

TOWN AND COUNTRY PLANNING ACT 1990

## FULL PLANNING PERMISSION

**APPLICATION NO: PA/2022/487**

### Address/Agent:

Mr Michael Eastman  
Surfacing Standards Limited  
Office 2  
Empingham House  
Ayston Road  
Uppindham

**North  
Lincolnshire  
Council**

[www.northlincs.gov.uk](http://www.northlincs.gov.uk)

Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
DN15 6NL

**Applicant:** Anthony Reeve

**North Lincolnshire Council** hereby gives notice that the application received on 30/03/2022 for:

**Planning permission to create a 3G artificial grass pitch (AGP) with perimeter fencing, new macadam hardstanding areas, redeveloped spectator stands, storage bunds, macadam goal storage areas, storage container and two team shelters at Bottesford Town Football And Cricket Ground, Ontario Road, Bottesford, DN17 2TQ**

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

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

- Site Location Plan - Dwg 01 Rev 01
- Proposed Perimeter Elevations - Dwg 08 Rev 00
- Proposed Elevations - Dwg 04 Rev 01
- Proposed Block Plan - Dwg 03 Rev 03
- Proposed Artificial Pitch Layout - Dwg 10 Rev 00
- Panoramic Team Shelter - Dwg ZA137621 Rev 0
- Panoramic Team Shelter Foundation Installation - Code SHE-104 (page 8)
- Grass Pitch Formation Plan - Dwg 11 Rev 00
- Grass Finished Levels and Sections - Dwg 12 Rev 00
- Grass Bund Sections - Dwg 13 Rev 00

- Appendix I - Spectator Stand Info 3 - Dwg S-75 Rev 2
- Appendix H - Spectator Stand Info 2 - Dwg S-63&3 Rev 1
- Appendix G - Spectator Stand Info 1 - Dwg S-FOUNDATION-1
- Proposed Materials and Appearance - CLS014

Reason

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

3.

Notwithstanding the hereby approved Noise Management Scheme (submitted as part of Noise Impact Assessment, Proposed Artificial Grass Pitch, Bottesford Town FC, Scunthorpe Reference 9491/LN Dated: March 2022) the Hours of Operation shall be restricted to the following:

- Monday to Friday 8:00 to 22:00 hrs
- Saturday, Sunday and Bank Holidays 8:00 to 20:00 hrs

The surface (3G AGP) may be used between the hours of 22:00 and 23:00 on no more than 10 occasions in any 12 month period and the local planning authority shall receive written notification from the applicant no later than 2 working days beforehand that the surface is to be used beyond the hours of 22:00.

Reason

To protect residential amenity

4.

Part 1 - The proposed development shall be constructed in accordance with the mitigation measures as set out within report: Noise Impact Assessment, Proposed Artificial Grass Pitch, Bottesford Town FC, Scunthorpe Reference 9491/LN Dated: March 2022 and shall be maintain thereafter.

Part 2 - Following installation of the mitigation measures in accordance with the approved Noise Impact Assessment, a verification report that demonstrates the effectiveness of the mitigation measures shall be undertaken. The verification report shall be submitted to and approved in writing by the local planning authority. All mitigation measures shall be maintained thereafter.

Reason

To protect residential amenity

5.

Operation of the site shall take place in accordance with the approved Noise Management Scheme submitted as part of Noise Impact Assessment, Proposed Artificial Grass Pitch, Bottesford Town FC, Scunthorpe Reference 9491/LN Dated: March 2022. No changes shall be made to the approved noise management scheme unless agreed in writing by the local planning authority. Notwithstanding the Noise Management Scheme the hours of operation shall be as set out within condition 3.

Reason

To protect residential amenity

6.

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 08:00 to 18:00hrs Monday to Friday.
- 08:00 to 13:00hrs Saturday.
- No construction, demolition or site clearance operations on Sundays or public holidays.
- HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.
- Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

Reason

To protect residential amenity

7.

Notwithstanding the hereby approved plans, No external lighting shall be installed until an assessment of the potential for light impact has been undertaken, submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

- Identification of sensitive receptors likely to be impacted upon by light nuisance, with a determination of the proposed scheme's compliance with the design guidance in the Institution of Lighting Professionals Document: Guidance Notes for the Reduction of Obtrusive Light. <https://www.theilp.org.uk/documents/obtrusive-light/>
- A lighting scheme which proposes methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Once approved the agreed lighting scheme shall be implemented and permanently retained. Any deviation from the agreed lighting scheme shall require approval in writing by the Local Planning Authority.

Reason

To protect residential amenity

8.

Before the proposed development is brought into use the following shall be undertaken:

1. Certification that the Artificial Grass pitch (AGP) hereby permitted has met FIFA Quality Concept for football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS); and
2. Confirmation that the facility has been registered on the Football Association's register of Football Turf Pitches

this information shall be submitted to and approved in writing by the local planning authority.

A mechanism for review shall also be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch.

Reason

To ensure that the new facilities are maintained and remain fit for purpose, and thereby continue to ensure sufficient benefit of the development to sport.

9.

Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The agreement shall apply to the artificial grass pitch and include details of pricing policy, hours of use and access by non-members including use for rugby, management responsibilities and include a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement. The approved Scheme shall be implemented upon commencement of use of the development.

#### Reason

To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

10.

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The drainage scheme shall demonstrate that surface water runoff generated up to and including the 1 in 100-year critical storm (including an allowance for climate change which should be based on the current national guidance will not exceed the runoff from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered.

#### Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 159 to 169 of the NPPF

11.

The drainage scheme shall be implemented in accordance with the approved submitted details required by the above condition (Condition 10) and shall be completed prior to the occupation of any dwelling or building within each phase or sub phase of the development on site and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the Local Planning Authority.

#### Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 159 to 169 of the NPPF.

**Dated:** 01/07/2022

**Signed:**



**Chris Barwell**  
**Development Management Lead**

**Informative**

1. In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

2.

**Access for Fire Service**

It is a requirement of Approved Document B5, Section 15 commercial Properties or B5, Section 13 for Domestic Premises that adequate access for fire fighting is provided to all buildings or extensions to buildings.

Where it is a requirement to provide access for high reach appliances, the route and hard standing should be constructed to provide a minimum carrying capacity of 24 tonnes.

**Water Supplies for Fire Fighting**

Adequate provision of water supplies for fire fighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m<sup>2</sup> or more in the area is being, erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. Hydrants for low risk and residential areas should be located at intervals of 240m.

If you require further advice or clarification of any of the above matters, please contact the Fire

Safety Inspector - Patrick Connelly

/ pconnelly@humbersidefire.gov.uk / 01724 295900

3. The proposals show a new connection into the riparian watercourse beyond the southern boundary. This

must be consented by North Lincolnshire Councils LLFA Drainage Team, in their capacity as Lead Local Flood Authority, through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email for further details. Please refer to the following document detailing riparian rights and responsibilities <http://m.northlincs.gov.uk/public/publications/RiparianGuidance/index.html#page=1>.

Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

There is also no evidence to confirm the existing riparian watercourse is suitable for connection and the downstream network is free flowing and has no obstructions. Adoption and maintenance of the watercourse for the lifetime of the development also needs confirming.

Page 5 of the submitted surface water drainage strategy indicates groundwater presence at 800mm depth and possibly running sand at 300mm depth. These both have the potential to conflict with the current proposed surface water drainage design. The report makes reference to trial holes being carried out. These do not seem to be included with the submitted information. More detailed site investigation is required to confirm.

## WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY APPROVAL UNDER THE BUILDING REGULATIONS

### WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.

#### 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.
- 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier

#### Please note however:

If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches, satellite dishes etc) or for a minor commercial application then you must do so **within 12 weeks** 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 he 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 him 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

#### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the council in whose area the land is situated. This notice will require the council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.