on neighbouring amenity.

It is recognised that the proposed spectator stand would form a gathering point for spectators during games, which could result in peaks of noise during matches, however matches would typically take place at weekends during the day. To confirm the Pollution Control team have raised no objections to the proposal on noise grounds.

It is noted that the site would generate vehicle movements during game times, however the rugby club use is established and could generate this number of vehicle movements as it stands. As such it is not considered the coming and going of vehicles to match days, or by players who may train at the site during the week, would result in unacceptable levels of disturbance which would harm the amenity of neighbouring residents.

A condition shall be attached with respect to the proposed private boxes and spectator area advising that these shall only be used in connection with the rugby club, and shall not be used for private hire. The reason for this is that there has not been sufficient information submitted, and Officers are conscious a separate application may follow to replace the temporary club house and marquee in the future.

Therefore subject to controlling the operation of the private boxes the proposed development would not harm the amenity of neighbouring properties, and would accord with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2 and PP3 of the Peterborough Policies DPD (2012).

A letter of representation has raised concerns with respect to issues of noise and light pollution, however as outlined above there have been no objections raised with respect to noise from the Councils Pollution Control Officer, and the floodlighting as shown on the submitted plans do not form part of this application. Details of lighting for the car park would be secured by condition, however this would be low level and designed to serve as a deterrent to crime.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

- The proposed spectator stand and associated parking area would result in the loss of an area of tennis courts, however it would go towards improving an existing and established rugby club facility, therefore the proposed development would accord with Policies CS19 of the Peterborough Core Strategy DPD (2011), PP14 of the Peterborough Policies DPD (2012), LP23 of the emerging Peterborough Plan (2019) and Paragraph 97 of the NPPF (2019);
- The proposed spectator stand and associated parking area would not unacceptably harm the character or appearance of the area, or unknown buried archaeology, and would accord with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011), PP2 and PP17 of the Peterborough Policies DPD (2012);
- The proposed spectator stand and associated parking area would not have an unacceptable harmful impact to neighbouring amenity and would accord with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP3 of the Peterborough Policies DPD (2012); and
- There are no Highway safety concerns and parking can be accommodated on site, in accordance with Policies PP12 and PP13 of the Peterborough Policies DPD (2012).
- The proposed development would not result in a net loss to the biodiversity value of the site, or have an unacceptable adverse impact on the adjoining County Wildlife Site, a satisfactory surface water drainage scheme for the site would be achieved and satisfactory safeguarding measures would be put in place to deal with uncovering unsuspected contaminated land, as such the proposal would accord with Policies CS22 of the Peterborough Core Strategy DPD (2011), PP4 and PP20 of the Peterborough Policies DPD, Policies LP33 and 34 of the emerging Local Plan (2019) and Paragraph 179 of the NPPF (2019).

7 Recommendation

Subject to securing a satisfactory surface water drainage strategy the Director of Place and Economy recommends that Planning Permission is **GRANTED** subject to the following conditions:

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The materials to be used in the construction of the external surfaces of the spectator stand hereby permitted shall match those indicated on the submitted application form and drawings.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 Prior to the first use of the spectator stand hereby approved the parking and turning areas as shown on Drawing AK0002-N (Proposed Site Layout Plan) shall be laid out and marked out in accordance with this plan, and shall thereafter be retained and maintained for the purposes of parking and turning in connection with the Rugby Club in perpetuity.

Reason: To ensure the development does not constitute a highway safety hazard, in accordance with Policy PP13 of the Peterborough Policies DPD (2012).

- C 4 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason: To ensure the development does not constitute a highway safety hazard, in accordance with Policy PP13 of the Peterborough Policies DPD (2012).

- C 5 Prior to the commencement of development a wheel cleaning system for construction vehicles (i.e. a portable wheel wash) including a contingency measure should this facility become in-operative shall be installed on site. The wheel cleansing equipment shall remain on site throughout construction and be capable of cleaning the wheels, underside and chassis of all construction vehicles that shall visit the site during the construction/demolition phase.

Reason: In the interest of highway safety, in accordance with Policy PP12 of the Peterborough Policies DPD (2012).

- C 6 Prior to the first use of the spectator stand hereby approved details of external lighting serving the car parking area as shown on Drawing AK0002-N (Proposed Site Layout Plan) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting scheme shall be implemented in accordance with the approved details, and retained and maintained as such in perpetuity.

Reason: In the interests of addressing vulnerability to crime and highway safety in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2, PP12 and PP13 of the Peterborough Policies DPD (2012).

- C 7 Prior to the first occupation of the spectator stand hereby approved the Foul Drainage scheme shall be strictly implemented in accordance with Drawing AK0002-N (Proposed Site Layout Plan), which states the proposed new foul drainage system shall utilise a 200mm diameter pipe at a depth of 1-1.5m below the existing footpath. This method of implementation shall not result in the loss of any vegetation within the County Wildlife Site.

In the event that it is not possible to implement the foul drainage scheme in accordance with these details a new foul drainage strategy and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority, and thereafter be implemented in accordance with the approved details, and retained and maintained as such in perpetuity.

Reason: In the interest of pollution prevention and in the interest of ensuring the adjacent woodland is not damaged by the installation of the new sewer pipe, in accordance with

Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP2, PP16 and PP20 of the Peterborough Policies DPD (2012).

- C 8 Prior to the first use of the spectator stand hereby approved details of bird boxes (House Sparrow, Starling & Swift) and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the bird and bat boxes shall be implemented in accordance with the approved details and thereafter retained in perpetuity.

Reason: In the interest of preserving the biodiversity value of the site, in accordance with Policy PP16 of the Peterborough Policies DPD (2012).

- C 9 During construction works all construction trenches shall be covered overnight and a method of escape for mammals, specifically hedgehogs, shall be provided to each trench. With respect to any impenetrable barriers hereby approved adequately sized gaps shall be provided every 10 metres to enable the movements of hedgehogs.

Reason: In the interest of preserving the biodiversity value of the site, in accordance with Policy PP16 of the Peterborough Policies DPD (2012).

- C10 No external public address system shall be installed or operated without the written consent of the Local Planning Authority, unless used in the case of an emergency.

Reason: In order to control the impact on the amenity of nearby residents, in accordance with Policy CS16 of the Peterborough Core Strategy DPD.

- C11 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121 and Policy PP20 of the Peterborough Planning Policies DPD (2012).

- C12 In the event that any areas of hardstanding are required to be re-laid within 10 metres of the southern boundary an arboricultural protection scheme shall be submitted to and approved in writing by the Local Planning Authority before any works take place. The arboricultural protection scheme shall include a site meeting between the site agent/architect/builder, the developers chosen arboriculturist and the Local Planning Authority's Tree Officer which shall inform the submission of a site specific Method Statement and/or Tree Protection Plan to BS5837:2012 Trees in relation to design demolition and construction - Recommendations methodology.

The Method Statement/Tree Protection Plan shall identify (not necessarily exclusively) the following:

- o Location and specification of protective tree measures in addition to appropriate ground protection within the Root Protection Areas of all retained trees within the site;
- o Details of all Root Protection Area infringement during the construction and landscaping phases with details on how the impact will be minimised. This includes the location and specification of 'no dig' constructions (where applicable);
- o Details of facilitation pruning;
- o Location for access, material storage, site office, mixing of cement, welfare facilities etc.;
- o Specification of landscaping prescriptions (including fencing/walls and changes in

soil level) within the Root Protection Area of retained trees;

- o Details of signage to be erected within the tree protection areas

The approved scheme shall be implemented in full, strictly in accordance with the agreed details/plans and shall be retained as such for the lifetime of the demolition/construction of the development.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the Peterborough Planning Policies DPD (2012). This is a pre-commencement condition as these details need to be agreed before development commences on site.

- C13 The private boxes which form part of the Spectator Stand hereby approved, as shown on Drawing AK0101-P01 (Proposed Floor Plans), shall only be used in connection with the Rugby Club during club games, and shall not otherwise be made available to hire or let, unless otherwise agreed in writing through the submission of a planning application.

Reason: There has been no information supplied to use the spectator boxes other than on club match days, and in the interest of protecting neighbouring amenity in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2011) and PP3 of the Peterborough Policies DPD (2012).

- C14 The development hereby permitted shall be carried out in accordance with the following approved plans:

- AL0102-B - Location Plan
- AK0102-P01 - Existing Floor Plan-Stand
- AK0101-P01 - Proposed GF and FF Plans
- SK0001-P01 - Existing and proposed visual
- AL0110-C - Existing Site Plan
- AK0002-N - Proposed Site Layout Plan
- AK0802-P01 - Existing Elevations
- AK0801-P01 - Proposed Elevations

For the avoidance of doubt the external floodlighting as shown on Drawing AK0002-N does not form part of this application.

Reason: For the avoidance of doubt and in the interest of proper planning.

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