

COUNTY OF SURREY

MOLE VALLEY DISTRICT COUNCIL

Pippbrook, Dorking, Surrey RH4 1SJ

Mr Anthony Knight
50, Woodlands Road
Epsom
KT18 7HP

Ref No: MO/2020/2167/PLA
Detailed
26 November 2020

(On behalf of Ashtead Football Club)

IN PURSUANCE of its powers under the Town and Country Planning Act 1990 MOLE VALLEY DISTRICT COUNCIL as District Planning Authority gives notice of its decision to **GRANT** planning permission for the development specified in schedule 1 hereto, subject to the conditions specified in schedule 2.

N.B. The permission below does not constitute approval for any purpose whatsoever save as aforesaid. Consent under other Statutory Enactments and compliance with the Building Regulations 2000 may also be necessary.

IMPORTANT - ATTENTION IS DRAWN TO THE ATTACHED NOTES

Schedule 1 Replacement of existing concrete sports pitch, floodlights and fencing with new artificial grass pitch, fencing and floodlighting.

Recreation Ground, Barnett Wood Lane, Ashtead, Surrey

Schedule 2

Conditions and Reasons

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers 001, 002, 003, 004, 005, 007 and 008 contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14, Mole Valley Local Plan policy ENV22 and Ashtead Neighbourhood Development Plan policies AS-H5 and AS-En3.

3. Prior to the commencement of the development hereby permitted, surface water drainage details shall be submitted for the approval in writing by the Local Planning Authority. Such details shall include an assessment of the potential for the disposal of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework.

The assessment shall provide information of the design storm period and intensity (typically a 1 in 100 year storm of 30 minutes duration with an allowance for climate change), the method employed to delay and control the surface water discharged from the site and the means to prevent pollution of the receiving groundwater and/or surface water. Where applicable, the details shall include infiltration tests, calculations and controlled discharge rates. If the development is to discharge water into the ground in any form, then a full BRE Digest 365 infiltration test (or falling head test for deep bore soakaways) will have to be submitted to the Local Planning Authority prior to commencement of any works on site. The suitability of infiltration methods should be

verified (i.e. possible contaminated ground).

The approved drainage scheme shall be implemented prior to the first occupation of the development.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and, in the interests of sustainable development, in accordance with the advice contained in the National Planning Policy Framework and policy CS20 of the Mole Valley Core Strategy.

4. The football pitch hereby permitted shall not be used outside the hours of 09:00 to 22:00 on any three days from Monday to Thursday and not outside 09:00 to 21:00 on the other day and on Friday and not outside the hours of 09:00 to 16:00 on Saturday and Sunday. Additional restrictions shall apply during the summer period from 1st April to 1st October when pitch use on Mondays to Thursdays shall not be outside the hours of 09:00 to 21:00 and 09:00 to 18:00 on Fridays and not outside the hours of 09:00 to 16:00 on Saturdays and Sundays. The pitch shall be cleared promptly and quickly within a period of 30 minutes from the end of the permitted hours.

Reason: To protect the amenities of the locality, and in particular the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

5. The floodlights hereby permitted shall not be used outside the hours of 09:00 to 22:00 on any three days from Monday to Thursday and not outside the hours of 09:00 to 21:00 on the other day and on Friday and not outside the hours of 09:00 to 16:00 on Saturday and Sunday. Additional restrictions shall apply during the summer period from 1st April to 1st October when floodlight use on Monday to Thursday shall not be outside the hours of 09:00 to 21:00 and 09:00 to 18:00 on Friday and not outside the hours of 09:00 to 16:00 on Saturday and Sunday. The pitch shall be cleared promptly and quickly within a period of 30 minutes from the end of the permitted hours.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties, in accordance with Mole Valley Local Plan policy ENV57 and policy CS14 of the Mole Valley Core Strategy.

6. Prior to first use of the football pitch hereby permitted a noise management plan shall be submitted for the approval in writing by the Local Planning Authority. This is to include, but shall not be limited to:

- a) Club contact details for any resident concerned about unreasonable noise or bad language to be published on the Ashtead Football Club website, and at the clubhouse, along with an internal procedure for addressing any such reports.
- b) Details of which team, person or group is using the pitch to be accessible on the Ashtead Football Club website so that neighbours know exactly who is there and when at all times.
- c) Details of clear signage to be placed around the pitch, in the changing rooms and the clubhouse stating that unreasonable noise and/or bad language will not be tolerated by the club.
- d) Details of pitch booking conditions including that unreasonable noise or bad language may result in termination of use and/or refusal to allow future use.
- e) That in the event of the pitch being temporarily subdivided, areas furthest from residential properties are to be used first, with those closest to the neighbours used only when required.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development to protect the amenity of the local area and ensure a satisfactory environment for occupiers of adjoining properties in accordance

7. Prior to commencement of work a detailed scheme of lighting design must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professionals' Guidance notes for the reduction of obstructive light GN01-20. Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified person to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E2 in the ILP document Guidance Notes for the Reduction of Obtrusive Light GN01:20. The details as approved shall thereafter be permanently retained.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted to protect the amenities of the locality, including the amenities of neighbouring residential properties, in accordance with Mole Valley Local Plan policy ENV57 and policy CS14 of the Mole Valley Core Strategy.

8. Prior to first use of the development hereby permitted the following facilities should be approved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

(a) The secure parking of bicycles within the development site. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To accord with the sustainability objectives in Section 9 Promoting Sustainable Transport of the NPPF.

9. Prior to the commencement of the development a Sustainable Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework. This shall include the nomination of a co-ordinator within the Ashted Football Club or its successor and details of measures to promote sustainable modes of transport such as walking and cycling and to reduce vehicle journeys to and from the site through lift sharing. Details shall include provisions for the maintenance, monitoring and review of the Plan and its further development.

The approved Travel Plan shall be implemented (prior to first use of the development for its intended purpose) and for each and every subsequent occupation of the development.

Reason: The above condition is required to accord with the sustainability objectives in Section 9 Promoting Sustainable Transport of the NPPF.

10. Prior to the commencement of the development details of the fencing shall be submitted for the written approval of the Local Planning Authority.

Reason: To protect the visual amenities of the locality in accordance with Mole Valley Local Plan policy ENV22, Core Strategy policy CS14 and Ashted NDP policies AS-H5 and AS-En3.

Informatives

1. The Council would encourage ecologically responsive development and appropriate enhancements for all approved schemes. This should be regarded as an integral part of the design process and developers are expected to take positive steps to achieve such enhancements for all schemes
2. The applicant is reminded that the development hereby permitted cannot be commenced until such time as permission has been formally granted to permanently divert Public Footpath 42 outside of the footprint of the development.

3. The applicant is referred to the email from the Surrey Rights of Way officer dated 29/01/2021 and is reminded of the need to maintain safe public access along Public Footpath 42 at all times whilst development is under way. If the applicant should feel that public safety cannot be ensured a temporary closure may be necessary and this requires a minimum of three weeks' notice.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework.

Signed:

A handwritten signature in black ink, appearing to read 'P. Mason', written in a cursive style.

Piers Mason
Executive Head of Service (Planning and Regulation)

Dated: 21 June 2021

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a **householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- As this is a decision to refuse planning permission for a **minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **None of the above:** If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)