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10. **Section 1:16/P/2740/RG3 Erection of a two storey rear extension to existing leisure centre to provide a fitness suite, free weights area and 2no. studio spaces. Provision of 3no. floodlit all weather sports pitches and 2no. floodlit tennis courts at Hutton Moor Leisure Centre, Hutton Moor Road, Weston-super-Mare, BS22 8LY**

**COUNCIL APPLICATION**

**Summary of recommendation**

It is recommended that, subject to the receipt of (a) details of an emergency flood warning and evacuation plan, and (b) further details regarding compliance with policy CS2 (BREEAM/10%renewable energy),the application be **APPROVED** subject to conditions. The full recommendation is set out at the end of this report.

**The Site**

Hutton Moor Leisure Centre is a council owned leisure centre located to the north of Herluin Way and west of Hutton Moor Road. The application site includes the existing leisure centre building, car parks, tennis courts and skate-park. The site of the proposed extension is presently a rear parking area and the site of the proposed all weather pitches and tennis courts is a grassed area formerly used as a rugby pitch. Allotments are located to the north of the site, with the railway line and a new housing development site beyond. Hornets Rugby Football Club is situated to the east of the site, with dwellings to the north on Puttingthorpe Drive/Methwyn Close. The Premier Inn is located to the south of the existing leisure centre building.

**The Application**

This is the first phase of a two-phase scheme for the refurbishment of the leisure centre. The second phase (which will be the subject of a separate application) will include a refurbished reception and a new leisure pool facility. This application seeks full permission for:

- The erection of a two-storey extension to the rear (west) of the leisure centre building for use as a fitness suite. The extension measures 25.5m (w) x 11m (d) x 8.6m (h). It is of a contemporary design with flat roof, grey brick finish, extensive window detailing on the west elevation, with deep recessed windows divided by vertical fins for solar shading.
- Three all-weather pitches and two tennis courts on the grassed area to the north of the site's access off Hutton Moor Road. The three pitches run parallel to the northern boundary and measure a total of 43m (d) x 99m (w) and will be enclosed by 4.5m mesh fencing. The tennis courts are positioned alongside (nearest the road) and measure a total of 35m (d) x 33 m (w). All pitches/courts are to be floodlit by 12m lighting columns and raised above ground level by 0.5m (for drainage purposes).

(The original proposal for a new/relocated skate park has been withdrawn)

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**Relevant Planning History**

Year	Reference	Proposal	Decision
<b>Leisure centre:</b>			
2015	15/1950/F	Access track with culverts, bund, barrier and relocated gate	Approved
2002	02/2529/F	Install skateboard facilities	Approved
1991	2049/91	Construction of leisure complex	Approved
1990	1544/90	Construction of swimming pool and other leisure facilities	Approved
1989	0210/89	Extension to sports complex including swimming pool, hotel, car parking	Approved
1989	0209/89	Develop sports centre, 9-hole golf course, BMX track, buildings, parking	Approved
1987	1616/87	Construction of tennis courts	Approved
1985	1483/85	Sports centre with car park	Approved
1984	2775/84	Erection of sports hall with car park	Approved
<b>Adjoining hotel:</b>			
2016	16/P/0033/F	40-bed hotel extension (amended by 16/P/1449/MMA and 16/P/1909/NMA)	Approved
2005	05/P/0932/F	28-bed hotel extension	Approved
1997	97/2564	Hotel extensions	Approved
1995	95/0484/F	The original 40 bedroom hotel and restaurant	Approved

**Policy Framework**

The site is affected by the following constraints:

- Within the settlement boundary for Weston super Mare
- Within flood zone 3a
- Within the 5km protection zone around the North Somerset and Mendip Bats Special Area of Conservation.
- Within Weston Town Centre Area (CS29, DM60)
- Within Weston super Mare Gateway Area (CS29)

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**The Development Plan**

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

<b>Policy Ref</b>	<b>Policy heading</b>
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS26	Supporting healthy living and the provision of health care facilities
CS27	Sport, recreation and community facilities
CS28	Weston super Mare
CS29	Weston super Mare Town Centre

The Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

<b>Policy</b>	<b>Policy heading</b>
DM1	Flooding and drainage
DM2	Renewable and low carbon energy
DM8	Nature Conservation
DM9	Trees
DM10	Landscape
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM28	Parking standards
DM32	High quality design and place making
DM33	Inclusive access into non-residential buildings and spaces
DM60	Town centres
DM68	Protection of sporting, cultural and community facilities
DM69	Location of sporting, cultural and community facilities

**Other material policy guidance**

National Planning Policy Framework (NPPF) (March 2012)

The following is particularly relevant to this proposal:

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<b>Section No</b>	<b>Section heading</b>
2	Ensuring the vitality of town centres
4	Promoting sustainable transport
7	Requiring good design
8	Promoting healthy communities
10	Meeting the challenge of climate change, flooding and coastal change
11	Conserving and enhancing the natural environment

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted December 2005)
- Biodiversity and Trees SPD (adopted December 2005)
- Creating sustainable buildings and places SPD (adopted March 2015)

**Consultations**

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: Residents have been consulted on the original and amended plans. One letter of objection received at the time of writing. The principal planning points raised are that:

- there are traffic problems associated with this development and Hornets Rugby Club's new pitch. Parked cars block local roads.

Weston super Mare Town Council: "No objection".

**Other Comments Received:**

**Sport England:** No objections, following receipt of additional information.

**Environment Agency:**

No objections to the amended plans. Notes the site is within flood zone 3. Comments that there must be no interruption to the surface water drainage system. Provides advice on signing up the EA's Floodline Warnings Direct service, incorporating flood proofing measures, following DCLG guidance on preparing for floods and improving flood performance in buildings, and ensuring emergency flood plan and evacuation arrangements are adequate.

**The North Somerset Levels Internal Drainage Board:**

Without mitigation, the development has potential to increase downstream flood risk. Therefore the Board raises no objections subject to a condition requiring the

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submission and approval of surface water drainage details. With regards to the amended plans, the culvert that the applicants are proposing to discharge into is likely to be riparian owned, with the Drainage Board being the regulatory authority, and therefore discharge rates would need to be agreed with the IDB through the planning application process, followed by land drainage consent.

**Avon and Somerset Police Crime Prevention Design Advisor:**

Was initially concerned about the proposal to enclose the skate park with a 3m acoustic fence. However both aspects have now been withdrawn. Other comments include designing fences to avoid climbing, design landscaping to retain good lines of sight for the outdoor sports facilities and provide a buffer adjacent ground floor windows in the extension, windows should be glazed to meet British Standards, roller shutters should be added for protection when the premises are closed, lighting and landscaping should be designed so as not to conflict with CCTV.

**Wessex Water:** Map submitted showing public foul and surface water sewers affected and requesting the applicant to contact Wessex Water to agree the details.

**Principal Planning Issues**

The principal planning issues in this case are (1) the principle of providing sports and leisure facilities in this location, (2) neighbour impacts, (3) design issues, (4) biodiversity and trees, (5) flood risk and drainage, (6) highways and transportation, (7) setting of listed building, and (8) other matters

**Issue 1: The principle of providing sports and leisure facilities in this location**

The site is within the settlement boundary for Weston super Mare and within the Weston super Mare Town Centre gateway area, where such facilities are acceptable in principle in accordance with policies CS26, CS27, CS28, CS29, DM60 and DM69, and sections 2 and 8 of the National Planning Policy Framework as a means of promoting healthy lifestyles and diverse town centres.

The above policies require that proposals:

- Are of a high quality design (CS29)
- Are well related to the community it is intended to serve, in a sustainable location and accessible by a choice of modes and to disabled people (CS29 and DM69)
- Incorporate features that facilitate combining other community needs, unless agreed as inappropriate (DM69)
- Will not prejudice the living conditions of neighbours (DM69)
- Will contribute to the improvement of the Town Centre through various means (DM60)

It is considered that the proposals will comply with the above policy requirements for the reasons set out in more detail below and that, in principle, the provision of these facilities is acceptable.

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The site of the proposed all weather pitches and tennis courts was formerly a rugby pitch. Policies CS27 and DM68 and paragraph 74 of the NPPF, along with Sport England's playing field policy (Policy Exception E5), also consider the loss of existing facilities. These policies require that:

- The facilities are surplus to requirements (NPPF, CS27, DM68)
- The loss would be replaced by equivalent or better provision (NPPF, CS27, DM68)
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss (NPPF, Sport England)

The applicants have submitted a plan showing that the rugby pitch has been relocated to land to the west of the leisure centre.

Sport England has confirmed that it has no objections to the scheme following receipt of additional information from the applicants which demonstrates that the rugby pitch has been replaced elsewhere on site, that the proposals will provide sports facilities for the community in the long term and that funding for maintenance of the artificial pitches will be sought as and when required.

Given the above, the replacement of the former rugby pitch with these new facilities is considered acceptable.

**Issue 2: Neighbour impacts**

Policies DM32 and DM69 require that proposals such as this should not prejudice the living conditions of neighbouring properties and policy CS3 states that:

*“Development that, on its own or cumulatively, would result in air, water or other environmental pollution or harm to amenity, health or safety will only be permitted if the potential adverse effects would be mitigated to an acceptable level by other control regimes, or by measures included in the proposals, by the imposition of planning conditions or through a planning obligation”*

A revised LED lighting scheme has been submitted which confirms that the floodlighting will meet the Institute of Lighting Professionals' guidance for the reduction of obtrusive light when assessed in relation to existing dwellings to the east and new dwellings (presently under construction) to the north of the railway. In this respect the proposal is acceptable, subject to conditions securing adherence to the proposed specifications and subject to the lights being switched off after 10pm (or when not in use).

A revised noise impact assessment has been submitted (following removal of the skate park from this scheme). This confirms that the predicted noise levels from the all-weather pitches/tennis courts, without an acoustic fence, are unlikely to exceed the World Health Organisation's guidelines for community noise at the nearest affected

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residences, and are in line with existing noise levels from the adjacent road. In this respect, the proposal is acceptable without an acoustic fence.

Noise from external plant associated with the extension have potential to impact on the nearby hotel (classified as noise sensitive premises) and therefore a condition is recommended to ensure that noise levels from the plant to not exceed background levels.

Due to the distance from neighbours, the proposals do not cause any other adverse impacts such as overlooking or overbearing impact.

**Issue 3: Design issues**

Core strategy policy CS5 seeks to protect landscape character and policies CS12 and DM32 promote high quality design that considers existing context, including such matters as siting, landscaping, levels, form, scale, height, massing, detailing, colour and materials.

The building is of a contemporary design with flat roof, grey brick finish, extensive window detailing on the west elevation, with deep recessed windows divided by vertical fins for solar shading. This is distinct from the existing building, which is constructed of buff brick with pale green bull nosed cladding. However, this is the first phase of a planned upgrade and has been designed to complement the ultimate scheme. The extension is not prominently located and therefore the impact of the differing design characteristics will not be visually intrusive in the interim period. The all-weather pitches and tennis courts will be enclosed by fencing, which, although tall, will be constructed of open mesh and will not be visually intrusive.

Policy DM32 requires that lighting schemes are not obtrusive by, amongst other things, causing sky glow or light trespass. In this respect the revised lighting scheme complies with the Institute of Lighting Professionals' guidance for the reduction of obtrusive light.

Policy DM33 requires that public buildings and facilities are accessible to everyone. The applicant has confirmed that matters such as paving design, ramps, access to the all-weather pitches and tennis courts and any spectator facilities, disabled parking bays and entrance doors will be designed to ensure that the facilities are accessible to people of all abilities. A condition is recommended to secure such details.

The Crime and Disorder Act places a duty on Local Authorities to have regard to crime and disorder issues in exercising their functions. This is covered by paragraph 58 of the NPPF and policy CS12, which states that development proposals should demonstrate a commitment to designing out crime through the creation of safe environments that benefit from natural surveillance, visible open spaces, lighting and other security measures. The comments of the Police Crime Prevention Design Advisor have been taken into account, with the deletion of the skate-park and tall fence (which restricted surveillance and caused a risk). Other comments regarding fence design, landscaping, CCTV and lighting are addressed through the proposals

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and recommended conditions. Roller shutters have not, however, been incorporated due to the adverse visual impact, although the ground floor glazing will be upgraded to be toughened and laminated.

For non-residential developments over 500m<sup>2</sup>, policy CS2 requires that 10% of the energy requirements of the development are provided through the use of on-site renewable energy sources and that BREEAM 'Very Good' standard is achieved. Further information is awaited from the applicants in this respect and members will be updated at the meeting.

**Issue 4: Biodiversity and trees**

The Natural Environment and Rural Communities (NERC) Act 2006 places a duty on Local authorities to have regard to the conservation of biodiversity in exercising their functions. Policy DM8 states that *'Development proposals must take account of their impact on local biodiversity and identify appropriate mitigation measures to safeguard or enhance attributes of ecological importance'*. It states that proposals should seek to conserve the local natural environment and that development which would have an adverse impact on identified sites of international importance, which includes Special Areas of Conservation (SAC's) will not be permitted.

The application site lies within the 5km protection zone around the North Somerset and Mendip Bats Special Area of Conservation. Within this zone, development that would adversely affect structures, feeding grounds or landscape features used by greater and lesser horseshoe bats will not normally be permitted.

The application was submitted without the correct level of survey data, meaning that it was not possible to determine whether the proposals (notably the external lighting proposals) would have an adverse impact on horseshoe bats using the SAC or other bat species. However, other bat activity data has now been sourced which can be used to inform the decision on this application. This indicates that horseshoe bats are not using the area and that whilst other bats have been recorded, there was only one record of a light sensitive bat species in a six month period. The existing boundary vegetation is to be retained and this, along with the reduction in lighting levels, means that a 'dark' connective habitat will be retained. A revised ecological report has been received to reflect the above information, along with additional information which confirms that habitat that may possibly support great crested newts/reptiles will not be affected by these phase 1 works. Therefore no further surveys necessary at this time. In this respect, the revised proposals are acceptable and do not require screening under the Habitats Regulations. Conditions are recommended securing ecological mitigation.

There is a group of trees of amenity value alongside Hutton Moor Road. Policy DM9 states that, amongst other things, development proposals affecting trees should: demonstrate that the retention, protection and enhancement of tree canopy cover has been considered throughout the design and development proposal; evaluate the short and long term impacts of the development on existing trees; demonstrate that the long term retention of appropriate trees; and provide high quality physical protection. The original proposal included a skate park and 3m tall acoustic fence within the root

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protection areas of these trees. These proposals have now been withdrawn from the scheme and it is likely that the revised scheme can go ahead without detriment to the trees. A revised tree survey is awaited. Conditions are recommended securing a revised tree report and tree protection plan, together with tree protection and replacement.

### Issue 5: Flood risk and Drainage

The site falls within flood zone 3a. The submitted sequential test is considered to be acceptable (the search area has been confined to the leisure centre site and there are no other parts of the site that are at a lower risk of flooding). The exception test need not be applied in this case as the proposal is for 'less vulnerable' development.

The Environment Agency raises no objections to the amended scheme, but comments that there must be no interruption to the surface water drainage system (covered below) and makes recommendations about the need for flood proofing and emergency flood warning and evacuation measures. Some flood proofing measures have been included in the submitted Flood Risk Assessment, and a condition is recommended to secure final details. The applicant has been asked to provide details regarding the emergency flood warning and evacuation measures and members will be updated at the meeting in this respect. An advice note is proposed setting out other recommendations made by the Environment Agency.

Surface water drainage details have been submitted to demonstrate that the proposal will not cause flood risk elsewhere. The proposed drainage system consists of a permeable surface with a tanked sub base which will capture surface water runoff from the all-weather pitches and tennis courts. Surface water will be stored in the sub base before discharging to a culverted watercourse running along the western boundary of the site at a restricted rate. The Lead Local Flood Authority (council) and the IDB do not object to the scheme, but have recommended a condition securing further surface water drainage details.

### Issue 6: Highways and Transportation

Paragraph 32 of the NPPF states that *'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'*. Policy DM24 reflects this, stating that *'development will be permitted provided it would not prejudice highway safety or inhibit necessary access for emergency, public transport, service or waste collection vehicles'* and that *'development giving rise to a significant number of travel movements will only be refused on transport grounds if it is likely to have a severe residual cumulative impact on traffic congestion or on the character and function of the surrounding area; or is not accessible by non-car modes or cannot readily be integrated with public transport, cycleway and footpath links....'*

A Transport Statement has been submitted with the application which confirms that there are adequate links to the local pedestrian and cycle network as well as a local bus service. It demonstrates that the proposal will generate up to 26 additional peak hour movements, which would not have a severe impact in terms of the NPPF.

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There are no changes to the site's access. The main highway issue is whether parking provision remains adequate. Policy DM28 states that development proposals should meet the council's parking standards and that *'development will not be permitted if the car parking arrangements would unacceptably harm the character of the area or the safe and effective operation of the local transport network'* and that *'planning applications must demonstrate to the satisfaction of the council that the functional parking needs of the development can be accommodated on or close to the site without prejudicing highway safety .....*

The proposed extension will result in the loss of 15 parking spaces. The parking standard requires 340 spaces, whereas the proposal would result in the centre having 270 spaces. The applicants have provided a car park occupancy survey within the supporting Transport Statement which shows a maximum occupancy of 54% for the current car park. An additional 146 car parking spaces are also provided within the adjacent Premier Inn/Beefeater site where there are no parking restrictions between the two uses and which also operates below capacity. On this basis, it is considered that the proposed level of on-site parking provision is acceptable. A condition is however, recommended to secure cycle parking provision (along with a condition securing a construction traffic management plan).

### **Issue 7: Setting of Listed Building**

The proposal does not affect the setting of any listed buildings.

### **Issue 8: Other matters**

Other matters have been raised by consultees, namely the problem of litter. However, this existing problem cannot be attributed to this proposal, and would not warrant refusal.

### **Conclusion**

The proposal is acceptable in principle in accordance with policies CS26, CS27, CS28, CS29, DM60 and DM69, and sections 2 and 8 of the National Planning Policy Framework.

As amended, the proposals will not harm the living conditions of neighbours in terms of light intrusion, noise or any other impacts. In this respect the proposal complies with policies DM69 and CS3.

The contemporary design for the extension will fit in with future proposals for the site and will not be visually intrusive in the interim period. Conditions are recommended to ensure that the proposal complies with other design requirements such as inclusive design and crime prevention.

Policy CS2 requires that 10% of the energy requirements of the development are provided through the use of on-site renewable energy sources and that BREEAM

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'Very Good' standard is achieved. Further information is awaited from the applicant in this respect.

A revised ecology report has been received which confirms that the proposal is acceptable, provided it is in accordance with the revised lighting scheme. A revised tree report is awaited. In these respects, with appropriate conditions/mitigation, the proposals are acceptable and in accordance with the NERC Act 2006 and the Wildlife and Countryside Act 1981 (as amended) and policies CS4, DM8 and DM9.

The site is within flood zone 3a. The sequential test has been passed. Conditions are required regarding flood proof construction and surface water drainage. Further details are awaited from the applicant regarding an emergency flood warning and evacuation plan.

A transport statement has been submitted which confirms that the site is accessible and that the increase in trips and loss of 15 parking spaces will not result in an adverse highway impact that would conflict with paragraph 32 of the NPPF or policies DM24 and DM28.

**RECOMMENDATION:** Subject to the receipt of (a) details of an emergency flood warning and evacuation plan, and (b) further details regarding compliance with policy CS2 (BREEAM/10%renewable energy), the application be **APPROVED** (for the reasons stated in the report above) subject to the following conditions and any other additional or amended conditions as may be required in consultation with the Chairman and Vice Chairman as a result of the further information:

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

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

Lighting

3. No means of external illumination shall be installed other than in complete accordance with the approved details and specifications set out in the document entitled 'Hutton Moor Leisure Centre Exterior Sports Lighting LED Option' dated 12 January 2017, as updated and clarified by the email from Alec French Architects dated 17 January 2017.

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Reason: In order to protect neighbours and the adjoining wildlife corridor from unacceptable light intrusion and in accordance with policies CS3 and CS4 of the North Somerset Core Strategy and policies DM8 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

4. The floodlights hereby permitted shall only be switched on when the associated All Weather Pitch or tennis court is in use. The lights shall either be switched off within 10 minutes of the All Weather Pitch or tennis court being vacated or at 22.00 hours, whichever occurs the earliest, and shall not be switched on again before 15.00 hours on the following day.

Reason: In order to protect neighbours and the adjoining wildlife corridor from unnecessary light intrusion and in accordance with policies CS3 and CS4 of the North Somerset Core Strategy and policies DM8 and DM32 of the North Somerset Sites and Policies Plan (Part 1).

Noise Levels

5. The rating level of all external plant either singly or in combination shall not exceed background noise levels at the nearest noise sensitive premises when assessed in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

Reason: In order to protect neighbours from noise in accordance with policy CS3 of the North Somerset Core Strategy.

Construction Method Statement

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - a. Details of the construction programme
  - b. Details of the volume, type and nature of construction traffic and impact of construction traffic on the surrounding local highway network for network peak hours;
  - c. hours of construction;
  - d. routing of vehicles;
  - e. details of site enabling works; method of works, including: siting and installation of services such as drainage;
  - f. measures for avoidance of harm to protected and notable species in accordance with section 4 of Hutton Moor Ecological Appraisal, First Ecology January 2017.

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- g. specification of buffers and fencing for the protection of retained ecological features and trees;
- h. measures for the prevention of pollution to avoid impacts (including dust, water run-off, silt deposition);
- i. the parking of vehicles of site operatives and visitors;
- j. waiting/parking areas for HGVs
- k. loading and unloading of plant and materials;
- l. storage of plant and materials used in constructing the development;
- m. the erection and maintenance of security fencing, where appropriate;
- n. wheel washing facilities;
- o. measures to control the emission of dust and dirt during construction;
- p. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- q. measures for disposal of waste and prevention of pollution;
- r. measures to control noise from works on the site.

Reason: In order to preserve highway safety, the living conditions of nearby residents, and to protect biodiversity and existing trees in accordance with The NERC Act 2006, with the Wildlife and Countryside Act 1981 (as amended), policies CS3 and CS4 of the North Somerset Core Strategy and policies DM8, DM9, DM24, DM32 and DM69 of the North Somerset Sites and Policies Plan (Part 1).

Cycle parking

- 7. The development hereby permitted shall not be brought into use until cycle parking facilities have been provided on site in accordance with plans and specifications that have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the development is served by suitable cycle parking facilities in accordance with policy DM28 of the North Somerset Sites and Policies Plan (Part 1).

Drainage and flood risk

- 8. Notwithstanding the submitted details, and prior to construction of the all-weather pitches and tennis courts hereby permitted, details of the surface water proposals shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the North Somerset Levels Internal Drainage Board). Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the

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assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 20% an allowance for climate change. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. provide a plan indicating flood exceedance routes, both on and off site in the event of a blockage or rainfall event that exceeds the designed capacity of the system.
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- iv. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding from surface water, and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1).

9. No development shall be commenced until details of flood resilience measures together with a programme of maintenance for the lifetime of the development have been submitted to and approved by the Local Planning Authority. Such works shall be carried out in accordance with the approved details.

Reason: To reduce the risk of flooding to the development from surface water and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1).

10. The development hereby permitted shall not be brought into use until an Emergency Flood Warning and Evacuation Plan has been put in place in accordance with the approved details. The Plan shall be maintained and observed thereafter in accordance with the approved details.

Reason: To protect users of the development in times of flood and in accordance with policy CS3 of the North Somerset Core Strategy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1).

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11. The walling, fencing and surfacing materials to be used in the development hereby permitted shall be in accordance with the details hereby approved. If any other material is proposed, it shall not be used unless details and specifications have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure the materials area acceptable and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM32 and DM33 of the North Somerset Sites and Policies Plan (Part 1).

Inclusive Design

12. No development shall be commenced until full details and specifications have been submitted to and approved in writing by the Local Planning Authority setting out how the development has been designed to be accessible to users of all abilities. The design details to submitted shall include details of external paving, drainage channels, transition between different areas or surfaces, ramps, access to the all-weather pitches and tennis courts, including spectator facilities, parking, and entrances to the building. Thereafter, the development shall not be carried out except in accordance with the approved details.

Reason: To ensure that the development is accessible to users of all abilities in accordance with policy DM33 of the North Somerset Sites and Policies Plan (Part 1).

Trees and landscape

13. No site clearance or development work shall take place until an amended arboricultural report, tree protection plan and tree protection measures have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the report, plan and tree protection measures shall be implemented in accordance with the approved details.

Reason: To ensure effective tree protection in accordance with policies CS4 and CS9 of the North Somerset Core Strategy and policy DM9 of North Somerset Sites and Policies Plan (Part 1).

14. No development to construct the all-weather pitches and tennis courts hereby permitted shall take place until the tree protection fencing has been installed in accordance with the details approved under condition 13 of this permission and inspected by the Local Authority Tree Officer. The tree protection fencing shall remain in place in accordance with the approved details for the remainder of the development works associated with the all-weather pitches and tennis courts. No

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excavation, tipping, burning, storing of materials or any other activity shall take place within the tree protection area.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals and in accordance with policies CS4 and CS9 of the NS Core Strategy and DM9 of NS Sites and Policies Part 1.

15. The development hereby permitted shall not be brought into use until details of a landscaping scheme for the site have been submitted to and approved, in writing, by the Local Planning Authority. The landscape scheme shall take into account the comments of the police crime prevention design advisor dated 19 December 2016.

Reason: To ensure that a satisfactory landscaping scheme is prepared and in accordance with Policies CS5 and CS12 of the North Somerset Core Strategy and Policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

16. All works comprised in the approved details of landscaping shall be carried out in accordance with the approved details during the months of October to March inclusive following occupation of the extension hereby permitted or completion of the development, whichever is the sooner.

Reason: To ensure that a satisfactory landscaping scheme is implemented and in accordance with Policies CS5 and CS12 of the North Somerset Core Strategy and Policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

17. Any tree shown for retention in the arboricultural report approved under condition 13 of this permission, or any tree or plant shown to be retained or planted in the landscaping scheme approved under condition 15 which, during the development works or a period of ten years following completion of the development, is removed without prior written consent from the Local Planning Authority or dies, become seriously diseased or is damaged, shall be replaced in the first available planting season with other trees or plants of such size and species as the Authority may specify. For the replacement of trees identified for retention in the approved arboricultural report, the number of replacement trees will be calculated using the following formula: 1 new tree of size 10-12cm circumference per 100mm trunk diameter of the tree being replaced.

Reason: To ensure no net loss of percentage tree canopy cover and that the landscaping scheme is fully effective, and in accordance with policies DM9 and DM10 of the North Somerset Sites and Policies Plan (Part 1).

SECTION 1

Biodiversity

18. The development hereby permitted shall not take place except in complete accordance with the measures outlined in 'Section 4 Method Statement' of the 'Hutton Moor Leisure Centre Ecological Appraisal' (January 2017). If amendments to the report recommendations are required, details of the changes shall be submitted to and approved in writing by the Local Planning Authority before relevant works proceed. The development shall then be implemented in accordance with the agreed changes.

Reason: To ensure compliance with the NERC Act 2006, the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the Sites and Policies Plan (Part 1).

**Summary of advice notes to be included on the decision notice**

Advice notes are not conditions but are a means of making a statement to the applicant or drawing attention to the requirements of other legislation.

1. Environment Agency – applicant to sign up to the EA's Floodline Warnings Direct service and refer to DCLG's publications 'Preparing for Floods' and 'Improving the flood performance of new buildings'.
2. Internal Drainage Board – Land Drainage Consent required.
3. Wessex Water – applicant to contact Wessex Water regarding diversion of public surface water and foul sewers.